

A G E N D A
WALLA WALLA COUNTY BOARD OF COMMISSIONERS
MONDAY, DECEMBER 6, 2021

Commissioners have resumed in person public meetings and continue to host the meetings via WebEx.

Following is the website to attend and listen to the meeting and the phone number to call to take part in the meeting. Any questions please email us wwccommissioners@co.walla-walla.wa.us.

Call in 1-408-418-9388 access code: 146 784 0290

Meeting link: <https://wwco.webex.com/wwco/j.php?MTID=m6ef6c0710e4eb57be4e10ce0cc827a38>

PLEASE NOTE: All times are tentative and at the discretion of the Chairman with the exception of advertised bid openings and public hearings.

10:00 A.M. COUNTY COMMISSIONERS

Chairman Tompkins

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)
- e) Introduction of new county employees (this is scheduled for the first meeting of each month)
- f) **Action Agenda Items:**
 - 1) Review submitted Employee Payroll Action Forms
 - 2) Review vouchers/warrants/electronic payments
- g) **Public Hearing:**
 - 1) To consider adoption of the 2022 Walla Walla County Budget
- h) **Action Agenda Items:**
 - 1) Resolution – Adopting the Final Budget for fiscal year 2022 for the various County funds
- i) **Consent Agenda Items:**
 - 1) Resolution – Minutes of County Commissioners' proceedings for November 22 and 23, 2021
 - 2) Resolution – Appointment to Walla Walla County Accessible Community Advisory Committee (ACAC)
 - 3) Resolution – Certification of Property Tax Levies for Taxing Districts Collection in 2022
 - 4) Payroll action and other forms requiring Board approval

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF APPOINTMENT
TO THE WALLA WALLA COUNTY
ACCESSIBLE COMMUNITY
ADVISORY COMMITTEE (ACAC)

RESOLUTION NO. **21**

WHEREAS, a Walla Walla Accessible Community Advisory Committee (ACAC) has been established by the Walla Walla County Commissioners; and

WHEREAS, the ACAC includes a representation of people who experience a broad range of disabilities (hearing, vision, mobility, speech and cognitive limitations), family members of a disabled person and representatives from disability-related organizations, or educational institutions knowledgeable about a variety of disabilities; and

WHEREAS, the ACAC seeks a committee of 12-15 people and will accept applications and recruit for vacant positions on an ongoing basis until all seats are filled; and

WHEREAS, the ACAC received an application and formally recommends Betsy Hadden to serve on the ACAC, with a term of appointment of four (4) years; and

BE IT RESOLVED, by this Board of Walla Walla County Commissioners, that the above-named individual be appointed to the Accessible Community Advisory Committee, with said term of appointment of four (4) years.

Passed this 6th day of **December, 2021** by Board members as follows: Present or Participating
via other means, and by the following vote: Aye Nay Abstained Absent.

Attest:

Diane L. Harris, Clerk of the Board

Gregory A. Tompkins, Chairman, District 3

Todd L. Kimball, Commissioner, District 2

Jennifer R. Mayberry, Commissioner, District 1

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

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF
CERTIFICATION OF PROPERTY
TAX LEVIES FOR TAXING
DISTRICTS FOR COLLECTION IN
2022

RESOLUTION NO. 21

WHEREAS, pursuant to RCW 84.52.070, it is the duty of the county legislative authority of each county, on or before the first Monday in December of each year, to certify to the county assessor the amount of taxes levied upon the property in the county for county purposes, and the respective amounts of taxes levied by the board for each taxing district, within or coextensive with the county, for district purposes; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that, in accordance with RCW 84.52.070, they do hereby certify to the Walla Walla County Assessor the amounts to be levied by each of the taxing districts listed on the attached Exhibit A, which is by this reference made a part hereof, for collection in 2022.

Passed this 6th day of December, 2021 by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.

Attest:

Diane L. Harris, Clerk of the Board

Gregory A. Tompkins, Chairman, District 3

Todd L. Kimball, Commissioner, District 2

Jennifer R. Mayberry, Commissioner, District 1

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

COUNTY COMMISSIONERS (Continued)

j) Action Items:

- 1) County vouchers/warrants/electronic payments as follows: 4052493 through 4052498 totaling \$79,251.00 (payroll draws dated November 15, 2021); 4052621 through 4052650 totaling \$1,053,004.78 (November payroll); 4234904 through 4234932 totaling \$1,130,684.25 (benefits and deductions)
- 2) Proposal 2021 12-06 Fair-1 Approval of SPD&G Contract Extension
- 3) Proposal 2021 12-06 Fair-2 Approval of signing various fair contracts

k) Miscellaneous business to come before the Board

l) Review reports and correspondence; hear committee and meeting reports

m) Review of constituent concerns/possible updates re: past concerns



MEMO

Date: 11-18-2021

Proposal ID. 2021 12-06 Fair-1

To: WWBOCC

From: Greg Lybeck, Fairgrounds Manager

Intent – Amendment to SPD&G advertising contract

Topic – We signed the first contract with our advertising agency SPD&G for 5 months to get us through the 2021 fair. We would like to amend the contract to include 2022 with an option to extend it through 2023 if both parties agree.

Summary – Amendment to SPD&G contract to include 2022 with an option for 2023.

Cost - The cost will be \$8,500 per year.

Funding – The cost will be paid out of the 118 budgets

Alternatives Considered - Going out to bid again.

Acquisition Method - By extending SPD&G contract.

Security - NA

Access -NA

Risk – No risk because SPD&G has done a great job.

Benefits – To keep consistent with what we started in May. There is also a benefit of having SPD&G available for the whole year because of the many projects we are working on. The fees are very low, adding another benefit for us.

Conclusion/Recommendation - It's my recommendation that we add 2022 to SPD&G contract with an option to extend it through 2023. They have done such a good job with our advertising and work very well with our staff.

Submitted By

Disposition

Greg Lybeck Fairgrounds

____ Approved

Name Department Date

____ Approved with modifications

____ Needs follow up information

Signature

____ Denied

BOCC Chairman

Date

Additional Requirements to Proposal

____ Modification

____ Follow Up

AGREEMENT NO. 2021-2_____

SPD&G Advertising and PUBLIC Relations Inc, hereinafter called Contractor, and Walla Walla County, hereinafter called County agree as set forth in this Agreement, including the General Conditions (pp. 2 through 8), Exhibit A (Scope of Work), Exhibit B (Compensation) and Exhibit C (any Special Conditions), copies of which are attached hereto and incorporated herein by this reference as fully as if set forth herein.

The term of this Agreement shall commence on the **1st day of December, 2021**, and shall, unless terminated or renewed as provided elsewhere in the Agreement, terminate on the **31st day of December, 2021**. This agreement shall be renewed from **January 1, 2023 to December 31, 2023**, if neither party cancels the agreement in writing 30 day before it expires.

The maximum consideration for the initial term of this agreement or for any renewal term shall not exceed **\$8,500**, unless otherwise agreed.

Contractor acknowledges and by signing this contract agrees that the Indemnification provisions set forth in Paragraphs 7, 13, 14, 19 and 22, are totally and fully part of this contract and have been mutually negotiated by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, 20____.

C O N T R A C T O R:

Firm Name

Title:

Mailing Address:
(Street Address Required in
Addition to P O Box)

Social Security
#RETAINED AT AUDITOR'S OFFICE
or

Business Tax ID
#

WALLA WALLA COUNTY:
Board of County Commissioners
By

Chairman

Commissioner

Commissioner

Approved as to Form Only:

Prosecuting Attorney

The Contractor shall have Commercial General Liability with limits of \$1,000,000.00 per occurrence, which includes general aggregate, products, completed operation, personal injury, fire damage and medical expense.

Evidence of such insurance shall consist of a completed copy of the certificate of insurance, signed by the insurance agent for the Contractor and returned to the County of Walla Walla Risk Manager. The County, its departments, elected and appointed officials, employees, agents and volunteers shall be named as additional insureds on Contractor's and Contractor's subcontractors' insurance policies by way of endorsement for the full available limits of insurance maintained by the Contractor and subcontractor, and all coverage shall be primary and non-contributory. A statement of additional insured status on a Certificate of Insurance shall not satisfy these requirements.

The Contractor shall, for each required insurance policy, provide a Certificate of Insurance, with endorsements attached, evidencing all required coverages, limits, deductibles, self-insured retentions and endorsements and which is conditioned upon the County receiving thirty (30) days prior written notice of reduction in coverages, cancellation or non-renewal. Each Certificate of Insurance and all insurance notices shall be provided to the Risk Management Department, 314 W. Main Street, Room 216, Walla Walla, WA, 99362.

32. Entire Agreement:

This written contract represents the entire Agreement between the parties and supersedes any prior oral statements, discussions or understandings between the parties.

33. No Third Party Beneficiary: The parties do not intend by this Agreement to assume any contractual obligations to anyone other than each other. This Agreement is not entered into with the intent that it shall benefit any other entity or person(s) except those expressly described herein, and no other such entity or person(s) shall be entitled to be treated as a third party beneficiary to the agreement.

34. Conflict of Interest. Contractor shall, in all matters concerning this Agreement, avoid any actions that may constitute a conflict of interest. **This does not mean contractor can't work for other clients including fairs if they aren't occurring on the same week.**

- Provide a complete media analysis of past budget
- Identify new creative concepts to bring more fairgoers
- Develop an overall marketing plan for the 2021 Walla Walla Fair & Frontier Days

- Consult and advise on all marketing and advertising throughout the 2021 campaign
- Management of advertising buys and placement
- Attend regular meetings on zoom/webex with Walla Walla Fair staff as needed
- Provide feedback on aspects of the Walla Walla Fair & Frontier Days marketing and advertising to ensure it is strong and consistent across all media forums
- Help set up other non-paid media opportunities with interviews, live remotes, and live broadcast

Exhibit “B” – Accounting and Payment for Services

Walla Walla County hereby appoints SPD&G Advertising and Public Relations, INC., to prepare and place advertising as authorized by Walla Walla Fair & Frontier Days Manager, Greg Lybeck.

In consideration of services to be performed hereafter by Contractor, County shall pay to Agency (1) a monthly retainer fee of **\$1,000 per month (May 2022-September 2022) and \$500 October 2022 to April 2023**(2) in addition normal media costs and production charges. Graphic design charges are at \$85 per hour and project costs will be estimated in advance.



MEMO

Date: 12/1/2021

Proposal ID. 2021 12-06 Fair-2

To: WWBOCC

From: Greg Lybeck, Fairgrounds Manager

Intent – Signature for 2022 Fair Contracts

Topic –Approval of various contracts with regards to the 2022 Walla Walla Fair and Frontier Days

Summary

Following are examples of various contracts that will need to be executed for the 2022 Fair and Frontier Days. Note several of these are continuing multiple year contracts.

All 4-H, FFA and Open class exhibit and livestock judges, Beverages, Carnival, Catering, Concessions, Concerts (artists, labor and equipment), Demolition Derby (labor and equipment), Fire and Medical Services, Grounds (labor and equipment), Grounds Entertainment (artists, labor and equipment), Night and restroom cleaning crews, Parade (labor and equipment), Parking Contracts, Pavilion (labor and equipment) Rodeo (labor, stock and equipment), Security, Social Media, and website development and hosting (only for continuing contracts, not new contracts), Ticketing System (only for continuing contracts, not new contracts).

Cost

All contracts negotiated to stay within Fair budget.

Funding

11800 - Fair budget

Alternatives Considered

N/A

Acquisition Method

N/A

Security

N/A

Access

Risk

Benefits

Conclusion/Recommendation

Recommend that the BOCC authorize Greg Lybeck, Fairgrounds Manager, to sign contracts referenced above for 2022 Fair after they are reviewed and approved by the Risk Manager and the Prosecuting Attorney's Office.

Submitted By

Disposition

Greg Lybeck Fairgrounds 12/06/2021

____ Approved

Name Department Date

____ Approved with modifications

____ Needs follow up information

Signature

____ Denied

BOCC Chairman

Date

Additional Requirements to Proposal

____ Modification

____ Follow Up

10:15 PUBLIC WORKS DEPARTMENT

Tony Garcia

a) Action Agenda Items:

- 1) Proposal 2021 12-06 Approval to offer position of Chief of Road Operations and Fleet Management above mid-range

b) Department update and miscellaneous

**Walla Walla County Public Works
990 Navion Lane
Walla Walla, WA 99362**



To: Board of County Commissioners

From: Tony Garcia Morales, P.E. – Public Works Director/County Engineer

Date: 1 December 2021

Re: Director's Report for the Week of 29 November 2021

Board Action: 6 December 2021
Update Only

ENGINEERING:

- Middle Waitsburg Road MP 6.1 to MP 7.92 (Scarsella Bros): Finishing up with hydro-seeding.
- Arch Bridge (Apollo, Inc): Road is closed. Working on earthwork, bridge demolition will begin mid-month.
- Mill Creek Road MP 1.1 to MP 3.96: Working on right of way acquisition.
- Peppers Bridge Road: Working on right of way acquisition.
- Lower Waitsburg Road: Working on design.
- Wallulla/Gose: Working on right of way acquisition.
- Seven Mile Bridge: Anderson Perry is working on the right of way plans.
- Lyons Ferry Road: Working on survey.

