

A G E N D A

WALLA WALLA COUNTY BOARD OF COMMISSIONERS

MONDAY, SEPTEMBER 18, 2017

9:30

COUNTY COMMISSIONERS

Chairman Duncan

All matters listed within the Consent Agenda have been distributed to each County Commissioner for review and are considered routine. The Consent Agenda will be approved by one motion of the Board of County Commissioners with no separate discussion. If separate discussion is desired on a certain item, that item may be removed from the Consent Agenda at the request of a Commissioner, for action later.

- a) Roll call and establish a quorum
- b) Declarations re: conflict of interest
- c) Pledge of Allegiance
- d) Public comment period (time limitations may be imposed)

PLEASE NOTE: If you wish to address the Commission, please raise your hand to be recognized by the Chair. When you have been recognized, please step up to the microphone and give your name and address before your comments. The Walla Walla County Commissioners are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principle. (An individual may request to address the board at a later time on the agenda, if time permits, by contacting the Clerk of the Board at least 24 hours prior to the meeting.) Thank you.

e) **Action Agenda Items:**

- 1) Review submitted Employee
Payroll Action Forms

f) **Consent Agenda Items:**

- 1) Resolution _____ - Minutes
of County Commissioners' proceedings
for September 11 and 12, 2017
- 2) Resolution _____ - Out of state
travel for County Commissioner Todd
L. Kimball
- 3) Resolution _____ - Out of state
travel for County Commissioner James
K. Johnson
- 4) Resolution _____ - Setting a
date of public hearing to consider
amendments to the 2017 Walla Walla
County Budget
- 5) County vouchers/warrants/electronic
payments as follows: 4189925 in the
amount of \$24,114.70 (draw taxes);
_____ through _____ totaling
\$ _____ (Fair payroll) and _____
through _____ totaling \$ _____
(Fair benefits and deductions)
- 6) Payroll action and other forms requiring
Board approval

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

**IN THE MATTER OF APPROVING
OUT OF STATE TRAVEL FOR
COUNTY COMMISSIONER TODD
L. KIMBALL**

RESOLUTION NO.

WHEREAS, pursuant to RCW 36.57A, a public transportation benefit area (PTBA) was established in Walla Walla County in 1979, with the system providing public transportation known as Valley Transit; and

WHEREAS, a seven-member Board of Directors oversees the Valley Transit agency, which board is made up of elected officials from the Walla Walla County Board of Commissioners, the College Place City Council, and the Walla Walla City Council, and Walla Walla County Commissioners Todd L. Kimball and James K. Johnson are current appointed members of said governing board; and

WHEREAS, Commissioner Kimball is vice-chair of the Valley Transit governing board for 2017, and has been invited to represent Valley Transit at the American Public Transportation Annual Expo and meeting, to be held in Atlanta, Georgia on October 8-11, 2017, with Valley Transit to be responsible for all costs related to Commissioner Kimball's attendance; and

WHEREAS, Commissioner Kimball has advised of his plans to take some personal leave in conjunction with attendance at the above-referenced meeting; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that out of state travel as outlined above is approved.

BE IT FURTHER RESOLVED that additional time to travel to or from said conference, if needed, is also approved.

BE IT FURTHER RESOLVED that any personal leave and associated travel costs will be the responsibility of Commissioner Kimball.

"Passed this 18th day of September, 2017 by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent."

Attest:

Connie R. Vinti, Clerk of the Board

James L. Duncan, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF APPROVING
OUT OF STATE TRAVEL FOR
COUNTY COMMISSIONER JAMES
K. JOHNSON

RESOLUTION NO.

WHEREAS, the Washington State Association of Counties recommended Walla Walla County Commissioner James K. Johnson to be a member of a contingent travelling to Washington, DC during the time frame September 6-8, 2017 to meet with federal legislators and officials and voice support for the current payment-in-lieu-of-taxes (PILT) program and its importance to Washington state counties as a continuing revenue source, not to be reduced or eliminated; and

WHEREAS, the National Association of County Officials approved Commissioner Johnson's participation in the meetings to be held, further identified as the "2017 PILT Fly-in", and is covering the majority of the costs of his travel for this participation; and

WHEREAS, although the matter was discussed during open public meetings of the Board and approved by consensus, inadvertently approval was not formalized; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that out of state travel for County Commissioner James K. Johnson be approved as outlined above.

BE IT FURTHER RESOLVED that additional time related to said travel to or from said event, if needed, is also approved.

BE IT FURTHER RESOLVED that any personal travel costs shall be the responsibility of Mr. Johnson.

"Passed this 18th day of September, 2017 by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent."

Attest:

Connie R. Vinti, Clerk of the Board

James L. Duncan, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF SETTING A
DATE OF PUBLIC HEARING TO
CONSIDER AMENDMENTS TO THE
2017 WALLA WALLA COUNTY
BUDGET

RESOLUTION NO.

WHEREAS, subsequent to the establishment of the budgets and adoption of the 2017 Walla Walla County Budget, the need has arisen for additional budget amendments on an immediate basis; and

WHEREAS, it is necessary to hold a public hearing to consider these matters; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that a public hearing shall be set for Monday, October 2, 2017 at the hour of 9:30 a.m., in Commissioners' Chambers, County Public Health and Legislative Building, 314 West Main, Walla Walla, Washington to consider amending the 2017 budget as follows:

FUND 010 – CURRENT EXPENSE

Revenue	\$11,341.00
Expenditures	\$11,341.00

FUND 10100 – COMMUNITY DEVELOPMENT

Revenue	(\$24,000.00)
Expenditures	(\$24,000.00)

FUND 19200 – DARE FUND

Revenue	\$1,500.00
Expenditures	\$1,500.00

FUND 50200 – EQUIPMENT RENTAL AND REVOLVING

(Net change - \$0)

BE IT FURTHER RESOLVED that, upon further review of the 2017 Budget at the time of the above-referenced hearing, if other amendments are proposed and necessary for accounting purposes, those amendments will be made a part of the hearing without further advertising.

*"Passed this **18th day of September, 2017** by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent."*

Attest:

Connie R. Vinti, Clerk of the Board

James L. Duncan, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

COUNTY COMMISSIONERS (continued)

g) Action Agenda Items:

- 1) Proposal 2017 09-18 TSD
Approval to award Website
Design Project and execution
of agreement

**h) Miscellaneous business to come
before the Board**

**i) Review reports and correspondence;
hear committee and meeting reports**

**j) Review of constituent concerns/possible
updates re: past concerns**



MEMO

Date: September 12, 2017

Proposal ID. 2017 09-18 TSD

To: BOCC

From: Kevin Gutierrez, Technology Services Department Director

Intent – Decision

Topic – Award – Website Design Project

Summary

Walla Walla County is in need of a redesign for the official website. On April 27, 2017 Technology Services released an RFP for a website design and hosting. The RFP closed on May 19, 2017 with 8 design proposals, 7 of which were responsive.

We held demonstrations of the seven website designers including various content management editors. The committee members evaluating the products were from Commissioners' Office, Human Resources, Emergency Management, Community Health/Environmental Health and Technology Services.

The evaluation committee not only viewed all the demos but had the opportunity to work in vendor supplied test accounts called "sand boxes" to get a feel for the products.

A second round of demonstrations was held to answer questions and narrow the field.

The evaluation committee recommended contracting with vendor Revize LLC, and with the assistance of Jesse Nolte, deputy Prosecuting Attorney, we have negotiated what we deem a fair agreement between Walla Walla County and Revize LLC, 1890 Crooks Rd. Suite 340, Troy, MI, 48084

Cost

5 Year contract

Development costs are \$14,600 to be paid over 3 years

Year 1: \$8,066 (includes \$3200 maintenance)

Year 2: \$8,066 (includes \$3200 maintenance)

Year 3: \$8,066 (includes \$3200 maintenance)

Year 4: \$3,200 (includes \$3200 maintenance - w/ Free Website Design)

Year 5: \$3,200 (maintenance)

Funding

There was no budget identified to fund this project; however, the BoCC advised that we move forward and that the Board would revisit the funding sources at the time of award.

Alternatives Considered

8 design proposals, 7 of which were responsive

Acquisition Method

By approval of the contract, the project will be awarded to Revize LLC, and begin in October.

Security

Standard county security.

Access

As granted by elected officials and department heads.

Benefits

Updates our website, is ADA compliant, can create webforms for things like job applications etc.

*****Authority to Execute Related Agreements Sought**

No.

Conclusion/Recommendation

Recommend approval to award the bid to Revize LLC and execute agreement.

Submitted By



Kevin Gutierrez Technology Services 9/18/17

Disposition

☐ Approved
☐ Approved with modifications
☐ Needs follow up information
☐ Denied

*****Authority to Execute Related Agreements**

☐ Approved
☐ Denied

BOCC Chairman

Date

Additional Requirements to Proposal

☐ Modification
☐ Follow Up

a) Consent Agenda Items:

- 1) Resolution _____ - Contract for services between Washington Traffic Safety Commission and Walla Walla County Department of Community Health
- 2) Resolution _____ - Personal Services Contract Between Walla Walla County and Cendra Clarke

b) Action Agenda items:

- 1) Proposal 2017 09-18 DCH-1
Approval to implement Department of Community Health Employee Bilingual Incentive Program
- 2) Proposal 2017 09-18 DCH-2
Approval to contract with Children's Home Society of Washington for nursing services

c) Department update and miscellaneous

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF CONTRACT FOR
SERVICES BETWEEN THE
WASHINGTON TRAFFIC SAFETY
COMMISSION AND WALLA WALLA
COUNTY DEPARTMENT OF
COMMUNITY HEALTH



RESOLUTION NO.