MAINTENANCE/FLEET MANAGEMENT:

- South Crew – Cold weather training, graveling and grading roads.
- North Crew – Grading gravel roads and ditch cleaning.
- Signs and Veg Crew – Routine sign maintenance.
- Garage – Routine service and repairs, winter prep.

ADMINISTRATION:

- Conducted our weekly Staff, Road Operations and Engineering meetings.
- Conducted our monthly Finance review meeting.
- Conducted our monthly Budget review meeting.
- Conducted our monthly Foremen's meeting.
- Finalizing our 2022 Business Plan.
- Participated in a Southeast Region update meeting with representatives of the County Road Administration Board (CRAB).
- Attended a Flood Readiness coordination meeting with Emergency Management.
- Working on our end of year CRAB reporting.

10:30 COMMUNITY DEVELOPMENT DEPARTMENT

Lauren Prentice

a) Action Agenda Items:

1) Approving final plat The Vines (SUB-21-013)

b) 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, Director
Date Prepared: December 1, 2021
RE: **Consent Agenda Item** – SUB21-013 Final Plat for The Vines

Recommended Motion

I move approval of the consent agenda.

Request

Approval of the final map (Attachment A) for the proposed Final Plat of The Vines Subdivision (application SUB21-013).

Background

The Final Plat of The Vines Subdivision is a 20-lot cluster development of approximately 211 acres in the Agriculture Residential 10 (AR-10) district. The subdivision contains 19 residential lots which will be located off Powerline Road and three new private roads; the remaining 179 acres would be preserved in a designated resource parcel. The 211-acre site includes 4 tax parcels (APN 360605410015, 3608130001, 360609210015, 360609230000), west of Powerline Road and south of Cottonwood Creek.

The County's Hearing Examiner, Gary McLean, granted approval of the preliminary plat application (SUB20-003) on January 15, 2021, with standard conditions requiring map changes and private road improvements or bonding.

A Final Plat application was submitted on September 29, 2021 and determined to be complete for processing on October 11, 2021. The applicant also submitted an updated Title Report, Recorded Private Road Improvement Agreement, Proposed Covenants, and an Improvement Bond of \$1,032, 637.81; these documents have all been reviewed by County Departments with jurisdiction. The Final Plat Map presented for approval is the third version of the map reviewed since October 11; a couple of rounds of map revisions were required by Community Development and Public Works.

The final plat map has been reviewed by all appropriate agencies for conformance with the conditions of approval (Environmental Health, Public Works, Planning, Addressing); staff recommends that the final plat map be approved by the Board. It has been signed by the owners, Community Development, Public Works, and Environmental Health.

Final map approval by the Board is the last step in the process, prior to recording. Approval by the Board can be via the motion recommended above, as the subdivision ordinance does not require approval of a resolution.

Attachments

- A. Proposed Final Plat Map, received November 22, 2021
- B. Notice of Decision and Hearing Examiner's Findings of Fact, Conclusion of Law, and Decision dated January 21, 2021

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSH MCDANIELS, A REPRESENTATIVE OF THE VINES AT DOUBLEBACK, TO SUBDIVIDE ADJUSTED PARCELS 2-C AND 2-D, AS SHOWN HEREON, OF THE SURVEY FOR BOUNDARY LINE ADJUSTMENT FILED IN BOOK 13 OF SURVEYS, PAGE 194 UNDER AUDITOR'S FILE NUMBER 2020-03194 RECORDS OF THE AUDITOR, WALLA WALLA COUNTY, STATE OF WASHINGTON.

THIS SURVEY WAS PERFORMED USING A SPECTRA PRECISION SP90 NETWORK RTK ROVER HAVING AN ACCURACY OF 8MM+1PPM TIMES MEASURED LENGTH AND A TRIMBLE S-4 ROBOTIC TOTAL STATION HAVING AN ACCURACY OF 0.0003" AND 2 MM. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN AUGUST 2019. THIS SURVEY MEETS THE ACCURACY STANDARD, SET FORTH IN W.A.C. 332-130

ADJUSTED PARCEL 2-C LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 9 AND THE NORTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH, RANGE 36 EAST, W.M. WALLA WALLA COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 00°01'41" EAST A DISTANCE OF 29.96 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 89°52'06" EAST A DISTANCE OF 364.11 FEET, PARALLEL TO THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 00°14'48" WEST A DISTANCE OF 524.20 FEET, TO A POINT ON A LINE PARALLEL TO AND 494.29 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9 TO A FOUND REBAR WITH YELLOW CAP MARKED "TOMKINS SURVEYING"; THENCE SOUTH 89°52'06" WEST, ALONG SAID PARALLEL LINE A DISTANCE OF 468.87 FEET, TO THE TRUE POINT OF BEGINNING; THENCE BACK ALONG SAID PARALLEL LINE NORTH 89°52'06" EAST FOR A DISTANCE OF 2879.66 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE BY THE FOLLOWING COURSES:

THENCE SOUTH 00°14'48" WEST A DISTANCE OF 295.94 FEET; THENCE SOUTH 89°45'12" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°14'48" WEST A DISTANCE OF 1,280.84 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE SOUTH 89°52'06" WEST A DISTANCE OF 2,691.01 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AND 84.42 FEET WEST OF THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 00°17'58" EAST A DISTANCE OF 1,488.05 FEET, ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 90.50 ACRES MORE OR LESS.

ADJUSTED PARCEL 2-D LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 9, THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8 OF TOWNSHIP 6 NORTH, RANGE 36 EAST, W.M. WALLA WALLA COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°17'58" WEST FOR A DISTANCE OF 1,060.36 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 9 TO A POINT ON A LINE THAT IS PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID PARALLEL LINE SOUTH 89°52'06" WEST A DISTANCE OF 84.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE BACK ALONG SAID PARALLEL LINE NORTH 89°52'06" EAST A DISTANCE OF 2,891.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00°14'48" WEST A DISTANCE OF 700.27 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 00°14'17" WEST A DISTANCE OF 732.38 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 89°45'43" WEST A DISTANCE OF 588.63 FEET; THENCE SOUTH 00°14'20" WEST A DISTANCE OF 728.10 FEET; THENCE NORTH 87°36'50" WEST A DISTANCE OF 865.85 FEET; THENCE SOUTH 00°14'16" WEST A DISTANCE OF 11.57 FEET; THENCE NORTH 78°58'45" WEST A DISTANCE OF 200.80 FEET; THENCE NORTH 89°57'49" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 80°53'45" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 83°46'49" WEST A DISTANCE OF 500.00 FEET; THENCE NORTH 02°46'49" WEST A DISTANCE OF 125.00 FEET; THENCE NORTH 83°42'45" WEST A DISTANCE OF 122.92 FEET; THENCE NORTH 00°17'58" EAST A DISTANCE OF 1,888.36 FEET, ALONG A LINE PARALLEL TO AND 84.42 FEET WEST OF THE WEST LINES OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SAID SECTION 9 TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SUBJECT ALSO TO A RESERVATION FOR A FUTURE PUBLIC ROAD ACROSS THE NORTHERLY 60.00 FT. OF THE ABOVE DESCRIBED PARCEL. RESERVATION FOR ROAD SUPERCEDED BY CREATION OF ROAD A SAID PROPERTY CONTAINS 120.85 ACRES MORE OR LESS.

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.

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 90.44.060, IF THE TOTAL AMOUNT WITHDRAWN FROM DOMESTIC USE EXCEEDS 5000 GALLONS PER DAY.

CROSS PROPERTY EASEMENT NOTE

PROPERTY SUBJECT TO EASEMENT TO MAINTAIN, USE, AND REPAIR WELL AND WATER SYSTEM PER DOCUMENT 2020-10069. ACTUAL LOCATIONS OF SYSTEMS NOT DEFINED BY DOCUMENT.

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.

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO COUNTY ORDINANCES 16.36.

LAUREN PRENTICE, DIRECTOR _____ DATE
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

TONY GARCIA MORALES, P.E. _____ DATE
COUNTY ENGINEER/PUBLIC WORKS DIRECTOR

ANDREW WAYCUMBER, _____ DATE
ENVIRONMENTAL HEALTH MANAGER

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____ AGAINST THE LAND SHOWN IN THIS FINAL PLAT HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE

APPROVED BY THE WALLA WALLA COUNTY COMMISSIONERS.

JENNIFER H. MAYBERRY, DIST. 1 COMMISSIONER _____ DATE

TODD L. KIMBALL, DIST. 2 COMMISSIONER _____ DATE

GREGORY A. TOMPKINS, DIST. 3 COMMISSIONER _____ DATE

PROPERTY OWNERS

THE VINES AT DOUBLEBACK, LLC.
P.O. BOX 519
WALLA WALLA, WA 99362
(509) 301-7035

SURVEYOR

PBS ENGINEERING AND ENVIRONMENTAL, INC.
ATTN: GREG E. FLOWERS
5 N. COLVILLE STREET
WALLA WALLA, WA 99362
(509) 942-1900

SITE INFORMATION

PARCEL #5: 360609210015 AND 360609230002
SITE AREA: 211.14 ACRES
SITE IMPROVEMENTS: AGRICULTURAL PRODUCTION
SEWAGE DISPOSAL: ON-SITE SEPTIC
SOURCE OF WATER: PRIVATE WELLS
ZONING: AGRICULTURAL AR-10

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, _____, AN AUTHORIZED REPRESENTATIVE OF THE VINES AT DOUBLEBACK LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER OF PARCEL 2-C AND PARCEL 2-D, DEPICTED HEREIN, 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 HEREIN AS PRIVATE, AND WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE LANDS DESCRIBED HEREIN.

REPRESENTATIVE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
BEFORE ME THIS _____ DAY
OF _____, 20____, APPEARED

_____, AN AUTHORIZED REPRESENTATIVE FOR THE VINES AT DOUBLEBACK, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____
FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____

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 JOSH MCDANIELS ON BEHALF OF THE VINES AT DOUBLEBACK.

GREG FLOWERS _____ PLS 19819

THE VINES AT DOUBLEBACK FINAL PLAT

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4 OF SECTION 8 AND IN THE W 1/2 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SUB21-013

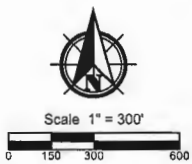
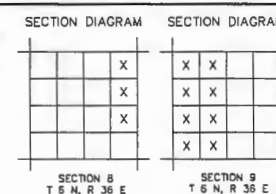
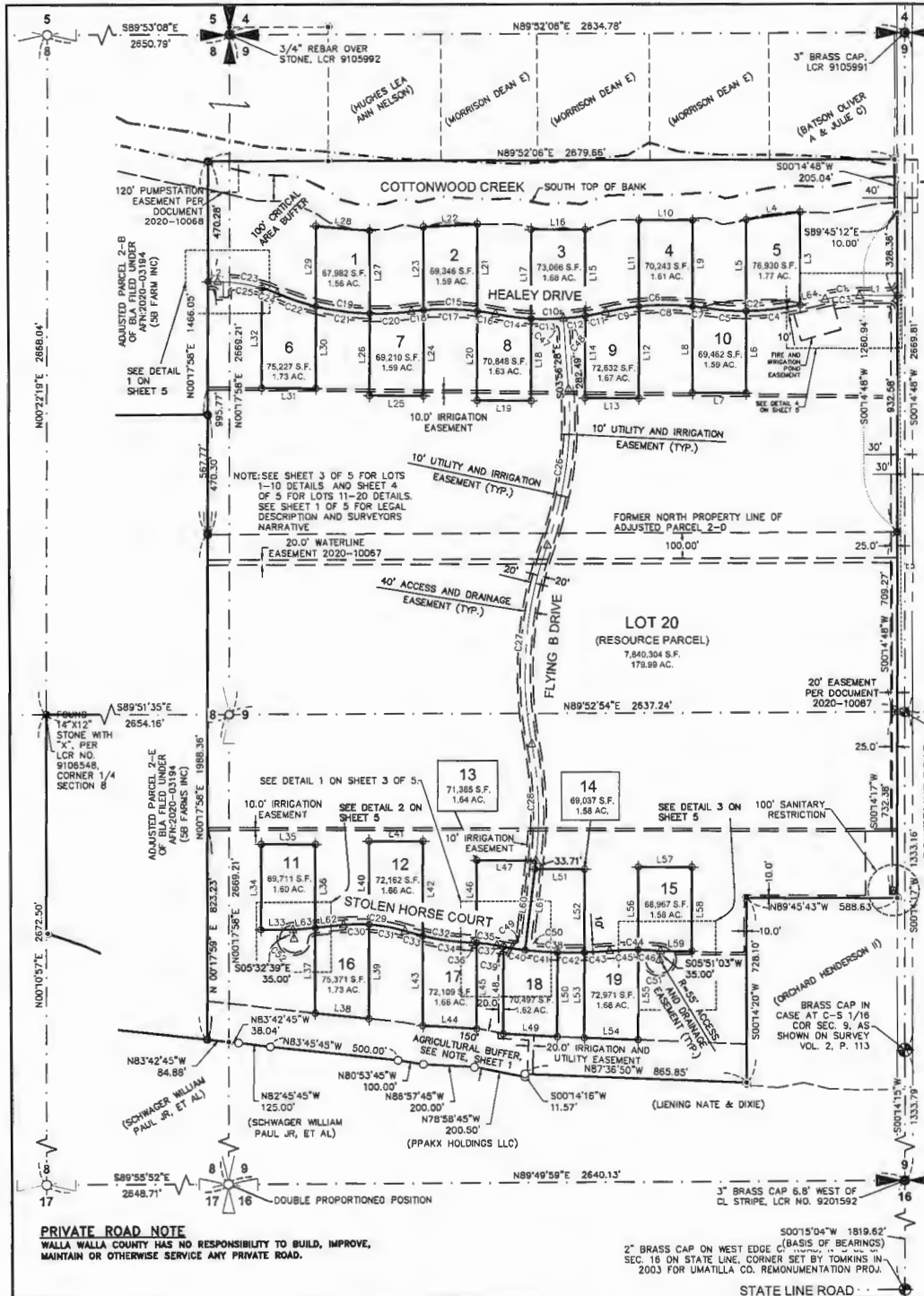
THE CLUSTER ACREAGE SHALL NOT BE USED MORE THAN ONCE FOR DETERMINING THE ALLOWABLE NUMBER OF UNITS. 211.14 ACRES WAS USED FOR DETERMINING THE PROPOSED NEW LOTS, ONE ADDITIONAL LOT MAY BE CREATED IN THE FUTURE.