WHEREAS, the Washington Traffic Safety Commission has offered a three year contract (FFY2018 - FFY2020) for services to be accomplished under traffic safety grant project TSM20-17 with the Walla Walla County Department of Community Health; and

WHEREAS, the contract benefits the citizens of Walla Walla County; and

WHEREAS, the County Prosecuting Attorney and County Risk Manager have reviewed said contract; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they do hereby approve said contract, and authorize County Director of Community Health, Meghan DeBolt, to sign the same.

*Passed this 18th day of **September, 2017** by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Connie R. Vinti, Clerk of the Board

James L. Duncan, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*



WALLA WALLA COUNTY DEPARTMENT OF COMMUNITY HEALTH

314 West Main Street • Walla Walla, WA 99362

Main Telephone: (509) 524-2650 • Confidential Fax: (509) 524-2642 • Main Fax: (509) 524-2678

MEMORANDUM

To: The Walla Walla County Board of County Commissioners
From: Meghan DeBolt
Director, Community Health
Date: August 31, 2017
Subject: Washington Traffic Safety Commission Funding Award FFY2018-2020. TzM20-17

The contract provides funding in the amount of \$127,500 for a three year period FFY 2018 to 2020 under the traffic safety grant project TzM20-17. This funding represents an increase of \$10,323 per year over the current year.

Section 3.3 Summarizes allocations as follows:

Year 1: 10/1/2017- 9/30/2018	Salary & Benefits: \$42,000	Travel:\$500	Total: \$42,500
Year 2: 10/1/2018-9/30/2019	Salary & Benefits: \$42,000	Travel: \$500	Total: \$42,500
Year 3: 10/1/2019-9/30/2020	Salary & Benefits: \$42,000	Travel: \$500	Total: \$42,500

TOTAL of \$127,500

RECOMMENDATION:

The Walla Walla County Board of County Commissioners approve the acceptance of Washington Traffic Safety Commission Funding Award FFY2018-2020, TMZ20-17 and authorize the Director, Community Health to sign.

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF PERSONAL
SERVICES CONTRACT
BETWEEN WALLA WALLA
COUNTY AND CENDRA CLARKE



RESOLUTION NO.

WHEREAS, Walla Walla County Department of Community Health has offered a Personal Services Contract to Cendra Clarke; and

WHEREAS, Cendra Clarke shall provide services to the county and be compensated for same as outlined in the contract for services; and

WHEREAS, the County Prosecuting Attorney and Risk Manager have reviewed said contract; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they do hereby approve said contract, and authorize County Director of Community Health, Meghan DeBolt, to sign the same.

Passed this 18th day of September, 2017 by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.

Attest:

Connie R. Vinti, Clerk of the Board

James L. Duncan, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Exhibit A

Scope of Work

The purpose of this agreement is to deliver the following scope of work:

- Assist the Walla Walla Affordable Housing Workgroup with administrative tasks
- Update the Walla Walla County 5-Year Plan to End Homelessness
- RFP and Report on Local Housing/Homeless Funds

Contractor will:

- Walla Walla Affordable Housing Workgroup:
 - Serve as scribe and schedule all meetings, including sub-committee meetings
- Walla Walla County 5-Year Plan to End Homelessness
 - Update plan by incorporating Council on Homelessness edits and amendments
 - Collect other County plans and save to dedicated shared drive
- Local Homeless/Housing Funds
 - Assist with RFP process for 2060 and 2163 funds
 - Annual report on Local 2060 and 2163 funds
 - Prepare data for report
 - Create one page 'At a Glance' report on fund and performance
- Provide documentation of time spent on a Health Department-provided time sheet by the 5th working day of the month.

Walla Walla County Department of Community Health will:

- provide consultation on an 'as needed' basis
- provide a schedule and document for submission of worked hours for payment
- make available any data or materials relevant to the project
- provide office materials including copying necessary for project completion

Exhibit B

Compensation shall be \$15.00 per hour. Monthly totals for Contractor shall not exceed \$1300 per month or a total of \$2600 for the duration of the contract.



MEMO

Date: September 12, 2017

Proposal ID:2017 09-18 DCH -1

To: BOCC

From: Meghan DeBolt, MPH, MBA
Public Health Administrator

Intent – Inform the Board of County Commissioners of the intent to create a Bilingual Incentive Program for the Department of Community Health

Topic – Bilingual Incentive Program

Summary

Currently the Department of Community Health (DCH) has four staff on payroll who are bilingual. It is our intent to create a formal Bilingual Incentive Program to provide translation and interpretation services to community members utilizing DCH services.

The program will mirror the Bilingual Incentive Program of the Courthouse Union Local 1191-WC (Courthouse), outlined in Article XVI of the Courthouse Policies Handbook in the following areas:

- DCH will administer the program and bilingual employees will be approved to participate in the program based upon the Director's determination of need for translation and/or interpretation services, requiring approval from the Board of County Commissioners.
- Employees approved under the program will receive additional days of paid time off annually on January 1st. Approved employees will schedule and use paid time off in the calendar year in which it is received, like the floating holiday benefit. Time off shall only be taken in a minimum of one-day increments.

The program will differ from the Courthouse program in the following way:

- DCH will employ one Certified Medical Interpreter who, upon credentialing and approval, will receive three (3) additional days of paid time off annually. Medical interpretation requires in-depth training and an extensive knowledge of medical terminology, in both English and Spanish, deserving compensation beyond that of translation.
- Approved DCH employees who are approved to provide non-medical interpretation and translation will receive two (2) additional days of paid time off annually.

Cost

N/A

Funding

None required

Alternatives Considered

Could adopt exact same policy as Courthouse

Acquisition Method

N/A

Security

N/A

Access

N/A

Risk

N/A

Benefits

Will properly compensate bilingual and certified DCH employees for their services.

Conclusion/Recommendation

Thank you for your consideration.

/Submitted By/

Disposition

Meghan DeBolt DCH 08/07/17

____ Approved

—

____ Approved with modifications

Name Department Date

____ Needs follow up information

____ Denied

Name Department Date

BOCC Chairman
Date



MEMO

Date: September 18th, 2017

Proposal ID: 2017 09-18 DCH-2

To: BOCC

From: Meghan DeBolt, MPH, MBA
Department of Community Health Director

Intent – Ask BOCC for approval to fulfil a contract with Children’s Home Society of Washington for nursing services, to be provided by a new half-time Community Health Nurse under the Department of Community Health

Topic – Nursing Contract

Summary

Children’s Home Society (CHS) of Washington provides Early Head Start and Head Start Programs to low income families throughout WA State. Through their work, they contract for nursing services to ensure the healthcare needs are being met for the families and young children they serve.

In the past, for Walla Walla, this contract was performed by Walla Walla General Hospital. However, with the General’s closure in July, this has left the nurse without an organization to work under. CHS approached the Department of Community Health (DCH) in July to see if the scope of work for the nurse would complement nursing services we provide, which they do complement one another.

DCH is aligned well to take on such a contract and service, especially with the upcoming reorganization and onboarding of a Clinical Services Program Manager, who will oversee nursing staff.

Cost

N/A. Will be a grant funded position, thus position will be terminated if the grant is not renewed.

Funding

None required, will bring in \$6,700 in admin per year.

Alternatives Considered

Pass on contract.

Acquisition Method

N/A

Security

N/A

Access

N/A

Risk

N/A

Benefits

Enhance a long-standing partnership with CHS and ensure at risk families served through CHS programs have their healthcare care needs met. May also increase referrals to DCH's Children with Special Healthcare needs program.

Conclusion/Recommendation

To approve DCH contracting with CHS to provide nursing services. Create an part-time nursing position, not to exceed 32 hours, under DCH. Hire a nurse to fulfil this contract.

Submitted By

Disposition

☐ Approved

Name Department Date

☐ Approved with modifications

☐ Needs follow up information

Name Department Date

☐ Denied

BOCC Chairman

Date

Additional Requirements to Proposal☐ Modification☐ Follow Up

10:00

COMMUNITY DEVELOPMENT DEPARTMENT

Tom Glover

a) Consent Agenda Items:

- 1) Approval of final plat Amavi Cellars
Subdivision (SUB17-008)

b) Action Agenda items:

- 1) Recommendation re Walla Walla County
Community Development Department
Request for Qualifications and Proposal
for Hearing Examiner Services

c) Possible Board direction/action re above

d) Department update and miscellaneous



Walla Walla County Community Development Department

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

To: Board of County Commissioners
From: Lauren Prentice, Principal Planner
Date Prepared: September 14, 2017
Agenda Date: September 18, 2017
RE: **Consent Agenda Item** – SUB17-008, Amavi Cellars Final Plat Alterations

Recommended Motion

I move approval of the consent agenda.