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

CLIENT: DOUBLEBACK		PROJECT NO.: 87447	
SURVEYOR: GREG E. FLOWERS		DATE: 11/12/2021	
CALC BY: GEF	DRAWN BY: MWP	SCALE: N/A	
SECTION: 8/9	TOWNSHIP: 6 NORTH	RANGE: 36 EAST	
CITY: N/A	COUNTY: WALLA WALLA	SHEET 1 OF 5	





BASIS OF BEARINGS
S 00°15'04" W ALONG THE EAST LINE OF SECTION 16 OF TOWNSHIP 6 NORTH RANGE 36 EAST, W.M., AS SHOWN ON SURVEY VOLUME 7 AT PAGE 24, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°52'08"E	2834.78'
2	N 89°52'06"E	2679.65'
3	S 00°14'48"W	205.04'
4	S 89°45'12"E	10.00'
5	S 89°45'12"E	10.00'
6	S 89°45'12"E	10.00'
7	S 89°45'12"E	10.00'
8	S 89°45'12"E	10.00'
9	S 89°45'12"E	10.00'
10	S 89°45'12"E	10.00'
11	S 89°45'12"E	10.00'
12	S 89°45'12"E	10.00'
13	S 89°45'12"E	10.00'
14	S 89°45'12"E	10.00'
15	S 89°45'12"E	10.00'
16	S 89°45'12"E	10.00'
17	S 89°45'12"E	10.00'
18	S 89°45'12"E	10.00'
19	S 89°45'12"E	10.00'
20	S 89°45'12"E	10.00'
21	S 89°45'12"E	10.00'
22	S 89°45'12"E	10.00'
23	S 89°45'12"E	10.00'
24	S 89°45'12"E	10.00'
25	S 89°45'12"E	10.00'
26	S 89°45'12"E	10.00'
27	S 89°45'12"E	10.00'
28	S 89°45'12"E	10.00'
29	S 89°45'12"E	10.00'
30	S 89°45'12"E	10.00'
31	S 89°45'12"E	10.00'
32	S 89°45'12"E	10.00'
33	S 89°45'12"E	10.00'
34	S 89°45'12"E	10.00'
35	S 89°45'12"E	10.00'
36	S 89°45'12"E	10.00'
37	S 89°45'12"E	10.00'
38	S 89°45'12"E	10.00'
39	S 89°45'12"E	10.00'
40	S 89°45'12"E	10.00'
41	S 89°45'12"E	10.00'
42	S 89°45'12"E	10.00'
43	S 89°45'12"E	10.00'
44	S 89°45'12"E	10.00'
45	S 89°45'12"E	10.00'
46	S 89°45'12"E	10.00'
47	S 89°45'12"E	10.00'
48	S 89°45'12"E	10.00'
49	S 89°45'12"E	10.00'
50	S 89°45'12"E	10.00'
51	S 89°45'12"E	10.00'
52	S 89°45'12"E	10.00'
53	S 89°45'12"E	10.00'
54	S 89°45'12"E	10.00'
55	S 89°45'12"E	10.00'
56	S 89°45'12"E	10.00'
57	S 89°45'12"E	10.00'
58	S 89°45'12"E	10.00'
59	S 89°45'12"E	10.00'
60	S 89°45'12"E	10.00'
61	S 89°45'12"E	10.00'
62	S 89°45'12"E	10.00'
63	S 89°45'12"E	10.00'
64	S 89°45'12"E	10.00'
65	S 89°45'12"E	10.00'
66	S 89°45'12"E	10.00'
67	S 89°45'12"E	10.00'
68	S 89°45'12"E	10.00'
69	S 89°45'12"E	10.00'
70	S 89°45'12"E	10.00'
71	S 89°45'12"E	10.00'
72	S 89°45'12"E	10.00'
73	S 89°45'12"E	10.00'
74	S 89°45'12"E	10.00'
75	S 89°45'12"E	10.00'
76	S 89°45'12"E	10.00'
77	S 89°45'12"E	10.00'
78	S 89°45'12"E	10.00'
79	S 89°45'12"E	10.00'
80	S 89°45'12"E	10.00'
81	S 89°45'12"E	10.00'
82	S 89°45'12"E	10.00'
83	S 89°45'12"E	10.00'
84	S 89°45'12"E	10.00'
85	S 89°45'12"E	10.00'
86	S 89°45'12"E	10.00'
87	S 89°45'12"E	10.00'
88	S 89°45'12"E	10.00'
89	S 89°45'12"E	10.00'
90	S 89°45'12"E	10.00'
91	S 89°45'12"E	10.00'
92	S 89°45'12"E	10.00'
93	S 89°45'12"E	10.00'
94	S 89°45'12"E	10.00'
95	S 89°45'12"E	10.00'
96	S 89°45'12"E	10.00'
97	S 89°45'12"E	10.00'
98	S 89°45'12"E	10.00'
99	S 89°45'12"E	10.00'
100	S 89°45'12"E	10.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.61'	600.00'	12.46 39	N 83°45'33"E	133.53'
C2	372.37'	1000.00'	21.30 26	N 86°07'28"E	373.17'
C3	105.22'	800.00'	10.92 51	S 85°07'25"W	105.08'
C4	211.91'	1000.00'	12.08 30	N 83°28'28"E	211.51'
C5	163.46'	1000.00'	9.21 56	S 85°48'19"E	163.28'
C6	389.56'	1000.00'	22.20 35	S 87°42'21"W	389.50'
C7	47.48'	1000.00'	2.43 13	S 85°28'57"E	47.48'
C8	210.39'	1000.00'	12.03 16	S 86°57'12"E	210.00'
C9	132.09'	1000.00'	7.14 06	S 86°57'12"E	132.00'
C10	432.74'	1000.00'	24.47 38	S 88°55'53"E	432.37'
C11	81.64'	1000.00'	4.40 39	S 76°52'23"W	81.62'
C12	84.60'	1000.00'	4.50 49	S 76°52'23"W	84.57'
C13	126.09'	1000.00'	7.13 28	S 89°40'17"E	126.01'
C14	140.41'	1000.00'	8.02 41	S 82°41'39"E	140.29'
C15	330.14'	1000.00'	18.94 57	N 85°07'43"W	328.64'
C16	71.63'	1000.00'	4.36 19	N 83°42'23"W	71.63'
C17	210.41'	1000.00'	12.03 21	S 86°48'17"E	210.03'
C18	48.08'	1000.00'	2.45 17	S 83°47'24"W	48.07'
C19	613.34'	1000.00'	30.13 30	S 87°16'30"E	612.06'
C20	162.67'	1000.00'	8.19 13	S 87°04'22"W	162.49'
C21	212.22'	1000.00'	12.09 33	S 82°11'15"E	211.82'
C22	158.46'	1000.00'	8.04 44	S 71°14'07"E	158.29'
C23	237.41'	800.00'	22.40 17	S 78°21'53"E	235.87'
C24	63.28'	800.00'	6.02 35	N 70°03'02"W	63.25'
C25	174.13'	600.00'	16.37 42	S 81°23'11"E	173.52'
C26	522.22'	1500.00'	23.46 01	N 80°56'33"E	517.77'
C27	794.70'	1500.00'	30.21 18	S 84°38'54"W	785.43'
C28	460.84'	1500.00'	17.36 10	S 81°43'40"E	458.03'
C29	742.86'	600.00'	23.11 09	S 84°38'54"W	741.20'
C30	99.17'	600.00'	8.78 11	N 89°11'28"E	99.05'
C31	143.89'	600.00'	13.43 18	N 78°17'49"W	143.35'
C32	269.02'	1000.00'	15.25 40	S 80°04'02"E	268.49'
C33	71.50'	600.00'	4.66 08	S 74°24'14"E	71.58'
C34	197.67'	1000.00'	11.19 32	N 82°07'05"W	197.35'
C35	95.19'	600.00'	8.08 25	S 83°48'25"E	95.09'
C36	14.39'	600.00'	1.22 28	S 87°05'37"E	14.39'
C37	80.80'	576.80'	8.01 36	S 87°32'54"E	80.74'
C38	440.98'	1500.00'	16.50 39	N 87°06'13"W	438.40'
C39	25.32'	1500.00'	0.58 01	S 72°10'28"W	25.32'
C40	85.58'	1500.00'	3.16 08	N 81°17'31"W	85.57'
C41	125.76'	1000.00'	4.48 13	S 85°19'41"E	125.72'
C42	109.02'	1500.00'	4.09 41	N 89°44'08"W	109.00'
C43	99.31'	1500.00'	3.47 38	S 86°21'43"W	99.29'
C44	198.72'	1000.00'	11.23 09	N 89°50'31"W	198.39'
C45	111.12'	1000.00'	6.22 00	S 83°10'44"E	111.04'
C46	87.50'	1000.00'	5.01 09	N 86°39'31"W	87.57'
C47	45.69'	300.00'	8.71 14	S 47°34'35"E	45.40'
C48	10.00'	300.00'	0.17 14	S 47°34'35"E	10.00'
C49	48.16'	300.00'	3.15 34	S 53°03'43"W	48.15'
C50	48.16'	300.00'	3.15 34	S 38°54'52"E	48.15'
C51	247.03'	55.00'	23.72 09	S 44°31'18"W	247.00'
C52	248.42'	55.00'	23.95 09	S 45°27'44"E	248.37'

THE VINES AT DOUBLEBACK FINAL PLAT

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4 OF SECTION 8 AND IN THE W 1/2 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SUB 21-013

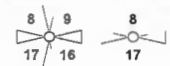
LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND IRON PIN STAMPED TOMKINS SURVEY OR AS NOTED
- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "PBS LS 19619" PER PENDING SURVEY FOR BLA
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- WELL
- BOUNDARY LINE ADJUSTMENT
- LINE / CURVE DATA, SEE TABLES
- LAND CORNER RECORD
- SQ. FT. / AC.
- (TYP.)
- EXIST.
- ESMT.
- SECTION OR SECTION SUB-DIVISION LINE
- EXISTING RIGHT-OF-WAY BOUNDARY
- EDGE OF BUFFER, AS NOTED
- PLAT BOUNDARY
- EASEMENT CENTERLINE
- LOT LINE
- ROAD EASEMENT
- UTILITY EASEMENT

FOUND SECTION MONUMENT

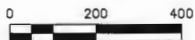


CALCULATED SECTION MONUMENT



PBS Engineering and Environmental Inc.
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Walla Walla, WA 99362
509.958.3026
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CLIENT: DOUBLEBACK	PROJECT NO.: 67447
SURVEYOR: GREG E. FLOWERS	DATE: 11/12/2021
CALC BY: GEF	DRAWN BY: MWP
SECTION: 8/9	TOWNSHIP: 6 NORTH
CITY: N/A	COUNTY: WALLA WALLA
	RANGE: 36 EAST
	SHEET 2 OF 8



LOT AREA TABLE		
1	67,982 SQUARE FEET	1.56 ACRES
2	69,346 SQUARE FEET	1.59 ACRES
3	73,066 SQUARE FEET	1.68 ACRES
4	70,243 SQUARE FEET	1.61 ACRES
5	76,930 SQUARE FEET	1.77 ACRES
6	75,227 SQUARE FEET	1.73 ACRES
7	69,210 SQUARE FEET	1.59 ACRES
8	70,848 SQUARE FEET	1.63 ACRES
9	72,632 SQUARE FEET	1.67 ACRES
10	69,462 SQUARE FEET	1.59 ACRES
20	17,840,304 SQUARE FEET	179.99 ACRES

THE VINES AT DOUBLEBACK FINAL PLAT

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4, THE NE 1/4
OF THE SE 1/4 OF SECTION 8 AND IN THE W 1/2 OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE
MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SUB21-013