Request

Approval of the final plat map for the Amavi Cellars Final Plat Alterations (application SUB17-008).

Background

The proposal would amend the Amavi Cellars Subdivision (PLT 2012-08409) to establish an additional public utility easement, easements for sewer lines, drainfields, and replacement drainfields, and amend the boundaries of Parcel 1 and Parcel 3 without changing the lot areas.

The Final Plat of the Amavi Cellars Subdivision, which contains three lots was recorded in 2012. This was a cluster subdivision with two cluster lots and one resource parcel created under *Walla Walla County Code (WWCC) Chapter 17.31 - Cluster Developments on Resource Lands*.

Parcels 1 and 2 are about 2 acres each. The boundary of Parcel 2 would not be affected by the plat alteration. The boundaries between Parcels 1 and 3 would be modified on the west and south side of Parcel 1 but the lot areas would remain the same. No additional lots would be created. Parcels 1 and 2 contain winery buildings for Flying Trout and Amavi Cellars.

Typically, this type of boundary adjustment would be processed administratively, via a boundary line adjustment (BLA) application. However, the changes that impact easements and the septic systems cannot be approved via a BLA. The process to review alterations to a final plat is very similar to the process to review preliminary and final plat applications. See WWCC 16.36.060.

The Walla Walla County Hearing Examiner approved the application with conditions of approval. Prior to the Hearing Examiner's decision, the application was reviewed by the following agencies for conformance with the conditions of approval and County development standards.

- Walla Walla County Environmental Health Department
- Walla Walla County Public Works Department
- Walla Walla County Building Official/Fire Marshal
- Washington State Department of Ecology
- Washington State Department of Transportation
- Walla Walla County Fire District No. 4

Approval by the Board can be via the motion recommended above, as the subdivision ordinance does not require approval of a resolution.

Attached Exhibits

1. Proposed Final Plat Map
2. Final Plat of Amavi Cellars Subdivision (AFN 2012-08409) recorded September 25, 2012
3. Hearing Examiner's Findings of Fact, Conclusion of Law, and Decision

AMAVI CELLARS PLAT ALTERATION
AN AMENDMENT OF PARCELS 1, 2, AND 3 OF THE
AMAVI CELLARS SUBDIVISION, PLAT BOOK 9, PAGE
64, AND BEING A PART OF THE SW 1/4 OF THE NW 1/4
OF SEC. 12, TWP. 6 NORTH, RGE. 35 EAST, W.M.
WALLA WALLA COUNTY PROJECT SUB17-008

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE PLAT OF AMAVI
CELLARS SUBDIVISION, PLAT BOOK 7, PAGE 64,
HOLDING A BEARING OF S88°22'00"W ALONG
THE SOUTH LINE OF PARCEL 3 THEREOF.

LINE	BEARING	DISTANCE
L1	S47°53'36"E	23.77'
L2	S42°06'24"W	29.97'
L3	N63°21'12"E	66.51'
L4	S27°25'16"E	25.35'
L5	S44°54'39"E	23.45'
L6	N56°31'29"W	12.31'
L7	S68°23'30"E	18.02'
L8	S84°59'15"E	29.83'
L9	N88°31'11"E	104.70'
L10	S17°29'29"W	140.35'
L11	S17°29'29"W	6.55'
L12	S81°36'09"E	44.25'
L13	N00°53'59"E	54.76'
L14	S85°47'33"E	60.91'
L15	N75°25'20"E	155.45'
L16	S05°32'18"W	44.84'
L17	S62°17'34"W	25.95'
L18	N75°25'20"E	105.89'
L19	N14°34'40"W	34.42'
L20	N85°47'33"W	83.12'
L21	N00°53'59"E	55.43'
L22	N81°36'09"W	36.28'

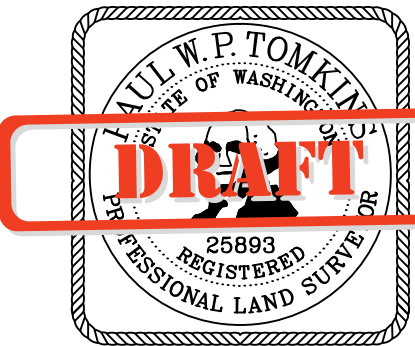
(HOMEWARD BOUND LTD.)
PARCEL B, AS AMENDED BY SURVEY
VOLUME 11, PAGE 298

LEGEND

- LEASE BOUNDARY
- PARCEL BOUNDARY
- ROAD CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT BOUNDARY
- OTHER PARCEL LINE
- SECTION OR SECTION SUBDIVISION LINE
- FOUND SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT NOT FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "WA25893 OR2360"
- FOUND REBAR AND YELLOW CAP "USKH" SURVEY VOLUME 11, PAGE 298 OR PLAT BOOK 7, PAGE 64.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.04'	90.01'	26°07'31"	S29°02'39"W	40.69'
C2	86.41'	55.00'	90°00'50"	N49°54'45"W	77.79'
C3	20.86'	55.00'	21°43'38"	N74°13'01"E	20.73'

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 NORM MCKIBBEN.



PAUL W.P. TOMKINS, PLS 25893

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS ____ DAY OF _____, 201__ AT THE REQUEST OF
PAUL W.P. TOMKINS, LAND SURVEYOR, IN VOLUME ____ OF PLATS AT PAGE ____.

COUNTY AUDITOR



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

CLIENT: NORM MCKIBBEN		PROJECT NO.: 67085.000	
SURVEYOR: PWP TOMKINS		DATE: 08/08/2017	
CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1"= 100'	
SECTION: NW1/4 S12	TOWNSHIP: 6N	RANGE: 35E	
CITY: N/A	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	

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

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT NORMAN V. MCKIBBEN, TO ME PERSONALLY
KNOWN, SIGNED AS A FREE AND VOLUNTARY ACT AND 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 _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT ERIC N. MCKIBBEN, TO ME PERSONALLY KNOWN,
SIGNED AS A FREE AND VOLUNTARY ACT AND 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 _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE RAYMOND E. GOFF, TO ME PERSONALLY
KNOWN, SIGNED AS A FREE AND VOLUNTARY ACT AND 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 _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT _____, AUTHORIZED
REPRESENTATIVE FOR BANNER BANK, TO ME PERSONALLY KNOWN,
SIGNED AS A FREE AND VOLUNTARY ACT AND 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 _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT _____, AUTHORIZED
REPRESENTATIVE FOR BAKER BOYER BANK, TO ME PERSONALLY KNOWN,
SIGNED AS A FREE AND VOLUNTARY ACT AND 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 _____
MY COMMISSION EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NORMAN MCKIBBEN, ERIC MCKIBBEN, AND
RAYMOND GOFF, OWNERS AND SIGNATORIES FOR SEQUEL, L.L.C., PARCEL 1A, L.L.C., AND THE
RAYMOND E. GOFF REVOCABLE TRUST, AND I _____, AUTHORIZED
SIGNATORY FOR BANNER BANK, HOLDER OF A DEED OF TRUST, AND _____,
AUTHORIZED SIGNATORY FOR BAKER BOYER BANK, MORTGAGEE, HAVE CAUSED THESE LANDS TO
BE SURVEYED AND SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC ALL
EASEMENTS SHOWN AS PUBLIC UTILITY EASEMENTS, AND DO HEREBY DEDICATE ALL PRIVATE
EASEMENTS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY
CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR
MAINTENANCE OF PUBLIC PROPERTY OR PUBLIC FACILITIES ON THE PROPERTY DESCRIBED HEREIN.

NORMAN V. MCKIBBEN FOR NORMAN V. MCKIBBEN AND VIRGINIA G. MCKIBBEN

ERIC N. MCKIBBEN FOR SEQUEL L.L.C.

RAYMOND E. GOFF FOR THE RAYMOND E. GOFF REVOCABLE TRUST

NORMAN V. MCKIBBEN, MEMBER OF PARCEL 1A, L.L.C.

ERIC N. MCKIBBEN, MEMBER OF PARCEL 1A, L.L.C.

RAYMOND E. GOFF, MEMBER OF PARCEL 1A, L.L.C.

CRITICAL AREAS NOTE

THE LANDS CONTAINED WITHIN THIS SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF
WALLA WALLA COUNTY CRITICAL AREAS PERMIT NUMBER CAP2009-005 RECORDED AT A.F.
NO. 2009-08495.

NOXIOUS WEED NOTE

AS REQUIRED BY WALLA WALLA COUNTY CODE 17.03.060 (U), THE PROPERTY OWNERS
ACKNOWLEDGE THE RESPONSIBILITY TO CONTROL NOXIOUS WEEDS.

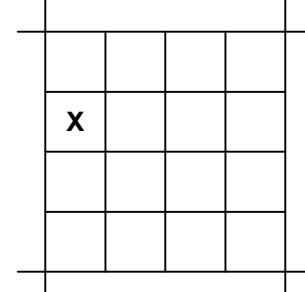
DENSITY NOTE

THE AREA WITHIN THIS SUBDIVISION CANNOT BE USED MORE THAN ONCE TO DETERMINE
THE DENSITY OF DEVELOPABLE LOTS. 85% OF THE AREA OF THE PROPERTY SHALL BE
PRESERVED FOR RESOURCE USE. NO ADDITIONAL UNITS ARE AVAILABLE.

SURVEYOR'S NARRATIVE


THIS SURVEY WAS PERFORMED AT THE REQUEST OF NORM MCKIBBEN TO AMEND
PARCELS WITHIN THE AMAVI CELLARS SUBDIVISION (PLAT BOOK 7, PAGE 64)
WITHOUT CHANGING THE ACREAGE THEREOF, AND TO CREATE NEW EASEMENTS FOR
PUBLIC UTILITIES AND FOR EASEMENTS FOR SANITARY SEWERS, DRAINFIELDS, AND
REPLACEMENT DRAINFIELDS.
THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING A
SPECTRA PRECISION DUAL FREQUENCY GPS SYSTEM WITH A PRECISION OF ONE
CENTIMETER ± 1 PPM. THE EXISTING LOT CORNERS WERE VISITED AND/ OR RESET
DURING OUR SURVEY IN MAY, 2017.

SECTION DIAGRAM

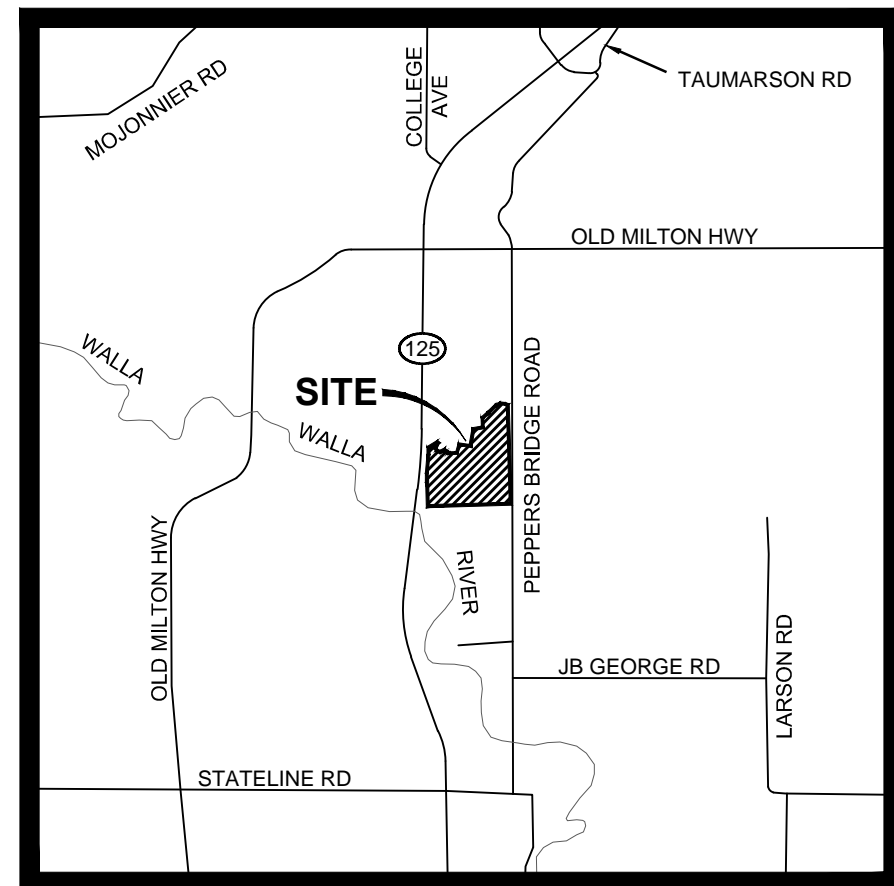


SECTION 12
T 6 N, R 35 E



 <div>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</div>	CLIENT: NORM MCKIBBEN		PROJECT NO.: 67085.000	
	SURVEYOR: PWP TOMKINS		DATE: 08/08/2017	
	CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1"= 60'	
	SECTION: NW1/4 S12	TOWNSHIP: 6N	RANGE: 35E	
	CITY: N/A	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>	

AMAVI CELLARS PLAT ALTERATION
AN AMENDMENT OF PARCELS 1, 2, AND 3 OF THE
AMAVI CELLARS SUBDIVISION, PLAT BOOK 9, PAGE
64, AND BEING A PART OF THE SW 1/4 OF THE NW 1/4
OF SEC. 12, TWP. 6 NORTH, RGE. 35 EAST, W.M.
WALLA WALLA COUNTY PROJECT SUB17-008



VICINITY MAP
NOT TO SCALE

APPROVALS

THE ALTERATION OF THE PLAT OF THE AMAVI CELLARS SUBDIVISION,
AS SHOWN HEREIN, CONFORMS TO THE WALLA WALLA COUNTY
COMPREHENSIVE PLAN AND TO COUNTY ORDINANCES 16.36 AND 17.31.

THOMAS GLOVER, DIRECTOR _____ DATE _____
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

THE LAYOUT OF THE ROADS AND EASEMENTS, AND THE ROAD NAME
SHOWN HEREUPON ARE HEREBY APPROVED.

WALLA WALLA COUNTY ENGINEER _____ DATE _____

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____
AGAINST THE LAND SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE _____

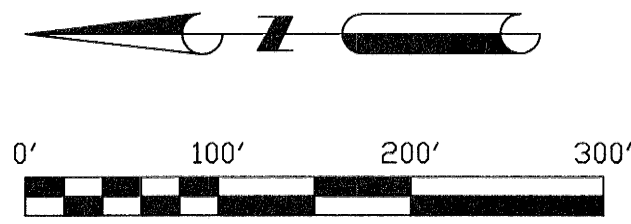
APPROVED BY THE WALLA WALLA COUNTY BOARD OF COMMISSIONERS.

JIM DUNCAN, DISTRICT 3 COMMISSIONER, CHAIR _____ DATE _____

JIM JOHNSON, DISTRICT 1 COMMISSIONER _____ DATE _____

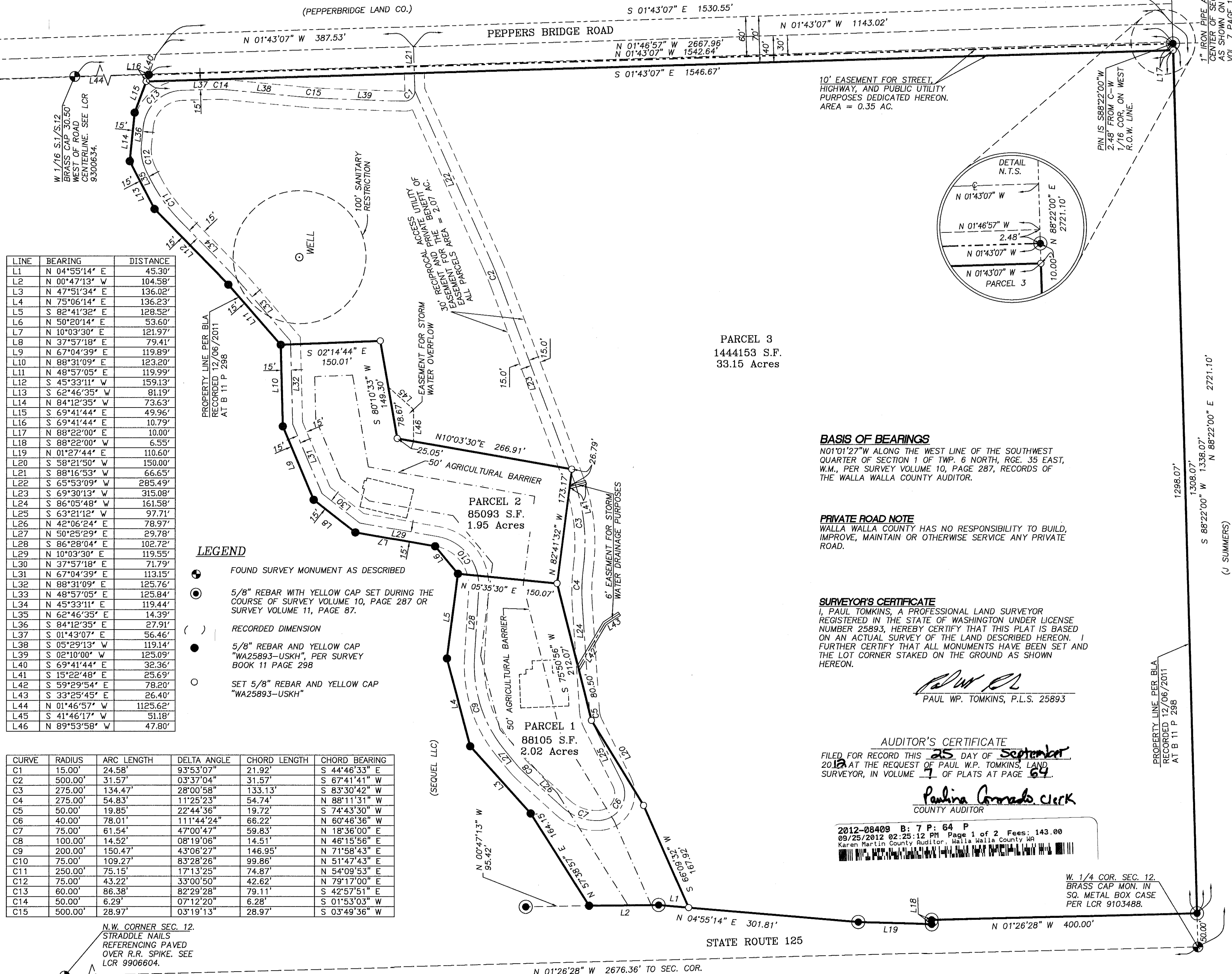
TODD KIMBALL, DISTRICT 2 COMMISSIONER _____ DATE _____

FILE: I:\1353000\SURVEY\DWGS\1353000-LPLAT2.DWG PLOTTED: Aug 21, 2012 - 9:31:44 AM (Paul Tomkins)



FINAL PLAT of AMAVI CELLARS SUBDIVISION

(PEPPERBRIDGE LAND CO.)