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.81	500.00	12°46'33"	S 83°45'33" W	133.53
C2	375.37	1000.00	21°30'26"	S 88°07'26" E	373.17
C3	105.22	600.00	10°02'51"	N 85°07'27" E	105.08
C4	211.91	1000.00	12°08'30"	N 83°26'26" E	211.51
C5	163.46	1000.00	9°21'56"	S 85°48'19" E	163.28
C6	389.98	1000.00	22°20'36"	N 87°22'21" E	387.50
C7	47.48	1000.00	2°43'13"	S 82°28'57" E	47.48
C8	210.39	1000.00	12°03'16"	S 89°52'12" E	210.00
C9	132.09	1000.00	7°34'06"	N 80°19'07" E	132.00
C10	432.74	1000.00	24°47'38"	N 88°55'53" E	429.37
C11	81.64	1000.00	4°40'39"	S 78°52'23" W	81.62
C12	84.60	1000.00	4°50'49"	S 83°38'08" W	84.57
C13	126.09	1000.00	7°13'28"	N 89°40'17" E	126.01
C14	140.41	1000.00	8°02'41"	S 82°41'39" E	140.29
C15	330.14	1000.00	18°54'57"	S 88°07'47" E	328.64
C16	71.65	1000.00	4°06'19"	N 80°43'27" W	71.63
C17	210.41	1000.00	12°03'21"	S 88°48'17" E	210.03
C18	48.08	1000.00	2°45'17"	S 83°47'24" W	48.07
C19	533.34	1000.00	30°33'30"	S 82°18'30" E	527.05
C20	162.67	1000.00	9°19'13"	S 87°04'22" W	162.49
C21	212.22	1000.00	12°09'33"	S 82°11'15" E	211.62
C22	158.45	1000.00	9°04'44"	S 71°34'07" E	158.29
C23	237.41	600.00	22°40'17"	S 78°21'53" E	235.87
C24	63.28	600.00	6°02'35"	N 70°03'02" W	63.25
C25	174.13	600.00	16°37'42"	S 81°23'11" E	173.52
C26	622.22	1500.00	23°46'01"	N 07°58'33" E	617.77
C27	794.70	1500.00	30°21'18"	S 04°38'54" W	785.43
C47	45.69	30.00	87°16'14"	S 47°34'35" E	41.40
C48	45.69	30.00	87°16'14"	S 39°41'39" W	41.40

LEGEND & ABBREVIATIONS

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND IRON PIN STAMPED TOMKINS SURVEY OR AS NOTED
- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "PBS LS 19619" PER SURVEY BK 13, PG 194, AFN 2020-03194.
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- WELL
- BOUNDARY LINE ADJUSTMENT
- LINE / CURVE DATA, SEE TABLES
| LCR | LAND CORNER RECORD |
| S.F./A.C. | SQUARE FEET / ACRES |
| (TYP.) | TYPICAL |
| EXST. | EXISTING |
| ESMT. | EASEMENT |
| --- | SECTION OR SECTION SUB-DIVISION LINE |
| --- | EXISTING RIGHT-OF-WAY BOUNDARY |
| --- | EDGE OF BUFFER, AS NOTED |
| --- | PLAT BOUNDARY |
| --- | EASEMENT CENTERLINE |
| --- | LOT LINE |
| --- | EASEMENT |
| --- | 50 FOOT AGRICULTURE BUFFER |



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°51'07" W	148.58
L2	N89°42'02" W	38.30
L3	N00°17'58" E	356.28
L4	S81°22'14" W	212.53
L5	S00°17'58" W	358.85
L6	S00°17'58" W	325.00
L7	N89°42'02" W	210.00
L8	N00°17'58" E	342.06
L9	N00°17'58" E	337.87
L10	N89°42'02" W	210.00
L11	S00°17'58" W	338.49
L12	S00°17'58" W	364.05
L13	N89°42'02" W	210.00
L14	N00°17'58" E	325.00
L15	N00°17'58" E	338.63
L16	N89°42'02" W	210.00
L17	S00°17'58" W	349.83
L18	S00°17'58" W	325.00
L19	N89°42'02" W	210.00
L20	N00°17'58" E	353.29
L21	N00°17'58" E	341.62
L22	S86°58'20" W	210.35
L23	S00°17'58" W	326.19
L24	S00°17'58" W	339.60
L25	N89°42'02" W	210.00
L26	N00°17'58" E	325.00
L27	N00°17'58" E	325.00
L28	N84°54'59" W	210.73
L29	S00°17'58" W	314.86
L30	S00°17'58" W	325.00
L31	N89°42'02" W	210.00
L32	N00°17'58" E	395.53
L64	S77°22'14" W	101.40



PBS Engineering and
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Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: DOUBLEBACK	PROJECT NO.: 67447
SURVEYOR: GREG E. FLOWERS	DATE: 11/12/2021
CALC BY: GEF	DRAWN BY: MWP
SECTION: 8/9	TOWNSHIP: 6 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
RANGE: 36 EAST	SHEET 3 OF 5

LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4, THE NE 1/4
OF THE SE 1/4 OF SECTION 8 AND IN THE W 1/2 OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE
MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SUB21-013



0 200 400

+	FOUND SURVEY MONUMENT AS DESCRIBED
●	FOUND IRON PIN STAMPED TOMKINS SURVEY OR AS NOTED
●	FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "P93 L3 19619" PER PENDING SURVEY FOR BLA
⊕	SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02260"
△	SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
○	CALCULATED POINT ONLY, NOT FOUND OR SET
⊗	WELL
BLA	BOUNDARY LINE ADJUSTMENT
LN# / C#	LINE / CURVE DATA, SEE TABLES
LOR	LAND CORNER RECORD
S.F. / AC.	SQUARE FEET / ACRES
(TYP.)	TYPICAL
EXST.	EXISTING
ESMT.	EASEMENT
—	SECTION OR SECTION SUB-DIVISION LINE
—	EXISTING RIGHT-OF-WAY BOUNDARY
—	EDGE OF BUFFER, AS NOTED
—	PLAT BOUNDARY
—	PROPOSED EASEMENT CENTERLINE
—	PROPOSED LOT LINE
—	PROPOSED EASEMENT
---	50 FOOT AGRICULTURE BUFFER

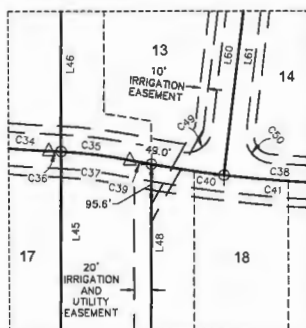
LOT AREA TABLE			
11	69.711	SQUARE FEET	1.60 ACRES
12	72.162	SQUARE FEET	1.66 ACRES
13	71.365	SQUARE FEET	1.64 ACRES
14	69.037	SQUARE FEET	1.58 ACRES
15	68.967	SQUARE FEET	1.58 ACRES
16	75.371	SQUARE FEET	1.73 ACRES
17	72.109	SQUARE FEET	1.66 ACRES
18	70.497	SQUARE FEET	1.62 ACRES
19	72.971	SQUARE FEET	1.68 ACRES
20	7,840.304	SQUARE FEET	179.99 ACRES



LINE TABLE		
LINE	BEARING	DISTANCE
33	N89°42'02" W	124.73
34	N00°01'58" W	338.54
35	S89°42'02" E	210.00
36	S00°01'58" W	325.00
37	S00°01'58" W	338.54
38	S83°45'45" E	211.13
39	N00°01'58" W	338.54
40	N00°01'58" W	325.00
41	S89°42'02" E	210.00
42	S00°01'58" W	369.97
43	S00°01'58" W	354.44
44	S86°27'01" E	210.34
45	N00°01'58" W	338.54
46	N00°01'58" W	325.00
47	S89°42'02" E	231.40
48	S00°01'58" W	343.48
49	S86°33'29" E	210.32
50	N00°01'58" W	332.91
51	N00°01'58" W	338.54
52	S00°01'58" W	327.58
53	S00°01'58" W	330.30
54	S87°36'50" E	210.14
55	N00°01'58" W	356.41
56	N00°01'58" W	338.54
57	S89°42'02" E	210.00
58	S00°01'58" W	329.65
59	N89°42'02" W	122.55
60	N 07°04'25" E	354.01
61	N 07°04'25" E	320.30
62	N 07°04'25" E	320.30
63	S 84°22'12" W	85.71

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C28	460.84	1500.00	1738.01	S 01°43'40" E	459.03	
C29	242.86'	600.00	2311.29	S 83°56'58" E	241.20	
C30	99.17'	600.00	928.11	N 89°11'28" E	99.05	
C31	143.69	1000.00	1333.33	W 12°42'49" W	143.69	
C32	242.86'	1000.00	1025.40	N 80°04'26" E	265.45	
C33	71.60'	1000.00	408.08	S 74°24'14" E	71.58	
C34	197.67'	1000.00	1119.32	S 82°07'05" E	197.35	
C35	95.19	600.00	905.25	S 83°40'48" E	95.09	
C36	80.80	600.00	727.29	S 82°52'28" E	80.80	
C37	80.80	576.80	801.58	N 82°32'54" W	80.74	
C38	440.98'	1500.00	1630.39	N 87°06'45" W	439.40	
C39	25.32	1500.00	958.01	S 79°10'28" E	25.32	
C40	84.80	1000.00	976.08	N 81°17'48" W	84.80	
C41	75.76'	1500.00	448.13	S 88°19'41" E	75.72	
C42	105.02'	1500.00	1490.41	N 89°44'08" W	105.00	
C43	99.31	1500.00	347.36	S 86°21'43" W	99.29	
C44	198.72	1000.00	1123.09	S 89°50'31" W	198.69	
C45	111.12'	1000.00	622.00	N 88°58'53" E	111.09	
C46	87.80	1000.00	501.09	N 86°39'31" W	87.57	
C47	48.16	30.00	9158.34	S 53°03'42" W	43.15'	
C50	48.16	30.00	9158.34	S 36°54'42" E	43.15'	
C51	247.03'	55.00	25720.29	S 44°31'58" E	85.38'	
C52	249.42'	55.00	25720.29	S 52°27'44" E	86.38'	

DETAIL 1
SCALE: 1" = 100'



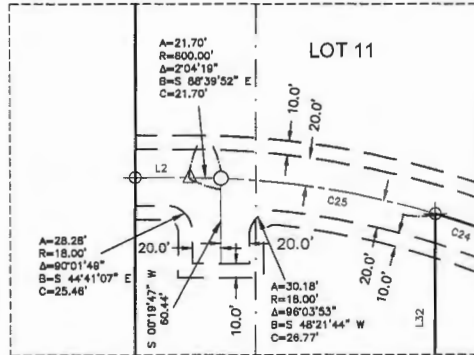
PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.858.3026
pbsusa.com

CLIENT: DOUBLEBACK		PROJECT NO.: 67447
SURVEYOR: GREG E. FLOWERS		DATE: 11/12/2021
CALC BY: GEF	DRAWN BY: MWP	SCALE: 1" = 200'
SECTION: 8/9	TOWNSHIP: 6 NORTH	RANGE: 36 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>4</u> OF <u>4</u>

DETAIL 1

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	83.28	600.00	6°02'35"	N 70°03'02" W	163.25
C25	174.13	600.00	16°37'42"	S 81°23'11" E	173.52

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N89°42'02" W	38.30'
L32	N00°17'58" E	395.53'



LEGEND

- ⊕ SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- △ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- PLAT BOUNDARY
- - - EASEMENT CENTERLINE
- - - EASEMENT
- - - DETAIL BORDER

DETAIL 2

THE VINES AT DOUBLEBACK FINAL PLAT

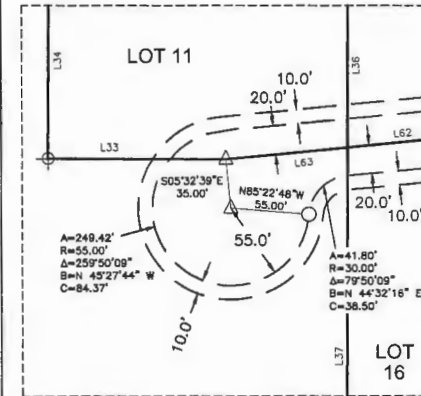
LOCATED IN A PORTION OF THE E 1/2 OF THE NE 1/4, THE NE 1/4 OF THE SE 1/4 OF SECTION 8 AND IN THE W 1/2 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SUB21-013

LINE TABLE

LINE	BEARING	DISTANCE
L33	N89°42'02" W	124.73'
L34	N00°17'58" E	333.73'
L36	S00°17'58" W	135.00'
L37	S00°17'58" W	338.54'
L62	S 84°27'21" W	111.54'
L63	S 84°27'21" W	85.71'

LEGEND

- ⊕ SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- △ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- PLAT BOUNDARY
- - - EASEMENT CENTERLINE
- - - EASEMENT
- - - DETAIL BORDER

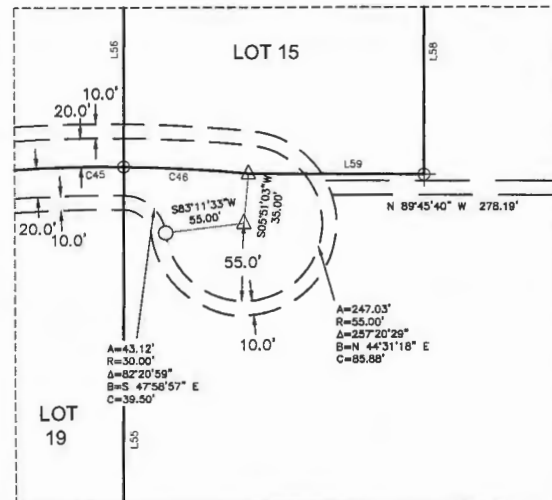


DETAIL 3

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C45	111.12	1000.00	6°22'00"	N 87°38'55" E	111.06
C46	87.60	1000.00	5°01'09"	N 86°39'31" W	87.57

LINE TABLE

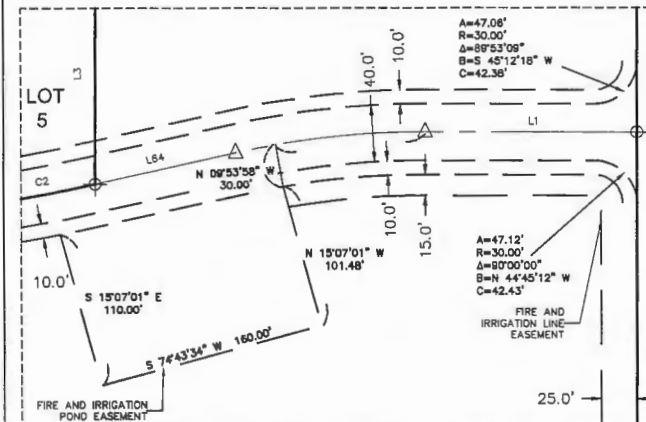
LINE	BEARING	DISTANCE
L55	N00°17'58" E	356.41'
L56	N00°17'58" E	325.00'
L58	S00°17'58" W	329.65'
L59	N89°42'02" W	122.55'



LEGEND

- ⊕ SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- △ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- PLAT BOUNDARY
- - - EASEMENT CENTERLINE
- - - EASEMENT
- - - DETAIL BORDER

DETAIL 4



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.81	600.00	12°48'39"	S 83°45'33" W	133.53'
C2	375.37	1000.00	21°30'26"	S 88°07'26" E	373.17'
C3	105.22	600.00	10°02'51"	N 85°07'27" E	105.08'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°51'07" W	148.58'
L3	N00°17'58" E	366.28'
L64	S77°22'14" W	101.40'

LEGEND

- ⊕ SET 5/8" REBAR WITH YELLOW CAP STAMPED "WA 19619, OR 02820"
- △ SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "WA 19619"
- CALCULATED POINT ONLY, NOT FOUND OR SET
- PLAT BOUNDARY
- - - EASEMENT CENTERLINE
- - - EASEMENT
- - - DETAIL BORDER



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Walla Walla, WA 99362
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CLIENT: DOUBLEBACK		PROJECT NO.: 67447	
SURVEYOR: GREG E. FLOWERS		DATE: 11/12/2021	
CALC BY: GEF	DRAWN BY: MWP	SCALE: 1" = 80'	
SECTION: 8/9	TOWNSHIP: 6 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 5 OF 5	



Walla Walla County Community Development Department

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

File No. SUB20-003
CAP20-014

NOTICE OF DECISION

Date of Notice: 1/21/2021
Date of Decision: 1/15/2021
Applicant: THE VINES AT DOUBLEBACK, LLC
Type of Application: SUBDIVISION
File Number: SUB20-003

Enclosed is the Hearing Examiner's decision for applications SUB20-003 and CAP20-014.

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 **02/01/2021**. 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 by appointment or we can provide electronic copies. Please contact the CDD at the phone number above regarding the project documents.

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



Lauren Prentice, Director
Walla Walla County Community Development Department

Enc. SUB20-003, CAP20-014 Findings, Conclusions and Decision



Walla Walla County Hearing Examiner

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362

BEFORE THE HEARING EXAMINER FOR WALLA WALLA COUNTY

FINDINGS, CONCLUSIONS AND DECISION APPROVING

PRELIMINARY PLAT APPLICATION FOR THE VINES AT DOUBLEBACK (20-LOT CLUSTER SUBDIVISION)

FILE NUMBER:	SUB 20-003
OWNER/APPLICANT:	The Vines at Doubleback LLC, c/o Josh McDaniels
SURVEYOR:	PBS Engineering and Environmental
TYPE OF APPLICATION:	Preliminary Subdivision – 20-lot cluster development of 211+ acres in unincorporated Walla Walla County. The proposed subdivision contains 19 residential lots which would be located off of Powerline Road on three new private roads; the remaining 179 acres would be preserved in a designated resource parcel. The entire project is in the County’s Agriculture Residential 10-acre (AR-10) zoning district.
LOCATION/TAX PARCELS:	The 211+ acre project site includes 4 (four) adjoining tax parcels, APNs 360605410015, 3608130001, 360609210015, 360609230000, west of Powerline Road and south of Cottonwood Creek, in unincorporated Walla Walla County.
STAFF RECOMMENDATION:	Approval.
SUMMARY OF DECISION:	APPROVED, subject to conditions
DATE OF DECISION:	January 15, 2021

I. CONTENTS OF RECORD.

Exhibits:

1. Community Development Department Staff Report and Recommendation (of APPROVAL) to the Hearing Examiner regarding The Vines at Doubleback Subdivision Preliminary Plat Application File No. SUB20-003, prepared by Lauren Prentice, CD Dept. Director, dated December 14, 2020 [hereinafter referenced as the "*Staff Report*";
2. Preliminary Subdivision application (SUB20-003) dated June 15, 2020;
3. Preliminary Plat Map dated May 27, 2020;
4. Geotechnical Engineering Report dated January 10, 2020;
5. Preliminary Private Road Maintenance Covenant;
6. Storm Drainage Report dated January 16, 2020;
7. Title Report issued May 21, 2020;
8. Trip Generation Report dated June 5, 2020;
9. Environmental Checklist (SEPA20-006), dated June 11, 2020;
10. Critical Areas Permit application (CAP20-014) dated July 17, 2020;
11. Notice of Application ODNs and publishing and mailing affidavits;
12. SEPA Determination of Non-Significance dated November 27, 2020;
13. Notice of Public Hearing and publishing and mailing affidavits;
14. Email from CTUIR dated November 30, 2020;
15. Letter from Department of Ecology dated December 10, 2020; and
16. Letter from Department of Archaeology and Historic Preservation dated December 2, 2020

Testimony/Comments: The following persons participated in the open-record hearing held on December 14, 2020, and provided testimony under oath as part of the record:

1. Lauren Prentice, Director of the Walla Walla County Community Development Department;
2. Josh McDaniels, designated applicant representative;
3. Jason Maddox, with PBS engineering, the applicant's engineering and survey firm;
4. Julie Batson, local resident, offered question addressed by applicant team; and
5. Scott Byerley, selling/sold property addressed in the application to applicants, supports project.

No one offered written comments or testimony at the public hearing opposing the pending application.

II. SUMMARY OF PROCEEDINGS.

The applicant, The Vines at Doubleback LLC, seeks approval of a development project known as *The Vines at Doubleback Preliminary Plat*, a 20-lot subdivision of a 211+ acre site, with 19 single-family residential lots and a 179-acre lot to be preserved as a designated resource parcel, generally designed to comply with County cluster development requirements found in Chapter 17.31 WWCC, the only type of land division permitted in the County's Agriculture Residential 10-acre (AR-10) zoning district, where the project is located. (*See WWCC 17.31.020(C)*).

The County's SEPA Responsible Official issued a final SEPA Determination of Non-Significance (DNS) for the project on November 27, 2020. (*Ex. 12*). No one appealed the SEPA DNS issued for the project within the time period provided by law or otherwise.

III. APPLICABLE LAW.

Jurisdiction.

Under WWCC 2.50.070(A)(1) and (B), the Hearing Examiner is granted jurisdiction and authority to conduct public hearings and issue final decisions for preliminary subdivision applications. The hearing examiner's decision shall be based upon the policies of the comprehensive planning documents of the county, the standards set forth in the various development regulations of the county or any other applicable program adopted by the board of county commissioners. When addressing a preliminary subdivision, the hearing examiner may grant or deny the application, or may attach reasonable conditions, modifications and restrictions found necessary to make the project compatible with its location and to carry out the goals and policies of the applicable comprehensive plan, or other applicable plans or programs adopted by the board of county commissioners. *WWCC 2.50.070(C)*.

Approval Criteria for Preliminary Plat (also known as a preliminary subdivision).

As provided in WWCC 16.14.030, decisions on applications for a preliminary subdivision or preliminary short subdivision shall be based on a determination as to whether:

- A. The proposed subdivision of land complies with the applicable codes, plans and policies in Chapter 16.04.050 or their successors; and
- B. The proposed lots are served with adequate means of access, fire protection, water supplies and means of sanitary sewage disposal; and
- C. The proposed division of land provides adequate measures for the control of drainage and stormwater; and
- D. The public health, safety and general welfare will be served by permitting the proposed division of the land.

WWCC 16.14.050, referenced above, reads as follows:

Applications shall be approved, approved with conditions or denied based on a determination that the application complies with the following adopted county and state rules, regulations, plans and policies, including, but not limited to:

- A. RCW 43.21C SEPA;
- B. RCW 58.09 Survey— Recording;

- C. RCW 58.17 Subdivisions;
- D. RCW 36.70A Growth Management;
- E. RCW 36.70B Local Project Review;
- F. WWCC Title 11 Stormwater;
- G. WWCC Title 12 Streets, Sidewalks, and Public Places;
- H. WWCC Title 17 Zoning;
- I. WWCC Title 18 Environment;
- J. Walla Walla County Shoreline Master Program;
- K. Walla Walla County board of public health rules and regulations;
- L. Walla Walla County Comprehensive Plan; and
- M. This title.

As required by state law, the County's preliminary plat approval criteria is substantially similar to state subdivision mandates found in RCW 58.17.110(2), which reads as follows:

"A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

Burden of Proof.

As explained in WWCC 14.03.010, applicants for project approvals bear the burden of proof of showing compliance with all applicable standards in the Walla Walla County Code.

IV. ISSUE PRESENTED.

Whether sufficient evidence demonstrates that the applicant has met its burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes, subject to conditions of approval.

V. FINDINGS OF FACT.

1. Upon consideration of all the evidence, testimony, codes, policies, regulations, and other information contained in the file, the undersigned issues the following findings, conclusions and Decision approving The Vines at Doubleback preliminary plat, subject to conditions, as set forth below.
2. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such, including without limitation the summary of proceedings provided above.
3. The Staff Report and Recommendation of Approval, shared with the Examiner in the week before the hearing, (*the "Staff Report", Ex. 1*), includes a number of findings and conditions suggesting how the underlying plat application satisfies provisions of applicable law, is consistent with the county's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines. For reasons explained below, with additional conditions necessary to ensure compliance with applicable County requirements, the Examiner finds that the proposal can be approved.

Summary of Public Hearing.

4. Given the ongoing Covid-19 public health emergency and associated directives and proclamations issued by state and local officials, the public hearing for this matter was conducted on December 14, 2020, using an electronic audio-video communication portal coordinated by County staff, with call-in numbers and participation methods explained in public notices issued and posted on the county's website. Since the public hearing, no one submitted any additional written public comments regarding this matter, and, as of the date of this Decision, the Examiner has not been advised of any requests to submit additional public comments. Accordingly, the Examiner is satisfied that the public has had a full and fair opportunity to participate in this hearing process, including ample time to review the Staff Report, public notices, and application materials, all available on the County's website for several weeks since the hearing. The additional time provided is an appropriate way to ensure that public comment has not been stifled by any real or perceived difficulties presented by the public health emergency situation and its impact on regular office hours and the like. In any event, the record includes thoughtful analysis by Staff, specific questions and concerns expressed by neighboring property owners, and hearing testimony offered by applicant representatives in response to written comments. The record for this matter is sufficient to fully inform the decision maker and is hereby closed. This Decision is now in order.

5. The County's Community Development Department Director, Ms. Prentice, testified at the public hearing to provide a summary of the County's staff review process for the proposed preliminary plat application and staff's recommendation of approval, subject to certain conditions of approval. She explained that the proposal is for a clustered development, which is the only type of residential development allowed in the zone where the property is located. She explained that the project is laid out so development work will not occur in any areas where critical area buffers would apply, so no critical areas report was required for review and analysis; that Public Works and County Health staff had no objections or special conditions to apply to the application; that DAHP and local Tribal officials submitted comments that can be addressed using a condition of approval requiring a cultural resources survey prior to land disturbance activities; and that no one appealed the SEPA DNS issued for the applicant's project.
6. Mr. McDaniels and Mr. Maddox both offered testimony for the applicant. Mr. Maddox requested a variance from code requirements that mandate 50-foot of buffer space from any resource parcel created in a cluster development to any dwelling in the cluster development. *(See Staff Report, at page 6, re: "Buffers"; and WWCC 17.31.060(Q), which also requires that "All required buffers between the resource parcel and the smaller development parcels shall be provided within the new lots, and shall not encumber the resource parcel".* Such request, made for the first time during the public hearing, must be denied. County codes do not authorize the Hearing Examiner to grant a variance request that does not comply with Chapter 17.44 WWCC. The applicant failed to submit a formal variance application, so it cannot be considered as part of this preliminary plat application.
7. Just as significantly, the Examiner finds and concludes that the unusual design for this plat application, where lots have been designed with resource land areas lying between most if not all lots, in a "saw-tooth" fashion, amplifies the importance of maintaining and fully enforcing the 50-foot of buffer space between any dwelling and the corresponding lot boundary with the resource parcel. *(See Ex. 3, Preliminary Plat design).* Reducing such buffers would not be consistent with Comprehensive Plan policies and goals intended to preserve the viability of agricultural lands and uses in the AR-10 zone. *(See Staff Report, analysis on pages 4 and 5; Comp. Plan Policies RL-2, RL-47, Goals RL-1, RL-21).*
8. As noted at the public hearing, an administrative variance might be available for some structures on new lots, but not an actual "dwelling" itself. *(Testimony of Ms. Prentice; Compare WWCC 17.31.060(Q) re: dwellings, which does not include any language authorizing a potential administrative variance, and WWCC 17.31.060(R) re: possible administrative variance regarding setbacks for other structures).*
9. Ms. Batson raised a question of personal interest to her, as a nearby property owner, that was addressed by the applicant representatives. She did not oppose the pending application or

offer any testimony or concerns that would serve as a basis for additional conditions or denial.