LINE	BEARING	DISTANCE
L1	N 04°55'14" E	45.30'
L2	N 00°47'13" W	104.58'
L3	N 47°51'34" E	136.02'
L4	N 75°06'14" E	136.23'
L5	S 82°41'32" E	128.52'
L6	N 50°20'14" E	53.60'
L7	N 10°03'30" E	121.97'
L8	N 37°57'18" E	79.41'
L9	N 67°04'39" E	119.89'
L10	N 88°31'09" E	123.20'
L11	N 48°57'05" E	119.99'
L12	S 45°33'11" W	159.13'
L13	S 62°46'35" W	81.19'
L14	N 84°12'35" W	73.63'
L15	S 69°41'44" E	49.96'
L16	S 69°41'44" E	10.79'
L17	N 88°22'00" E	10.00'
L18	S 88°22'00" W	6.55'
L19	N 01°27'44" E	110.60'
L20	S 58°21'50" W	150.00'
L21	S 88°16'53" W	66.65'
L22	S 65°53'09" W	285.49'
L23	S 69°30'13" W	315.08'
L24	S 86°05'48" W	161.58'
L25	S 63°21'12" W	97.71'
L26	N 42°06'24" E	78.97'
L27	N 50°25'29" E	29.78'
L28	S 86°28'04" E	102.72'
L29	N 10°03'30" E	119.55'
L30	N 37°57'18" E	71.79'
L31	N 67°04'39" E	113.15'
L32	N 88°31'09" E	125.76'
L33	N 48°57'05" E	125.84'
L34	N 45°33'11" E	119.44'
L35	N 62°46'35" E	14.39'
L36	S 84°12'35" E	27.91'
L37	S 01°43'07" E	56.46'
L38	S 05°29'13" W	119.14'
L39	S 02°10'00" W	125.09'
L40	S 69°41'44" E	32.36'
L41	S 15°22'48" E	25.69'
L42	S 59°29'54" E	78.20'
L43	S 33°25'45" E	26.40'
L44	N 01°46'57" W	1125.62'
L45	S 41°46'17" W	51.18'
L46	N 89°53'58" W	47.80'

LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- 5/8" REBAR WITH YELLOW CAP SET DURING THE COURSE OF SURVEY VOLUME 10, PAGE 287 OR SURVEY VOLUME 11, PAGE 87.
- RECORDED DIMENSION
- 5/8" REBAR AND YELLOW CAP "WA25893-USKH", PER SURVEY BOOK 11 PAGE 298
- SET 5/8" REBAR AND YELLOW CAP "WA25893-USKH"

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	15.00'	24.58'	93°53'07"	21.92'	S 44°46'33" E
C2	500.00'	31.57'	03°37'04"	31.57'	S 67°41'41" W
C3	275.00'	134.47'	28°00'58"	133.13'	S 83°30'42" W
C4	275.00'	54.83'	11°25'23"	54.74'	N 88°11'31" W
C5	50.00'	19.85'	22°44'36"	19.72'	S 74°43'30" W
C6	40.00'	78.01'	111°44'24"	66.22'	N 60°48'36" W
C7	75.00'	61.54'	47°00'47"	59.83'	N 18°36'00" E
C8	100.00'	14.52'	08°19'06"	14.51'	N 46°15'56" E
C9	200.00'	150.47'	43°06'27"	146.95'	N 71°58'43" E
C10	75.00'	109.27'	83°28'26"	99.86'	N 51°47'43" E
C11	250.00'	75.15'	17°13'25"	74.87'	N 54°09'53" E
C12	75.00'	43.22'	33°00'50"	42.62'	N 79°17'00" E
C13	60.00'	86.38'	82°29'28"	79.11'	S 42°57'51" E
C14	50.00'	6.29'	07°12'20"	6.28'	S 01°53'03" W
C15	500.00'	28.97'	03°19'13"	28.97'	S 03°49'36" W

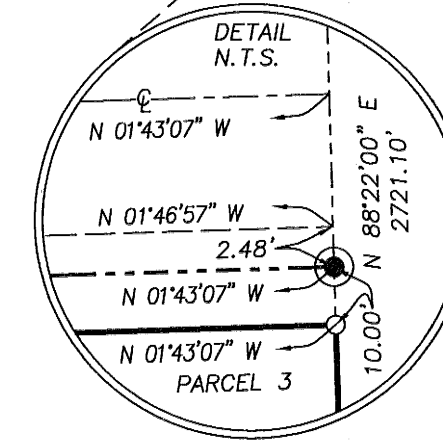
N.W. CORNER SEC. 12.
STRADDLE NAILS
REFERENCING PAVED
OVER R.R. SPIKE. SEE
LCR 9906604.

PARCEL 3
1444153 S.F.
33.15 Acres

PARCEL 2
85093 S.F.
1.95 Acres

PARCEL 1
88105 S.F.
2.02 Acres

10' EASEMENT FOR STREET,
HIGHWAY, AND PUBLIC UTILITY
PURPOSES DEDICATED HEREON.
AREA = 0.35 AC.



BASIS OF BEARINGS

N01°01'27"W ALONG THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 1 OF TWP. 6 NORTH, RGE. 35 EAST,
W.M., PER SURVEY VOLUME 10, PAGE 287, RECORDS OF
THE WALLA WALLA COUNTY AUDITOR.

PRIVATE ROAD NOTE

WALLA WALLA COUNTY HAS NO RESPONSIBILITY TO BUILD,
IMPROVE, MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE
ROAD.

SURVEYOR'S CERTIFICATE

I, PAUL TOMKINS, A PROFESSIONAL LAND SURVEYOR
REGISTERED IN THE STATE OF WASHINGTON UNDER LICENSE
NUMBER 25893, HEREBY CERTIFY THAT THIS PLAT IS BASED
ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON. I
FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET AND
THE LOT CORNER STAKED ON THE GROUND AS SHOWN
HEREON.

PAUL W.P. TOMKINS, P.L.S. 25893

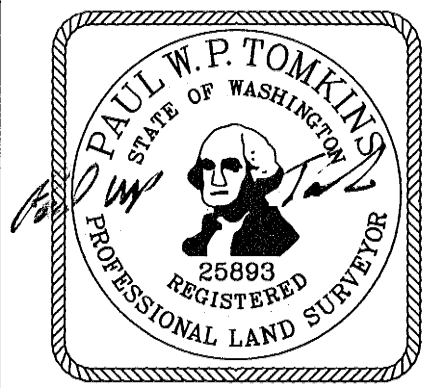
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF September
2012 AT THE REQUEST OF PAUL W.P. TOMKINS, LAND
SURVEYOR, IN VOLUME 7 OF PLATS AT PAGE 64.

Paulina Corrado, CLERK
COUNTY AUDITOR

2012-08409 B: 7 P: 64 P
09/25/2012 02:25:12 PM Page 1 of 2 Fees: 143.00
Karen Martin County Auditor, Walla Walla County WA

W. 1/4 COR. SEC. 12.
BRASS CAP MON. IN
SQ. METAL BOX CASE
PER LCR 9103488.



Date Stamped: 8/20/12

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Architecture • Engineering
Land Surveying • Planning
Environmental Services

621 W. Mallon Ave,
Suite 309
Spokane, WA 99201
(509) 328-5139

313 D Street,
Suite 200
Lewiston, Idaho 83501
(208) 746-2661

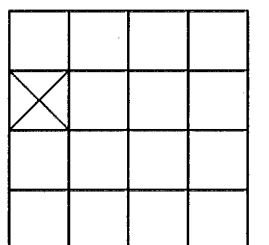
5 North Colville
Walla Walla, WA 99362
(509) 522-4843

www.USKH.com

Project:
A LONG PLAT IN THE SW
1/4 OF NW 1/4 OF SEC
12, T6N R35E, W.M. WALLA
WALLA CO. WA.