10. Mr. Maddox also sought to clarify comments regarding studies that needed to occur before earthwork will commence on the site. A condition of approval is included explaining that a cultural resources survey and report must be completed before any ground disturbance activities commence, and that the applicant must comply with any recommendations included in such report.

Site Visit.

11. The Examiner has visited the area where the applicant's property is located on numerous occasions, in all four seasons, over the years, including surrounding wineries, roads, and properties. Since the hearing, the Examiner reviewed online maps and aerial images of the project site. Accordingly, the Examiner is familiar with and adequately informed to assess conditions discussed in the application materials and the hearing record.

Summary of staff review.

12. *Critical Areas/Shoreline regulations:* The Staff Report credibly explains that no significant impacts are expected to occur with respect to critical areas as a result of this proposal since no development is proposed within any designated critical areas, shorelines, or associated buffers. All residential lots will be located more than 100 feet from Cottonwood Creek. The Geotechnical Report (*Ex. 4*) provides conclusions that show how the site is not a seismic hazard area. (*Staff Report, pages 2 and 3*).
13. WWCC 18.08.015(C) provides that the county shall not approve any permit, including a preliminary subdivision, or otherwise issue any authorization to alter the condition of any land, water, or vegetation, or to construct or alter any structure or improvement in, over, or on a critical area or associated buffer, without first ensuring compliance with the requirements of WWCC Ch. 18.08, the County's Critical Areas regulations. Figure 1 of WWCC 18.08.015 explains how review for compliance with county critical areas regulations is incorporated into the application process for an underlying permit, which is in this matter the requested preliminary plat approval. While express authority exists for the Examiner to impose conditions as needed to protect or mitigate potential impacts on critical areas, or shorelines, the proposed subdivision has been designed in a manner to avoid such impacts, so no special critical area or shoreline protection conditions are necessary.
14. Based on the record, including the application materials, particularly the proposed plat design and the Geotech report prepared for the site, the preliminary plat approved by this decision fully-integrates all applicable critical areas considerations associated with this project, which the Examiner finds and concludes will be consistent with WWCC

18.08.060(B), which provides in relevant part: “[i]f a project requires another permitting action by the county that requires a public hearing, consideration of critical areas will be integrated with the underlying permitting process”.

15. *Access:* As shown on the proposed plat map, access to the nineteen residential lots will be via three new private roads that connect with Powerline Road.
16. *Neighborhood Characteristics:* The site is surrounded by agricultural and rural residential uses.
17. *Traffic Impacts:* This proposal is expected to result in additional traffic from nineteen additional dwelling units when fully developed. The applicant submitted a traffic analysis prepared by PBS engineering. Public Works staff reviewed the applicants materials and did not recommend any special conditions. (*Testimony of Ms. Prentice*). Conditions of approval require compliance with County regulations regarding private roads, among other things
18. *Cultural Resources:* Application materials were distributed to DAHP and regional tribes. Written comments from DAHP and CTUIR recommend that a survey of the site should occur prior to development. A condition of approval is included for this project, requiring a cultural resource survey and report on portions of the property where ground disturbance work will occur, and compliance with any recommendations included in such report. (*See Condition of Approval No. 8*).
19. *Stormwater:* The proposal will have to comply with the County’s stormwater regulations and retain all stormwater on site (WWCC Title 11). The Public Works Department did not submit any specific comments about stormwater but will review storm drainage plans prior to construction of any improvements.
20. *Wastewater Disposal:* On-site septic systems will be designed to serve the proposal. Application materials were sent to the Walla Walla County Environmental Health Department, which did not submit comments or raise objections to the proposal.
21. *Water:* The nineteen residential lots will use individual wells as a source of potable water. An existing irrigation well will be used for irrigation on the resource parcel, identified as Lot 20.
22. *Fire Protection.* Staff provided notice of this application to the County’s Fire Marshall and the Walla Walla County Fire District No. 4. No comments or concerns were submitted by the fire district or Walla Walla County’s Building Official/Fire Marshal. (*Staff Report, page 5*).

23. **Comprehensive Plan.** As required by WWCC 16.04.050, the proposed plat is consistent with the Walla Walla County Comprehensive Plan, including without limitation the following goals and policies:

Goal RL-1 *In rural areas consider both human uses and the natural environment by encouraging rural development that maintains the rural character of the land and supports natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.*

Finding: The proposed development meets the requirements and intent of WWCC Chapter 17.31 by preserving land for long term farming activities. Any adjustments made to lot boundaries before final plat approval must be consistent with County policies and regulations intended to preserve the viability of designated agricultural resource lands. "Orphan" fingers of agricultural resource land that are too narrow, remote, or difficult to maintain given their configuration within the plat, should not be approved. Viable is defined to mean: "capable of working [or] functioning"; "capable of existence and development as an independent unit"; "having a reasonable chance of succeeding"; or "financially sustainable". (Merriam-Webster Dictionary). The final plat design and lot configurations shall not include segments of the "resource parcel" that are too small to be economically viable.

Policy RL-2 *Allow limited new development that is consistent with the current rural character of the County.*

Finding: The subdivision is somewhat similar to other subdivisions that have been approved in the Agriculture Residential 10-acre (AR-10) zoning district, except that the "sawtooth" design pattern for residential lots, leaving segments of the consolidated "resource parcel" in strips between lots, emphasizes the need for any lot configuration adjustments to demonstrate that fingers of agricultural resource land are, in fact, viable for agricultural uses/purposes. Cluster subdivisions are required in the AR-10 zone.

Policy RL-3 *Limit the amount of development in rural areas through density requirements that protect and maintain the existing rural character, natural resource lands, open space, critical areas, and that manage traffic volumes.*

Finding: The proposed subdivision's density is based on one lot per ten acres, and the applicant is not being allowed a higher density than what the code permits. The proposed development is not impacting or encumbering any adjacent critical areas. Possible traffic impacts have been reviewed by the public works department and have not been determined to be significant.

Goal RL 21 *Protect and conserve long-term, commercially viable forest, agricultural and mineral natural resource lands.*

Finding: As proposed, the development is in general compliance with WWCC Chapter 17.31, which requires the protection of agricultural resource lands. As noted above, any lot configuration changes made before final plat approval must ensure that areas included in the agricultural resource parcel (Lot 20) are, in fact, viable for agricultural uses and purposes.

Policy RL-47 *Allow residential uses near agricultural lands and designated mineral resource lands to be developed only in a manner that minimizes conflicts and discourages the unnecessary conversion of resource land.*

Finding: As proposed, the preliminary plat is designed and conditioned to provide the minimum buffer space between residential uses and agricultural uses. WWCC 17.31.060(Q) mandates a 50-foot buffer space from any resource parcel created in a cluster development to any dwelling in the cluster development. (See Staff Report, at page 6, re: "Buffers"; and WWCC 17.31.060(Q), which also requires that "All required buffers between the resource parcel and the smaller development parcels shall be provided within the new lots, and shall not encumber the resource parcel".

24. The Comprehensive Plan definition of the “Agriculture Residential” land use designation reads as follows:

“All lands designated as Agricultural Residential lands are lands of long-term commercial significance. This land use designation is intended for areas that are currently in agricultural use, that are located adjacent to existing rural lands, rural activity centers, and urban growth areas. Typically, these areas are in smaller land ownerships with higher density residential development than in other agricultural areas of the County. This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas will be allowed. A limited amount of commercial-tourism activity will be allowed in this district, while limited commercial businesses that support agriculture will be allowed outright, with those uses having a high nuisance value, safety issues, or environmental implications allowed only by conditional use permit. Large-scale natural resource-processing industry is not considered a compatible use, except on a limited basis. The allowed density in this designation is one dwelling unit per 10 acres.

Outside of those lands designated by the Resource Lands Committee as agriculture lands of primary significance or unique lands, as shown on Maps RL-9 and RL-10, land divisions that comply with the minimum lot size of 10 acres will be allowed, provided that adequate provision of public facilities, utilities, and services such as water, wastewater disposal and access to public roads is available concurrent with the final approval of the short plat. The maximum number of lots will continue to be determined at the rate of one unit per ten acres.

Cluster developments that seek to preserve large tracts of resource land while still allowing residential development on smaller lot sizes are the preferred method of residential land development, provided the overall density of development does not exceed one dwelling unit per 10 acres. All cluster developments shall be implemented by development regulations that address the minimum provisions identified in the goals and policies of this sub-element to ensure the resource use is preserved and protected through the development process.” *(emphasis added)*.

25. As explained in the Staff Report, the entire project is located in County’s Agriculture Residential 10-acre (AR-10) zoning district.
26. Based on the record, particularly the Staff Report, the application materials, and the proposed cluster development reflected in the plat design, the Examiner finds and concludes that the applicant’s project qualifies as the “preferred method of residential land development” in an area designated as Agricultural Residential land, where this project is located. Again, any adjustments to residential lot configurations before final plat approval must ensure that all areas included in the agricultural resource parcel (Lot 20) are, in fact, viable for agricultural uses and purposes. *(See previous findings, particularly underlined portions of Finding No. 23).* An additional condition of approval has been added to ensure compliance with relevant County policies and development regulations intended to protect and conserve long-term agricultural lands. *(See Condition of Approval No. 9).*

As Conditioned, the application meets requirements for Preliminary Plat approval

27. WWCC 16.14.030 sets forth the County’s approval criteria for this preliminary plat application, which expressly requires a determination that: “A. *The proposed subdivision of land complies with the applicable codes, plans and policies in Chapter 16.04.050 or their successors; and B. The proposed lots are served with adequate means of access, fire protection, water supplies and means of sanitary sewage disposal; and C. The proposed*

division of land provides adequate measures for the control of drainage and stormwater; and D. The public health, safety and general welfare will be served by permitting the proposed division of the land."

28. WWCC 16.04.050, referenced in the previously cited code provision, requires that applications shall be approved, approved with conditions or denied based on a determination that the application complies with the following adopted county and state rules, regulations, plans and policies, including, but not limited to: A. RCW 43.21C SEPA; B. RCW 58.09 Survey—Recording; C. RCW 58.17 Subdivisions; D. RCW 36.70A Growth Management; E. RCW 36.70B Local Project Review; F. WWCC Title 11 Stormwater; G. WWCC Title 12 Streets, Sidewalks, and Public Places; H. WWCC Title 17 Zoning; I. WWCC Title 18 Environment; J. Walla Walla County Shoreline Master Program; K. Walla Walla County board of public health rules and regulations; L. Walla Walla County Comprehensive Plan; and M. Title 16.
29. As conditioned below, the Examiner finds that the requested preliminary plat application complies with applicable codes, plans and policies found in WWCC 16.04.050. The proposed plat meets the Walla Walla County Code Chapter 16.20-Design Requirements, Chapter 17.18 - Density and Dimensions Requirements, and Chapter 17.31 – Cluster Developments. In addition to Walla Walla County code regulations, the proposed plat is subject to RCW 58.17. Cluster developments are the only type of subdivision allowed in the AR-10 zoning district. *(See WWCC 17.31.020)*. In addition to Walla Walla County code regulations, the proposed plat is subject to RCW 58.17, and satisfies applicable requirements set forth in RCW 58.17.110(2). *(See All Findings herein; Staff Report findings and conclusions, except as modified in this Decision; and all Conditions of Approval)*.
30. As conditioned below, the Examiner finds that the proposed lots in requested preliminary plat application will be served with adequate means of access, fire protection, water supplies and means of sanitary sewage disposal. *See WWCC 16.14.030(B)*. *(See Staff Report findings and conclusions, except as modified in this Decision, which explain that the proposed plat was reviewed by the following agencies: Walla Walla County Department of Public Works, Walla Walla County Health Department, the Walla Walla County Building Official/Fire Marshal, and Walla Walla County Fire District #4, and that no agency officials raised concerns that the plat should not be approved)*.
31. As conditioned below, the Examiner finds that the proposed division of land provides adequate measures for the control of drainage and stormwater. *See WWCC 16.14.030(C)*. The project is required to retain all water onsite and comply with all County stormwater regulations found in WWCC Title 11.
32. As conditioned below, the Examiner finds that the public health, safety and general welfare will be served by permitting the proposed division of the land. *See WWCC 16.14.030(D)*.

(See all Findings in this Decision; all Conditions of Approval; Staff Report findings and conclusions, except as modified in this Decision, see list of agencies listed above that reviewed the application and raised no concerns that would serve as a basis to deny the pending application. The application has been designed in compliance with County development regulations and relevant comprehensive plan provisions, which were all adopted to serve public health, safety and general welfare).

SEPA compliance; Conditions imposed under authority of County Code requirements.