Client:
NORM MCKIBBEN
1244 FORREST LANE
WALLA WALLA, WA 99362
PH: (509) 301-1412

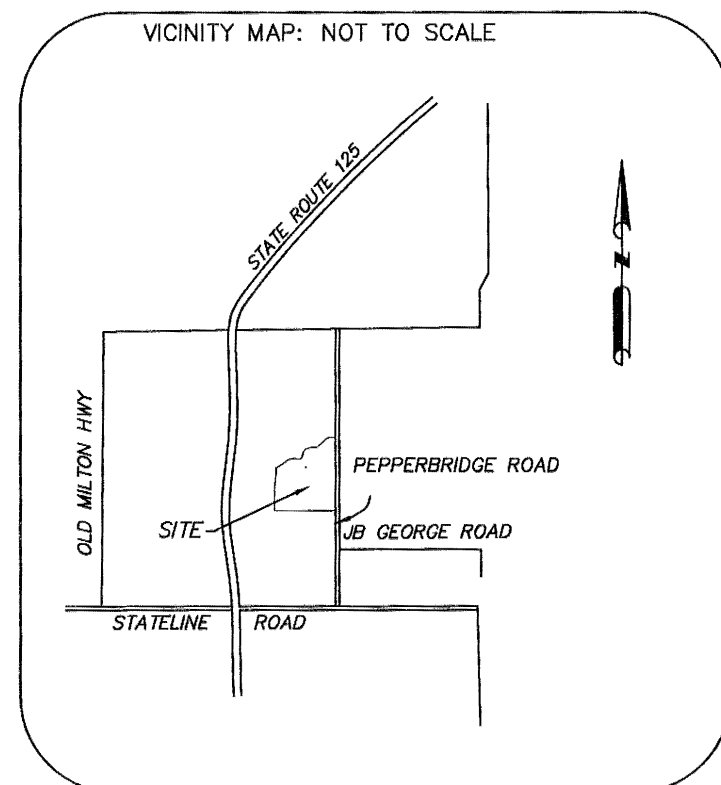
SECTION INDEX



SEC 12, T6N, R35E

Project Mgr.	PWPT
Drawn	CPB
Checked	REVISE
Date	JANUARY, 2012
Scale	1" = 100'
CAD File:	1353000-LPLAT2.DWG
Sheet Contents:	1353000-LPLAT2.DWG
Sheet No.:	1 OF 2
U.S.K.H. W.O.	1353000

FILE: I:\1353000\SURVEY\DWGS\1353000-LPLAT2.DWG PLOTTED: Aug 21, 2012 - 9:32:23 AM (Paul Tomkins)



LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND ROADWAY MONUMENT AS DESCRIBED ROS BK 10 PAGE 287
- 5/8" REBAR WITH YELLOW CAP SET DURING THE COURSE OF SURVEY VOLUME 10, PAGE 287 OR SURVEY VOLUME 11, PAGE 87.
- CALCULATED POINT, NOT FOUND OR SET
- RECORDED DIMENSION
- 5/8" REBAR AND YELLOW CAP "WA25893-USKH", PER SURVEY BOOK 11 PAGE 298
- 5/8" REBAR AND YELLOW CAP "WA25893-USKH", PER SURVEY BOOK 11 PAGE 298

FINAL PLAT of AMAVI CELLARS SUBDIVISION

2012-08409 B: 7 P: 64 P
09/25/2012 02:25:12 PM Page 2 of 2 Fees: 143.00
Karen Martin County Auditor, Walla Walla County WA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, NORMAN MCKIBBEN AND VIRGINIA MCKIBBEN, AND RAYMOND E. GOFF, TRUSTEE OF THE RAYMOND E. GOFF REVOCABLE LIVING TRUST, AND I, Norman McKibben, MANAGING MEMBER OF SEQUEL, LLC, OWNERS OF THE LANDS DEPICTED HEREIN, AND I, Russ Colombo, AUTHORIZED REPRESENTATIVE FOR BAKER BOYER BANK, MORTGAGEE, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN. 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.

DEED LINE
PARCEL BOUNDARY
SECTION OR SECTION
SUBDIVISION LINE
ROADWAY CENTERLINE
RIGHT OF WAY LINE
EASEMENT LINE

APPROVALS

PRELIMINARY EVALUATION INDICATES THAT THE SOIL TYPES IN THE PLAT MAY ALLOW THE USE OF SEPTIC TANKS AND DRAIN FIELDS. FURTHER BE ADVISED THAT THIS DEPARTMENT'S APPROVAL OF ANY LOT WITHIN THIS PLAT FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE CONTINGENT UPON THAT LOT PASSING ADDITIONAL SOIL INSPECTIONS AND/OR REQUIREMENTS AT A LATER DATE.

WALLA WALLA CO. HEALTH OFFICER DATE

THE LAYOUT OF THE ROADS AND EASEMENTS, AND THE ROAD NAMES SHOWN ON THE ACCOMPANYING PLAT ARE HEREBY APPROVED.

WALLA WALLA COUNTY ENGINEER DATE

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 JOINT COMMUNITY DEVELOPMENT AGENCY

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2012 AGAINST THE LAND SHOWN IN THIS SUBDIVISION HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER DATE

APPROVED BY THE WALLA WALLA COUNTY BOARD OF COMMISSIONERS.

PERRY L. DOZIER DATE

GREGORY A. TOMPKINS DATE

JIM JOHNSON DATE

NOTARY SEAL
COUNTY OF Walla Walla
STATE OF Washington

I HEREBY CERTIFY THAT NORMAN AND VIRGINIA MCKIBBEN SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF August, 2012.

NOTARY FOR THE STATE OF WASHINGTON, RESIDING AT Walla Walla, WA

RENEA PARKER
Commission Expires: 08-24-2016
NOTARY PUBLIC
STATE OF WASHINGTON

NOTARY SEAL
COUNTY OF Walla Walla
STATE OF Washington

I HEREBY CERTIFY THAT RAYMOND GOFF SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF August, 2012.

NOTARY FOR THE STATE OF WASHINGTON, RESIDING AT Walla Walla, WA

NORMAN MCKIBBEN DATE

VIRGINIA MCKIBBEN DATE

RAYMOND GOFF DATE

FOR SEQUEL, LLC Mgr. DATE

FOR BAKER BOYER BANK DATE

EXEMPT WELL NOTE

THE ATTORNEY GENERAL'S OPINION, (AGO 1997 NO. 6) REGARDING THE STATUS OF EXEMPT GROUND WATER WITHDRAWALS, STATES THAT 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 REQUIREMENT CONTAINED IN RCW 90.44.050, IF THE TOTAL AMOUNT WITHDRAWN FROM DOMESTIC USE EXCEEDS 5000 GALLONS PER DAY.

DEVELOPMENT NOTE

THE AREA WITHIN THIS SUBDIVISION CANNOT BE USED MORE THAN ONCE TO DETERMINE THE DENSITY OF THE DEVELOPMENT LOTS. 85% OF THE AREA OF THE SITE SHALL BE RESERVED FOR RESOURCE USES ONLY.

NOXIOUS WEED NOTE

AS REQUIRED BY WALLA WALLA COUNTY CODE 17.03.060 (U), THE PROPERTY OWNERS HEREBY ACKNOWLEDGE THE RESPONSIBILITY TO CONTROL NOXIOUS WEEDS.

NOTARY SEAL
COUNTY OF Walla Walla
STATE OF Washington

I HEREBY CERTIFY THAT Norman McKibben REPRESENTATIVE FOR SEQUEL, LLC, SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF August, 2012.

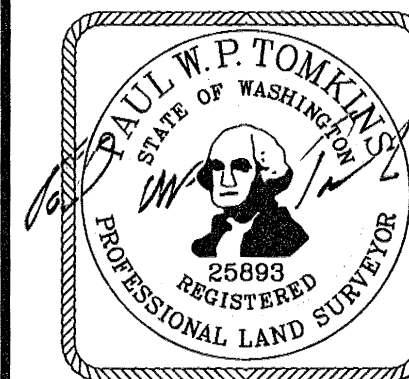
NOTARY FOR THE STATE OF WASHINGTON, RESIDING AT Walla Walla, WA

NOTARY SEAL
COUNTY OF Walla Walla
STATE OF Washington

I HEREBY CERTIFY THAT Russ Colombo REPRESENTATIVE FOR BAKER BOYER BANK, SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF August, 2012.

NOTARY FOR THE STATE OF WASHINGTON, RESIDING AT Walla Walla, WA



Date Stamped: 8/20/12

USKH

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Land Surveying • Planning
Environmental Services

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Suite 309
Spokane, WA 99201
(509) 328-5139

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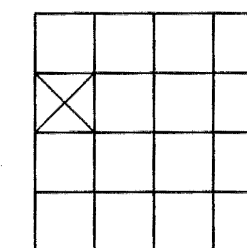
5 North Colville
Walla Walla, WA 99362
(509) 522-4843

www.USKH.com

Project:
A LONG PLAT IN THE SW
1/4 OF NW 1/4 OF SEC
12, T6N R35E, W.M. WALLA
WALLA CO. WA.


Client
NORM MCKIBBEN
1244 FORREST LANE
WALLA WALLA, WA 99362
PH: (509) 301-1412

SECTION INDEX



SEC 12, T6N, R35E

Project Mgr.	PWPT
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Sheet Contents:	1353000-LPLAT2.DWG
Sheet No.:	2 OF 2
U.S.K.H. W.O.	1353000



Walla Walla County Community Development Department

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

File No. SUB17-008

NOTICE OF DECISION

Date of Notice: 8/30/2017
Date of Decision: 8/30/2017
Applicant: MC KIBBEN NORMAN V & VIRGINIA
Type of Application: FINAL PLAT ALTERATION
File Number: SUB17-008

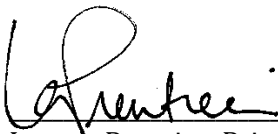
Enclosed is the Hearing Examiner's decision from the August 10, 2017 agenda.

Walla Walla County Code Section 14.11.060 allows for the reconsideration of the final decision. The request must be submitted to the administrator within ten (10) days of the final decision or action; the submittal period ends **September 11, 2017**. Reconsideration of the final decision must be granted or denied by the Hearing Examiner prior to an appeal being submitted to Walla Walla County Superior Court. Pursuant to Walla Walla County Code Sections 14.11.020 and 14.11.040 the Hearing Examiner's decision may be appealed to the Walla Walla County Superior Court. The appeal must be submitted to the Walla Walla County Superior Court within twenty-one (21) days of the final decision or action date. The Hearing Examiner's decision will be considered final if no appeals are filed within the allowed time frame described in Walla Walla County Code Chapter 14.11.

Please review Chapter 14.11 for the County's appeal requirements.

The complete project file is available for inspection at the Walla Walla County Community Development Department (CDD) office during normal office hours Monday through Friday from 8 AM to 5 PM. Please contact the CDD at the phone number above to arrange for inspection.

Feel free to contact me at 509-524-2620 if you have any further questions.



Lauren Prentice, Principal Planner
Walla Walla County Community Development Department

Enc. SUB17-008 Findings, Conclusions and Decision

**BEFORE THE HEARING EXAMINER
FOR WALLA WALLA COUNTY**

In Re: Final Plat Alterations)	
Amavi Cellars Subdivision (McKibben))	Findings of Fact, Conclusion
File Number SUB17-008)	of Law and Decision

An Open Record Public Hearing before Leland B. Kerr, Pro Tem Hearing Examiner for Walla Walla County, Washington, was held on the 14th day August, 2017, on the application of Norm McKibben for an amendment to the Amavi Cellars Subdivision (PLT 2012-08409) to establish additional public utility easements, easements for sewer line, drainfields, and replacement of drainfields, and to amend the boundaries of Parcel 1 and Parcel 3 of such subdivision.

The public hearing was opened at approximately 9:30 a.m., and all witnesses intending to testify at the public hearing were placed under oath. The Hearing Examiner explained the application of the Appearance of Fairness Doctrine, conflict of interest, and the procedural requirements for a quasi-judicial hearing. An opportunity was provided, and no objections were made to the Hearing Examiner hearing this matter, nor were there any objections to the procedural compliance of notice and conduct of the hearing.

The application was introduced by Lauren Prentice, Principal Planner of the Walla Walla Community Development Department. This application was to amend the final plat of Amavi Cellars Subdivision, a cluster subdivision with two cluster lots and one resource parcel, which would modify the boundaries between Parcel 1 and Parcel 3 without a change in lot areas to, in part, accommodate additional easements and relocation of the drainfields.

The Report included the following Exhibits which were admitted without objection:

1. Staff Report.
2. Application.
3. Revised Preliminary Plat map dated August 8, 2017.
4. Hearing Examiner's Findings, Conclusions, and Decision for the preliminary plat of the Amavi Cellars Subdivision (PLT 2012-001) dated April 6, 2012.
5. Final Plat of Amavi Cellars Subdivision (AFN 2012-08409) recorded September 25, 2012.
6. Notice of Application and Public Hearing and publishing, posting and mailing affidavit.
7. Email from LeRoy Waggoner, County Surveyor, dated August 8, 2017.

8. Email from Kevin Tureman, County Environmental Health Manager, dated August 8, 2017.
9. Letter from Paul Gonseth, WSDOT, dated August 8, 2017.

Greg E. Flowers of PBS Engineering and Environmental, Inc., the Project Manager, spoke in favor of the application. No one else spoke in favor of the application, nor did anyone speak in opposition to the application.

Following receipt of the testimony and Exhibits, the record was determined complete and the public hearing was closed.

Upon consideration of the testimony and the Exhibits admitted in the open record hearing, the Hearing Examiner makes the following:

FINDINGS OF FACT

1. The Final Plat Alteration Application was received from Norm McKibben as an owner on behalf of Sequel LLC, and Raymond E. Goff Trust, Parcel 1A, LLC, to amend the 2012 Amavi Cellars Subdivision to establish additional public utility easements, easements for sewer lines, drainfields, and replacement of drainfields, and amend the boundaries of Parcel 1 and Parcel 3 without changing the lot areas. This subdivision consists of approximately 37 acres subdivided as a cluster development and located on the west side of Peppers Bridge Road, between Old Milton Highway and J.B. George Road, generally known as 3684 Peppers Bridge Road, located in Walla Walla, County. Wineries are located on Parcel 1 and Parcel 2 with the third under construction on Parcel 3.
2. A Notice of Application and Public Hearing was published in the Walla Walla Union Bulletin on July 31, 2017, and in the Tri-City Herald on August 1, 2017. The notices were also mailed to property owners within 500 feet of the site on August 2, 2017, and posted on site on Peppers Bridge Road on July 31, 2017. The notice was, likewise, appropriately published on the Walla Walla County Community Development Department website on August 3, 2017. The Walla Walla County Community Development Department Director as the SEPA Responsible Official, upon review, determined that the proposed plat alteration was consistent with the overall project character as approved for the original plat and resulting in the Determination of Non-Significance issued on February 24, 2012.
3. The Amavi Cellars Subdivision was approved by Findings, Conclusions and Decision with the Walla Walla County Hearing Examiner on April 6, 2012. No significant change, either in the conditions or the changes proposed by this amendment, constitute a significant change in circumstances, and such Findings, Conclusions and Decision are incorporated herein by this reference.

4. The modifications to this subdivision, as proposed by this amendment, creates a new 10-foot public utility easement adjacent to Rollings Hills Lane (private roadway), with additional sewer line easements and the relocation of the drainfield and a southerly extension of the boundary of Parcel 1 to accommodate a drainfield with corresponding reduction of Parcel 3; with easterly change in its west boundary line resulting in further modification to Parcel 3, which borders Parcel 1. There is no change within the lot areas of Parcel 1 and Parcel 3, and Parcel 2 is unaffected by the modification.
5. The proposed amendment, if developed as proposed in the Application and the representations made at the hearing, are consistent with and comply with the approval criteria established by WWCC 16.36.060 based on evidence that:
 - A. The plat amendment is consistent with the approval criteria required by WWCC 16.36.050 and the application meets the original approval criteria in that:
 - (1) The amended plat would comply with all other original applicable codes, including WWCC 17.31 regarding cluster development standards.
 - (2) The plat confirms with all conditions of the preliminary approval as evidenced by the finalization and recording of the 2012 final plat.
 - (3) There are adequate provisions for roads, alleys, drainage facilities, potable water supplies, sanitary wastes, transit stops, parks and recreation, playgrounds, schools and school grounds, sidewalks and safe walking conditions for students who only walk to and from school as applicable, and other general purposes as may be required to protect the public health, safety and general welfare in that the proposed alteration: (i) makes no changes to transportation access; (ii) creates no additional lots; (iii) makes no changes in utilities other than the relocation of the drainfield and utility enhancement by the additional easements which have been approved by the County Environmental Health Department.
 - B. The plat meets all standards established by State law and Title WWCC 16 based on the Walla Walla County Community Development Department staff review and the County Surveyor's approval of the proposed survey map incorporating the changes.
 - C. The plat will bear the certificates and statement of the approval as required by State law which will be a condition upon verification prior to recording.
 - D. A title report current within thirty (30) days will be furnished by the applicant confirming that the title to the property to be subdivided is vested in the names of the owners whose signatures appear upon the plat certificate prior to recording.

- E. No improvements are needed for the proposed alteration and, therefore, there are no required approvals or the posting of bond to insure compliance; nor is there a need for maintenance, operation or defect guarantees as provided in WWCC 16.97.

From the foregoing Findings of Fact, the Hearing Examiner makes the following:

CONCLUSION

1. The Hearing Examiner has jurisdiction to determine the final plat amendment.
2. The applicant has demonstrated compliance with the final plat alteration criteria of WWCC 16.36.060.
3. The proposed amendment will only slightly modify the existing final plat improving the effective and beneficial use of the premises, thereby, serving the public use and interests.

DECISION

THEREFORE, the application for the proposed plat amendment is approved subject to the following conditions:

1. Future development of these properties shall comply with the August 8, 2017, letter from the Washington State Department of Transportation.
2. One (1) Mylar copy shall be provided to the County for signature.
3. The applicant shall comply with the recording procedures set forth in WWCC 16.36.055 and WWCC 16.36.070.

DATED this 30th day of August, 2017.



Leland B. Kerr
Pro Tem Hearing Examiner



WALLA WALLA COUNTY

Community Development Department

310 W. Poplar, Suite 200 • Walla Walla, WA 99362-2865

To: Board of County Commissioners
From: Tom Glover, Community Development Director
Date: September 18, 2017

Voluntary Stewardship Program – VSP:

- The document has been submitted to the State Conservation Commission for their review. Local Conservation District Manager, Renee Hadley, will be presenting the plan in-person in Olympia on Sept. 29th.
- Contracts for the next biennium's allocation of funding for the County have been signed. \$220,000 is available, so I'm splitting that amount over two years' budgets on both the revenue and expenditure sides. That money will be used for implementation of the plan, plus any further work/edits needed as a result of the State's review.