33. The County satisfied its SEPA review process for this preliminary plat application through compliance with applicable review and notice procedures. The county received no appeals of its SEPA DNS determination (Ex. 12) issued in connection with the application.
34. Conditions imposed as part of this approval Decision are not based on SEPA, but other County development regulations and requirements, including without limitation WWCC 2.50.070(C), which reads as follows:

When addressing a preliminary subdivision application, the hearing examiner may grant or deny the application, or may attach reasonable conditions, modifications and restrictions found necessary to make the project compatible with its location and to carry out the goals and policies of the applicable comprehensive plan, or other applicable plans or programs adopted by the board of county commissioners.

35. Based on all evidence, exhibits and testimony in the record, the undersigned examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provision for the considerations detailed in WWCC 16.14.030 and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

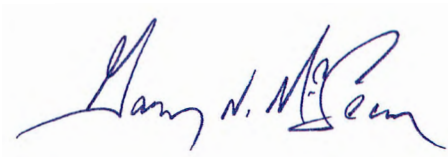
VI. CONCLUSIONS OF LAW.

1. Based on the Findings as summarized above, the undersigned examiner concludes that the proposed plat, as conditioned below, conforms to all applicable County codes and policies. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the County.
2. The recommended conditions of approval, as set forth in the Staff Report and modified below, are reasonable, supported by the evidence, and capable of accomplishment.
3. Any Findings or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VII. DECISION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing and all materials contained in the contents of the record, the undersigned examiner APPROVES The Vines at Doubleback Subdivision Preliminary Plat (Department File Nos. SUB20-003), subject to the attached Conditions of Approval.

Decision issued: January 15, 2021.

A handwritten signature in blue ink, appearing to read "Gary N. McLean". The signature is fluid and cursive, with the first name "Gary" being the most prominent.

Gary N. McLean
Hearing Examiner for Walla Walla County

FINALITY OF DECISION AND NOTICE OF RIGHTS OF APPEAL

As provided in WWCC 2.50.070(B), *the decision of the hearing examiner on all matters is final and conclusive, unless appealed pursuant to Chapter 14.11 of the Walla Walla County Code.*

WWCC 2.50.120, captioned "Reconsideration", provides that: *An applicant or party of record to a hearing examiner's public hearing may seek reconsideration only of a final decision by filing a written request for reconsideration with the community development director within ten days of the final decision. The request shall comply with Section 14.11.030 of this code. The hearing examiner shall consider the request at the next regularly scheduled meeting, without public comment or argument by the party filing the request. If the request is denied, the previous action shall become final as of the date of the decision on the request for reconsideration. If the request is granted, the hearing examiner may immediately revise and reissue its decision or may call for argument in accordance with the procedures for closed record appeals. Reconsideration should be granted only when an obvious legal error has occurred or a material factual issue has been overlooked that would change the previous decision.*

Finally, WWCC 2.50.130 addresses appeals of a hearing examiner decision, and reads as follows: *The final decision by the hearing examiner on any matter within his or her jurisdiction may be appealed in accordance with Chapter 14.11 of the Walla Walla County Code.*

NOTE: The Notice provided on this page is only a short summary, and is not a complete explanation of fees, deadlines, and other filing requirements applicable to appeals. Individuals should confer with advisors of their choosing and review all relevant codes, including without limitation the code provision referenced above and state law, particularly the Land Use Petition Act (Chapter 36.70C RCW), for additional information and details that may apply.

CONDITIONS OF APPROVAL

THE VINES AT DOUBLEBACK SUBDIVISION PRELIMINARY PLAT

SUB20-003

General:

A. The preliminary plat known as The Vines at Doubleback Subdivision shall comply with all applicable provisions of the Walla Walla County Code, whether or not such provisions are enumerated or referenced in the approved preliminary plat plans, in the staff report or in this Decision. The burden is on the applicant to show compliance with applicable provisions of the WWCC at every stage of development. FURTHER, the applicant shall comply with all professional report conclusions and recommendations submitted in connection with the preliminary plat and engineering reviews, as approved and or modified by the County.

B. The plat shall be developed in substantial conformance with the project plans described, depicted, and identified in *Exhibits 2 and 3*, except as modified by these Conditions of Approval, PROVIDED:

(i) The Director retains full authority and discretion to consider and approve Minor Revisions to such plans, consistent with WWCC 16.14.040(B);

(ii) That Major Revisions – i.e. revisions that result in any substantial changes as determined by the Director, including but not limited to, the creation of additional lots; the elimination of open space; the addition or elimination of a road; a change in the road layout; and material changes to conditions of approval – shall be treated as a new application (WWCC 16.14.040(A)); and

(iii) That all changes are subject to the approval criteria for preliminary subdivisions (WWCC 16.14.040(C)).

C. The Director has discretion to require that some or all of these conditions of approval shall be included as part of CC&Rs or written on the face of the plat to ensure that the applicant, future owners, residents and assigns are mindful of their requirement to comply with conditions of approval for this plat that might regulate or restrict their conduct or activities within portions of the plat.

Conditions derived the Staff Report and public hearing process:

1. Before construction, the applicant must first obtain any other associated permit(s) or approvals required by the County or any other governmental agency or regulatory authority with jurisdiction over a particular aspect of the project. Any conditions of approval or requirements imposed as part of such permits or approvals shall be and are hereby incorporated as Conditions of Approval for this plat.
2. The applicant must comply with applicable County and State stormwater management regulations.
3. The final plat map must show the required 75-foot buffer required by WWCC 18.08.650.
4. *Density Restriction* – As required by WWCC 17.31.060(W), the final plat map shall include a note on the recorded land division instrument stating that the acreage shall not be used more than once for determining the allowable number of units, and shall explain the number of potential/unused dwelling units remaining (only one). The applicant shall denote on the land division instrument the specific acreage used for determining the proposed new lots. The language in such note is subject to review and approval by the Director.
5. Adequate fire protection shall be required pursuant to WWCC 16.14.030(B).
6. Private road improvements must be provided in compliance with Walla Walla County Road Standards established by the Walla Walla County Public Works Department.
7. Consistent with WWCC 16.14.060, this preliminary plat approval shall be null and void if a final plat application is not made within seven years from the date of preliminary plat approval or the date of resolution of all appeals.

8. *Cultural Resources* – Consistent with the Department of Archaeology and Historic Preservation and CTUIR recommendations provided in comment letters that are included in the Record as *Exhibits 16 and 14* respectively, prior to any ground disturbance work, the applicant shall obtain a professional archaeological survey of all portions of the project area, with a report discussing any findings submitted to the Community Development Director for review and approval prior to ground disturbing activities on The Vines at Doubleback Subdivision project site. The Director shall have discretion and authority to exclude some or all portions of the applicant's property from such survey, provided such areas are located in the designated "resource parcel" and no ground disturbance work will occur on such lands in connection with construction or site development work for the residential lots. The Director shall have authority to impose additional conditions that are consistent with those recommended in the archaeological survey report for the project area. If the archaeological survey report required by this condition recommends that an archaeological monitor should be present for all ground disturbing activities, then consistent with guidance provided by the State's Department of Archaeology & Historic Preservation, the monitor must be a professional archaeologist who meets the Secretary of the Interior's standards for prehistoric archaeology. In any event, the applicant must prepare and implement an Inadvertent Discovery Plan; this plan must include the Washington State Department of Archaeology and Historic Preservation (DAHP) recommended language and current contact information for all parties that must be notified under State law. A copy of the plan must be provided to the County for review and approval, and after approval, a copy must be provided to all contractors and be available on-site for reference throughout all phases of the development process. If ground-disturbing activities uncover or reveal objects that might appear to be human skeletal remains during the course of construction, then all activity will cease that could cause further disturbance to such remains, until notifications are made by the applicant to appropriate agencies and the Director, and further direction is provided by relevant authorities.
9. Any proposed changes to lot boundaries or lot configurations before final plat approval must demonstrate that all segments of land included as part of the agricultural resource parcel are viable. All adjustments made to lot boundaries before final plat approval must be consistent with County policies and regulations intended to preserve the viability of designated agricultural resource lands. "Orphan" fingers of agricultural resource land that are too narrow, remote, or difficult to maintain given their configuration within the plat, should not be approved. Viable is defined to mean: "capable of working [or] functioning"; "capable of existence and development as an independent unit"; "having a reasonable chance of succeeding"; or "financially sustainable". (*Merriam-Webster Dictionary*). The final plat design and lot configurations shall not include segments of the "resource parcel" that are too small to be viable for agricultural uses and purposes, economically or otherwise, as determined by the Director.

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, Director
Agenda Date: December 6, 2021
RE: Department Update

Building/Fire

The following building and fire permits were approved during the last two weeks:

Permit #	Date Applied	Date Approved	Days	Address	Description	Applicant
B21-0539	10/25/2021	11/10/2021	16	1058 W SUNSET DR	Replace existing Decks with New	GOLIGHTLY, CARL E & HAHN, SARAH M
B21-0514	10/04/2021	11/10/2021	37	1278 LOWDEN GARDENA RD	576 sf Attached Self Supported Garage for MFG home	GILLESPIE HOMES INC
B21-0564	11/04/2021	11/10/2021	6	1435 LOWELL DR	Install 2 New Egress Windows	AMERICA'S CONSTRUCTION
B21-0568	11/05/2021	11/10/2021	5	179 ELLA-QUINTINO LN	Enclose existing Gazebo	GAMBONE, ANTHONY JR & DIANE M
B21-0570	11/05/2021	11/10/2021	5	1846 PIKE PL	14 kW Roof Mount Solar Array	A&R SOLAR
B21-0575	11/10/2021	11/10/2021	0	2439 DELL AVE	Replace Heat Pump & Air Handler	COLLEGE PLACE HTG & A/C INC
B21-0521	10/07/2021	11/10/2021	34	313 WALLULA AVE	365 sf Add'n to exist Res, Add 365 sf Basement, Int Remod	PALMER, GLEN C & SHELLY L
B21-0559	11/02/2021	11/10/2021	8	4886 BISCUIT RIDGE RD	1260 sf Enclosed Eng Pole Building	SCHNABEL BRUCE A & DEBORAH A
B21-0579	11/11/2021	11/12/2021	1	193 LOCATI LN	New future gas line to shop	AMERICAN AIR HEATING/CLNG LLC
B21-0581	11/11/2021	11/12/2021	1	3422 POWER LINE RD	Install Heat Pump & Air Handler	COLLEGE PLACE HTG & A/C INC
B21-0580	11/11/2021	11/12/2021	1	85 RANSOM RD	Replace Heat Pump & Air Handler	COLLEGE PLACE HTG & A/C INC
B21-0552	11/01/2021	11/12/2021	11	989 BUSSELL RD	864 sf Enclosed Pole Bldg	BROWN, TERRY M
B21-0451	09/07/2021	11/16/2021	70	1395 BARLEEN DR	Add Pergola & Covered Patio, Interior Remodel of Pool House	SHIVELL CONSTRUCTION
B21-0486	09/21/2021	11/16/2021	56	1395 BARLEEN DR	2880 sf Enclosed Pole Building	JACK WALLACE CONSTRUCTION
B21-0576	11/10/2021	11/16/2021	6	186 VINEHILL DR	Repairs to Foundation 491 lf	CORE RESTORATION LLC
F21-0030	11/04/2021	11/16/2021	12	213 FARMLAND RD	Upgrade all School Bldgs & Combine into 1 Fire Alarm Panel	MOON SECURITY SERVICES, INC
B21-0554	11/01/2021	11/16/2021	15	274 YORK ST	1200 sf Enclosed Pole Bldg	AICHELE, GEREY & KERN, ANGELEAH
F21-0026	10/28/2021	11/16/2021	19	3784 POWER LINE RD	Install fire pond equipment	THE VINES AT DOUBLEBACK, LLC
B21-0586	11/16/2021	11/16/2021	0	4463 S HWY 125	Compliance for Manufactured home	LOPEZ, BERNARDO

B21-0549	10/29/2021	11/16/2021	18	6830 STATELINE RD	2359 sf Residence, 36 sf Covered Porch, 484 sf Garage	DAVIN, NATHAN D
B21-0589	11/17/2021	11/17/2021	0	85 SNAKE RIVER DR	Replace Heat Pump & Air Handler	CAMPBELL COOL ELEC PLMB CORP
B21-0590	11/17/2021	11/18/2021	1	245 BALDWIN RD	Re-roof Residence 26 sq w/tear-off	ALEX LARA GENERAL CONTRACTOR
B21-0592	11/18/2021	11/18/2021	0	677 W HUMORIST RD	Re-roof Residence 21 sq w/tear-off	SMITH CONSTRUCTION LLC
B21-0571	11/05/2021	11/19/2021	14	11858 E HWY 124	Interior remodel, add 218 sf Uncovered Deck	SKIE ARCHITECTURE STUDIO
B21-0595	11/19/2021	11/19/2021	0	1425 TULL DR	Install Gas Tankless Water Heater	TOTAL COMFORT SOLUTIONS LLC
B21-0577	11/10/2021	11/19/2021	9	58 ERDMAN LN	Place 2001 Fleetwood Manufactured Home	MAINTENANCE PLUS LLC
B21-0585	11/16/2021	11/19/2021	3	699 CURLEW LN	3456 sf Enclosed Pole Bldg	FOX, LARRY R & MARGO E
B21-0602	11/24/2021	11/24/2021	0	1025 S WILBUR AVE	Install New Electric Furnace & Heat Pump	TOTAL COMFORT SOLUTIONS LLC
B21-0603	11/24/2021	11/24/2021	0	620 RINGHOFF RD	Replace Siding > 2000 sf & 5 Windows on Residence	RD CONSTRUCTION
B21-0604	11/24/2021	11/24/2021	0	620 RINGHOFF RD	Re-roof Garage/Outbuilding 20 sq w/tear-off	RD CONSTRUCTION
B21-0600	11/23/2021	11/24/2021	1	901 VALLEY ST	Replace Air Conditioner	COLLEGE PLACE HTG & A/C INC
F21-0031	11/09/2021	11/29/2021	20	10518 W HWY 12	Add 15 Heads for breakroom & tie in to main system	CASCADE FIRE PROTECTION CO INC
B21-0606	11/29/2021	11/29/2021	0	193 LOCATI LN	Replace Electric Furnace w/ Gas Furnace & Replace A/C	COLLEGE PLACE HTG & A/C INC
B21-0481	09/17/2021	11/29/2021	73	30 BIRDSEYE VIEW	1963 sf Residence, 781 sf Covered Porch, 1210 sf Garage	EATON CONSTRUCTION, INC
B21-0584	11/15/2021	11/29/2021	14	323 S HUSSEY ST	864 sf Enclosed Pole Building w/ two 360 sf Lean Tos	JACK WALLACE CONSTRUCTION
B21-0612	11/30/2021	11/30/2021	0	150 AERONCA AVE	Demo T-Hanger only attached to Hanger 118	MORENO & NELSON CONSTRUCTION
B21-0578	11/10/2021	11/30/2021	20	305 E BOEING AVE	Demo 1800 sf Structure	WALLA WALLA PORT OF
B21-0614	12/01/2021	12/01/2021	0	1401 STURM AVE	Replace existing Gas furnace & A/C	TOTAL COMFORT SOLUTIONS LLC
B21-0555	11/01/2021	12/01/2021	30	487 HARRISON RD	Place 2022 Manufactured Home	MILLER, JESSE J

Technical Review Committee (TRC) meetings

1. November 17, 2021 – PRE21-061 – Yellowhawk Resort Conditional Use Permit(s) for Type 2 Bed and Breakfast operations and possible winery modifications.
2. November 24, 2021 – PRE21-062 – Boundary Line Adjustment and new residence on Buroker Road.
3. November 24, 2021 – PRE210-64 – Hospitality Project (lodging) in Airport Development District.
4. December 1, 2021 – PRE21-063 – Walla Walla Vintners Winery Expansion (Type 2 Winery), Mill Creek Road.

- December 1, 2021 – PRE21-065 – BERRI Resource Recovery Park, Light Industrial Zone. Organic Waste Processing Facility proposed on Isaacs Avenue. Department of Ecology participated in this meeting to support Environmental Health in advising applicant regarding solid waste permitting requirements.

Code Cases Closed

The following cases were closed during the last two weeks:

Case No	Description	Address	Date Opened	Date Closed	Case Type
C21-055	JLD, garbage, veg, inoperable vehicles	211 Harbor Blvd	6/16/2021	11/10/2021	MIXED

Planning Decisions

Project Number	Address	Applicant	Project Type	Status	Project Name	Date Approved
ADU16-008	5584 RUSSELL CREEK RD	ABSOLUTE QUALITY CONSTRUCTION	ACCESSORY DWELL UNIT	APPROVED W/COND	918 sf ADU attached to barn	11/19/2021
ADU21-012	248 HANSON RD	BRYANT, ROBERT	ACCESSORY DWELL UNIT	APPROVED	512 sq.ft. Detached ADU	11/19/2021
SUB21-011	1684 PRESTON RANCH RD	DOZIER PERRY & DARLEEN	SUBDIVISION	APPROVED W/COND	2021-14090 Dozier & Smith 3-Lot Short Plat	11/19/2021
CAP21-018	1684 PRESTON RANCH RD	DOZIER PERRY & DARLEEN	CRITICAL AREAS	APPROVED	Dozier & Smith 3 Lot Short Plat	11/19/2021
ADU21-010	1162 MAGNOLIA DR	LOCKEN, DAVID & KIMBERLY	ACCESSORY DWELL UNIT	APPROVED W/COND	1058 sq. ft. detached ADU	11/22/2021
CAP21-025	2994 GRAY LYNN LN	NEWTON, RICK	CRITICAL AREAS	APPROVED W/COND	Geo Slopes - 1056 sf In-Ground Pool	11/22/2021
VAR21-003	30 BIRDSEYE VIEW	PEBLEY, ANDREW T & LESLIE	VARIANCE	APPROVED W/COND	Reduce rear setback to 12' for SFD	11/22/2021
CAP21-023	30 BIRDSEYE VIEW	PEBLEY, ANDREW T & LESLIE	CRITICAL AREAS	APPROVED W/COND	Geo Slopes - Birdseye View	11/22/2021
VAR21-004	1404 STETTLER PL	REARDON, KENNETH & SHIRLEY	VARIANCE	APPROVED W/COND	8' Side Yard Setback - Reardon	11/19/2021
CAP19-012	1355 SHELTON RD	TAYLOR, ADA E	CRITICAL AREAS	APPROVED W/COND	A. Taylor Short Plat - 2-lot short plat, Shelton Road	11/19/2021
SUB19-012	1355 SHELTON RD	TAYLOR, ADA E	SUBDIVISION	APPROVED W/COND	A. Taylor Short Plat - 2-lot short plat, Shelton Road	11/19/2021

Other

- Director virtually attended part of the WSACRPD meeting at the County Leaders Conference on November 16, 2021.
- Technical Review Committee started meeting every week after preapplication meetings to discuss other development projects. Environmental Health and Public Works participate in these meetings. We're doing weekly meeting to make sure nothing slips between the cracks while we're in the process of integrating permitting processes together in TRAKiT.

3. Awaiting assignment of Project Manager by software company for TRAKiT Update. They will contact us in the next ten days or fewer.
4. Met with College Place and Walla Walla Planning Director's on November 19 regarding possible Countywide Planning Policies Update.
5. Met with one Planning Commission member on November 19 to discuss general planning topics (UGAs, CPPs, affordable housing).
6. Senior Planner attended EDIM meeting on November 24.

a) **Action Agenda Items:**

- 1) Proposal 2021 12-06 DCH Approval to apply for Arcora Foundation Dental Funding Opportunity

b) COVID-19 update and miscellaneous



MEMO

Date: November 23, 2021

Proposal ID: 2021 12-06 DCH

To: BOCC

From: Nancy Wenzel
Administrative Director

Intent: Gain Approval to Apply for Arcora Foundation Dental Funding Opportunity

Topic: Arcora Foundation Dental Mini Grant

Summary

Arcora Foundation has two funding opportunities to help promote health equity and improve oral health. The first is **Project Grants** (due 12/3/2021) which supports oral health projects that increase access to dental care, improve social determinants of health and promote healthy behaviors. Our proposal for this grant is to partner with a dental hygienist to perform oral health assessments in our rural grade schools. The dental hygienist can perform fluoride treatments, referrals for follow-up dental care and linkage to insurance. <https://arcorafoundation.org/grants/new-opportunities-grant-application/> The second, is **Sponsorship Funding** (ongoing) which support our work to reduce barriers to oral and overall health care and prevent disease. This sponsorship supports projects that elevate and advance community-identified and community led efforts to reduce inequities and promote health equity. This funding will help fund event-specific or other time-bound activities such as community meetings, conferences, etc. We would like to reserve the opportunity to apply for this funding based on future activities. <https://arcorafoundation.org/sponsorships/>

Cost

The funding request would cover project work and any requests to sponsorship funding would supplement a planned event.

Funding

Varied

Alternatives Considered

N/A

Acquisition Method

N/A

Security

N/A

Access

N/A

Risk

N/A

Benefits

This grant and funding opportunities would benefit our young rural residents and continue our work in oral health and health inequities.

Conclusion/Recommendation

Recommend the BOCC approve the Department of Community Health to apply for Project Funding and Sponsorship funding through December 31, 2022 from Arcora: The Foundation of Delta Dental of Washington.

Submitted By

Nancy Wenzel, DCH

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

11:00 COUNTY SHERIFF

Mark Crider

a) Office update and miscellaneous

11:15 COUNTY COMMISSIONERS

- a) Presentation by Comprehensive Healthcare re School Based Services – Partnership with the Prescott and Dixie School Districts
- b) Miscellaneous or unfinished business to come before the Board

12:00 RECESS

School Based Services – Partnership with the Prescott and Dixie School Districts



School Based Service contract

- Comprehensive was awarded \$114,333.33 from the 1 tenth of 1% fund at the end of 2020 to provide school based services starting January 2021 to the Prescott and Dixie School Districts.
- A Therapist was hired to perform this contract (Taylor Offerdahl-Church)
- We purchased two Telehealth units and installed them at each school. They were leveraged to provide intakes during the pandemic. The units will remain in place to facilitate enrollment and participation in medication management services through a Comprehensive provider when needed.

Contracted Scope of Work

- Direct Services/Personnel for school-based therapist to develop in-classroom behavioral health support and interventions;
- Conduct classroom skill building sessions for all youth regardless of insurance or service enrollment status;
- Attend meetings with school staff to review services;
- Establishment of multidisciplinary team meeting to review potential referrals;
- Support youth in enrollment in behavioral health services; establish parent training and support program for each community;
- In-service attendance as requested. With trauma informed care through initial screenings to address and identify needs for individuals and families. The therapist will provide group services to students who are referred for specific needs identified by the school.

Program Services

- Total students referred: 52
- Total students served: 40
- Total services provided: 491
- Individual therapy services: 189
- Mental health assessments: 28
- In-Person support services: 140
- Collaborative activities included team staffings, information gathering from family, teacher staffings, creating a treatment plan

Dixie

Rural School District

Demographics: 100% White; 22% at poverty rate

Dixie school's enrollment is approximately 20 students (K-5)

- Referred: 10 students
- Enrolled into program: 7 students
- Discharged: 2 students (moved out of district)

❖ No school counselor on site

Dixie

- ❖ Trauma/De-escalation technique training was provided to staff prior to school starting.
- ❖ Therapist is able to do classroom observations and support teachers in managing challenging behaviors

Success Story

- Student was suspended 13.5 days between February and June.
 - Since August, he has not had any suspensions
 - Attendance and standardized testing scores are improving for this student

Prescott

Rural School District

Prescott's enrollment is 250 students (P-12)

Demographics:

- 80% Latino, 20% white
- 92% poverty rate
- Spanish is primary language at home; English at school
- Referred: 42 students
- Enrolled: 33 students
- Discharged: 1 student
- Number from Vista Hermosa community: 21 students
- 11 consecutive weeks (as of Nov. 22th) of students walking in for support
- 5 sets of parents requesting support and enrolled their children in services

Prescott

Success Story

- Success #1: Reduced CATS score from 40 to a 3 (subclinical), PHQ score reduced from 14 to a 4 (subclinical)
 - no report of suicidal ideation or substance use in multiple weeks; overall attendance and GPA have improved for this school year
- Success #2: Reduced CATS score 44 to a 19, MFQ 25 to a 12
 - reduced number of behavioral concerns at school – is not running away from campus, entire family of 4 children now receiving services (individual therapy, WISe, medication management)

What we learned

- **There is now ease and speed in accessing behavioral health services due to this program**
 - Discipline conversations with student can now immediately result in contact with a Therapist
 - Having services on site is critical in overcoming service barriers
- **Needed to lay foundational work with students before offering groups and classroom skill building sessions**
 - Time is needed to build rapport with staff to gain student referrals
 - Word of mouth between peers is resulting in students self-referring
- **The services must be varied:**
 - Individual work can be transient; some students will work with the therapist for brief periods on and off
 - Family work addresses the family system issues; Group work promotes pro-social skills and positive relationships
- **Issues are not rooted in the pandemic alone; issues existed long before**

On going need for funding

- Early intervention with youth will be less costly for the community as compared to addressing issues that arise later in life.
- We've established a system and started to expose the surface of the issues
 - Intention to further implement groups and classroom education and skill building on Mental Health and Substance Use
 - Grow the services provided to families within their community
 - Further educate the school staff on how to identify kids who are struggling and provide them with skills to intervene in a trauma-informed way.
- 2-3 hour commitment for these students/families to commute to Tri-Cities or Walla Walla to access services
 - This would typically need to be during school hours due to lack of access of services after work hours

Continued funding ask

- The contract period was from January 2021 to December 2021
- We are making a 2 year ask: \$100,443 per year
 - Operating costs: \$84,767
 - Indirect service costs: \$15,676
- This project is in alignment with RCW 82.14.460 and the provision for the Mental Health Tax (1 tenth of 1%)

- a) Department update and miscellaneous
- b) **Active Agenda Items:**
 - 1) Possible discussion/decision re: any pending claims against the County
- c) Possible executive session re: qualifications of an applicant for employment and/or review performance of a public employee (pursuant to RCW 42.30.110(g)), collective bargaining negotiations (pursuant to RCW 42.30.140(4)(a)(b)), and/or litigation or pending litigation (pursuant to RCW 42.30.110(i))

1:45 PROSECUTING ATTORNEY

Jim Nagle/Jesse Nolte

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

2:30 COUNTY COMMISSIONERS

a) Action Agenda Items:

1) Proposal 2021 12-06 COMM 2022 County Holidays

b) 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.