2017 Amendment Cycle:

- **CPA17-001/REZ17-001 –Cavalli**
Site-specific application by Roberta Cavalli to change the *land use designation* from Agriculture Residential to Rural Residential 5, and *rezone* an 18.27-acre parcel at the intersection of Wallula Avenue and McKinney Road from AR-10 to RR-5 (10-acre minimum lot size to five-acre min. lot size).
- **ZCA17-002 – Brent Knowles**
Application by Brent Knowles to amend WWCC Chapter 17.31, Development Standards – Cluster Developments on Resource Lands. The amendments would increase the allowed average lot size for residential lots in a cluster subdivision; increase the maximum allowed lot size of cluster lots; allow the creation of 20-acre lots in the AR-10 zone; and revise the code as it pertains to density transfers.
- **CPA17-002/REZ17-002 – JR Simplot Company**
Site-specific applications to add a 160-acre property (Parcel A) to the Attalia Industrial UGA, change the land use and zoning designations from PA/PA-40 to Industrial/IA-M, and remove the Unique Lands designation. This property is located north of the existing UGA boundary and Dodd Road. Secondly, the applications would remove a 160-acre property (Parcel B) on Dodd Road from the Attalia UGA and change the land use and zoning from Industrial/IA-M to PA/PA-40. (APN 310822110002, 310826410004)

Update: Second workshop with the Planning Commission on these amendments was held on Sept. 6th. Next, a public hearing on all three amendments will likely be held at the Planning Commissions' next regular meeting on October 4th at 7:00 p.m. A Public Informational Meeting will be held just prior to the hearing, starting at 6:00 p.m.

2018 County Comprehensive Plan Update:

RFQ/P has been issued to secure professional land use planning services from qualified firms. Deadline for responses is Sept. 18th, 4:00 p.m. I've received a number of inquiries, so I expect we will have a good response. I'll set up a review committee and interview process.

The State has just notified us that the 20-year population forecasts that we are to use in our comprehensive plan update will not be available, now, until December. We had expected them about last April.

Revenue & Permit Stats, 2017:

Update: *I will provide the third quarter stats to you for my October update (after Sept. 30th).*

Blue Mountain Region Trails – Ridges, Towns, and Rivers Plan:

Update: *I've been working with the County Public Works Director, Randy Glaeser, and his consultant, Joy Bader, to identify which type of enhancement (bike route, sidewalk/multi-use path, striped lanes, etc.) should be assigned to routes identified as possible bike and/or pedestrian facilities. Met with the BMRT Steering Committee last Tuesday to discuss.*

Personnel:

- Happy to announce that Mr. Don Sims has joined our team as our new Associate Planner. Don comes to us from Great Falls, Montana, where he worked for Cascade County Planning Department for four years. He has been assigned the review of his first (here) short plat application.
- Continuing to advertise for a Building Inspector, entry-level position. Completing the budget amendment for 2017 (fall). May change direction and try to work with the State's Department of Labor & Industries to develop a trainee position for us. Completing that job description at this time.
- Continuing to work with HR Dept. Director Shelly Peters on providing the results of the county-wide salary study to my department staff, fielding questions, and informing staff of any changes to their salaries and/or steps.

Other items:

- Completed the RFQ/P process and interviews for Hearing Examiner, prepared a request for approval of agreement for top candidate.
- Have been receiving numerous inquiries about zoning by real estate agents and prospective purchasers ("What can I do with my property if I buy it?")
- Continue to meet with Affordable Housing Work Group about the ballot initiative for 2018.
- Completed draft 2018 department budget, incorporating new staff salary and benefit costs. Not much change in other expenditures anticipated, but the transfer request from the Current Expense Fund is larger for 2018 than in 2017.

10:15

COUNTY FAIRGROUNDS

Bill Ogg

- a)** Department update and miscellaneous

Walla Walla Fair and Frontier Days

August 29 thru September 3, 2018

Bill Ogg, CFE
General Manager



Walla Walla County Board of Commissioners Department Head Update September 18, 2017

- A. Fair 2017
 - 1. Manger's comments.
 - 2. Preliminary statistics.
 - 3. Volunteer Appreciation Function—September 28, 2017
- B. Operations:
 - 1. Financial/ Budget.
- C. Fair Board:
 - 1. Meeting September 19, 2017.
 - 2. Retreat.
- D. Fairgrounds Planning:
 - 1. 2018—2019 Rental Rates.
 - 2. Increase and Expand Facility Usage
- E. Sponsorships:
 - 1. Sponsor Appreciation Function.
 - 2. Revise Investment Program

10:30

PROSECUTING ATTORNEY

Jim Nagle/Jesse Nolte

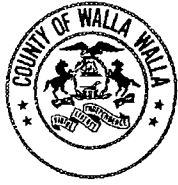
- a)** Miscellaneous business for the Board
- b)** Possible executive session re:
litigation or pending or potential
litigation (pursuant to RCW 42.30.110(i))

- a) Department update and miscellaneous
- b) **Active Agenda Items:**
 - 1) Possible discussion/decision re: any pending claims against the County
- c) **Action Agenda Items:**
 - 1) Revised job description approval form - Accounting Technician III for the Department of Community Health
 - 2) Revised job description approval form – Director of Corrections
 - 3) Revised job description approval form – Jail Commander for the Corrections Department
 - 4) New position approval form - Division Manager – Health Communities for the Department of Community Health
 - 5) New position approval form – Division Manager – Clinical Services for the Department of Community Health
 - 6) New position approval form – Program Coordinator – Behavioral Health for the Department of Community Health
- d) Possible executive session re: personnel (pursuant to RCW 42.30.110(g)), collective bargaining negotiations (pursuant to RCW 42.30.140(4)(b)), and/or litigation or pending or potential litigation (pursuant to RCW 42.30.110(i))

10:45

COUNTY COMMISSIONERS

- a) Discussion and possible decision re the County becoming a “mid-adopter region” to work with Washington State Health Care Authority (HCA) toward Fully Integrated Managed Care, to support provider transition, contracting, and integration of Managed Care Organizations (MCOs)
- b) Miscellaneous or unfinished business to come before the Board



MEMO

Date: September 18th, 2017

To: BOCC

From: Meghan DeBolt, MPH, MBA
Department of Community Health Director

Intent – Ask BOCC to vote to become a 'mid-adopter' to move our region forward toward Fully Integrated Managed Care.

Topic – Fully Integrated Managed Care

Summary

The Health Care Authority (HCA), through the vision for a healthier Washington, continues working to improve access and care for Washingtonians. A key effort is integrated purchasing of physical and behavioral health services for Apple Health (Medicaid) clients. In 2014, the Legislature mandated that this integrated purchasing model take full effect by January of 2020.

Building on this past legislation, active legislation (HB 1388) is pending, which includes negotiated language with the counties that provides regions a choice for a more active role with regards to this important work. Moving forward on this now is critical to provide county authorities enough time to make a decision about whether or not to: (1) form an inter-local leadership team to decide on the terms of integrating care ahead of the 2020 mandate, which we call becoming a mid-adopter; and (2) make the necessary county and regional commitment to become a mid-adopter by this September so there is enough time in advance of 2019 start date.

The implementation pathway for full integration requires regions to opt for a date by which they will achieve full integration. At this time, there are two dates (2019 or 2020) to choose for full implementation. This communication outlines key pieces of information to consider:

1. **Timeline for implementation and local decisions needed for mid-adopter:**
 - a. 2019:
Choosing this year will place a region in the category of mid adopter. With this option, there are two approaches that a region can choose:
 - i. Integrated managed care plans assume all funding and functions for Medicaid covered behavioral health services by January of 2019; or
 - ii. Integrated managed care plans assume all funding for Medicaid covered behavioral health services by January 2019, with certain functions subcontracted for one year to the regional Behavioral Health Organization (BHO)/counties as agreed to by the county inter-local leadership structure specified in the pending legislation.
 - b. 2020: Integrated managed care plans assume all funding and functions for Medicaid covered behavioral health services by January of 2020.

Cost

N/A.

Funding

None required.

Alternatives Considered

N/A

Acquisition Method

N/A

Security

N/A

Access

N/A

Risk

N/A

Benefits

Moving forward with Fully Integrated Managed Care before 2020 will allow Greater Columbia region to have an input in the RFP questions sent out to Managed Care Organizations (MCOs). In addition, the incentive dollars will help transition providers to contracting with MCOs, rather than the BHO. This transition is critical to ensure no lapse in service provision to our community members.

Conclusion/Recommendation

Vote to become a mid-adopter with 2019 as a transition year, as outlined in 1.ii above.

12:00 RECESS

1:30 COUNTY COMMISSIONERS

- a)** Miscellaneous or unfinished business
to come before the Board

- A D J O U R N -

Walla Walla County is ADA compliant. Please contact TTY: (800) 833-6384 or 7-1-1 or the Commissioners' Office at 509/524-2505 three (3) days in advance if you need any language, hearing, or physical accommodation.

Please note that the agenda is tentative only. The Board may add, delete, or postpone items and may take action on an item not on the agenda.