Wednesday, June 8, 2022

Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek

10:00 AM. Phase XII & XIII Preliminary Plat for Villages of Garrison Creek - Public Hearing - Hybrid (In-Person & Electronic)

In-Person at City Hall, 625 S College Avenue, College Place Washington

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

Zoom Attendee Link: https://us06web.zoom.us/j/86826807091

Or you may call this number to listen: 1-669-900-9128 ID# 868 2680 7091 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call to Order
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	
Subject :	1.02 Roll Call
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

Gary N. McLean - Hearing Examiner for the City of College Place.

City Staff:

Jon Rickard - Community Development Director

Rea Culwell - City Attorney/Prosecutor

Robert McAndrew - Public Works Director

John Boose - Fire Marshal

Darral Moore, P.E. - J-U-B Engineers - City of College Place Contract Engineer

Applicant:

Doug Botimer - Owner Representative

Paul Inwards, P.E. - J-U-B - Project Engineer

Subject :	1.03 Relationship Statement: J-U-B Engineers and Private Sector Development - Discloser
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

J-U-B Engineers, Inc. has provided engineering and surveying professional services to Applicant for the Project, consisting of preliminary plat application and engineering design. Paul Inwards, J-U-B employee performed preliminary plat application services. Paul Inwards, J-U-B employee has and will perform engineering design.

J-U-B also provides engineering and surveying professional services to the City on an on-call, as-needed basis pursuant to a contract with the City. Engineer, Darral Moore, J-U-B employee provides the City with these services and has overseen the Citys civil plan review for the Project.

The presence of a potential or actual conflict of interest, and the appearance of a conflict of interest between and amongst the parties, City, J-U-B, and Applicant, has been identified, disclosed to all parties, and analyzed for detrimental impact on the City. The City found risk of detrimental impact to the City minimal, if any, for the following reasons:

- J-U-B is providing different and distinct services to each party; the employee serving the City is different than the employees serving the Applicant.
- The potential conflict has been disclosed to all parties and all parties agreed to proceed with the Project;
- J-U-B is under contractual, ethical, and legal duty act impartially, uncompromised, and without bias;
- Should J-U-B unjustly benefit from the relationship with the parties to this Project to the detriment of the City, the City can terminate the 4-year agreement with J-U-B, seek recoupment of

any unlawfully paid sums, and sue J-U-B for any damages caused to the City. In addition, J-U-B would be reported to the Washington state Board of Registration for Professional Engineers and Land Surveyors for consideration of suspension or revocation of license and fines.

- City has years of experience, including recent, in processing similar community development projects and working with J-U-B and therefore, could identify any unusual activity, including unreasonable costs or charges and unreasonable delay, thus protecting the Citys interests; Community Development personnel were instructed to be and have been attentive to such activity and none occurred.

File Attachments

JUB_relationship_statement.docx.pdf (443 KB)

Subject :	1.04 Application Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

The Citys role in a planned development is limited to applying, administering and enforcing local, state and federal law as it pertains to the planned development. The City is prohibited from delaying or denying approval of a development application due to any reason other than an incomplete application or non-compliance with applicable regulations. While the City has some discretion in administering planned development regulations, the City is prohibited from delaying processing and approving an application due to a private dispute between a developer-applicant and an existing HOA which does not govern the proposed development.

2. Public Hearing - Staff Report

Subject :	2.01 Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	2. Public Hearing - Staff Report
Access :	Public
Type :	

Public Content

Proposal: 70 lot, single family subdivision with associated improvements within the neighborhood known as the Villages of Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.

Name of Applicant: Phase Five Development LLC Doug Botimer

Applicant Representative: Paul Inwards, P.E. - J-U-B Engineers

File Attachments

Exhibit 39 - Staff.Report.VGC.Phase.XII&XIII.2022.05.27.pdf (1,363 KB)
Exhibit 40 - VGC Ph XII & XIII Staff Report Presentation.pdf (13,646 KB)
!Exhibit Page VGC Phase XII & XIII.2022.06.08.pdf (236 KB)

3. PUBLIC HEARING - Exhibits

Subject :	3.01 Preliminary Plat Survey
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 1 Garrison Creek Prelim Plat Survey.pdf (1,756 KB)

Subject :	3.02 Preliminary Plat Application
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 2 Signed Application.pdf (1,012 KB)

Subject :	3.03 Determination of Complete Application
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public

Type :

File Attachments

exhibit 3 Determination.of.Complete.Application.pdf (584 KB)

Subject :	3.04 Resolution No. 534
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 4 Res. 534 - 8-26-1996 - PUD-Villages at Garrison Creek.pdf (229 KB)

Subject :	3.05 DNS - Determination of Non-Significance
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 5 DNS.VGC.Phase.XII.&.XIII.2022.05.24.pdf (597 KB)

Subject :	3.06 SEPA Checklist
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 6 SEPA_PHASE FIVE LLC_Signed.pdf (3,543 KB)

Subject :	3.07 Notice of Application - NOA
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 7 NOA.Villages.Garrison.Creek.2022.05.24.pdf (1,301 KB)

Subject :	3.08 Mailing List
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 8 Mailing Addresses VGC Phase XII & XIII - 2022.05.24.pdf (125 KB)

Subject :	3.09 Site Posting
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 9 Site Posting.pdf (1,603 KB)

Subject :	3.10 Union Bulletin Proof of Publication
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 10 UB proof - 2022-05-20T075007.611.pdf (4,372 KB)

Subject :	3.11 Parties of Interest Email Notification
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 11 Parties of Interest email Public Notice.pdf (166 KB)

Subject :	3.12 Agencies Contacted Email Notification
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 12 Agencies Contacted NOA - Email 2022.05.24.pdf (7,014 KB)

Subject :	3.13 VGC and Surrounding Area - Map
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 13 VILLAGES OF GARRISON CREEK AND SURROUNDING AREA.pdf (450 KB)

Subject :	3.14 Preliminary Engineering Plans
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 14 Prelim Engineering 4-14-22.pdf (4,910 KB)

Subject :	3.15 Density and Open Space Calculations
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 14 Prelim Engineering 4-14-22.pdf (4,910 KB)

Subject :	3.16 CPMC 17.33 - PUD District Regulations
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 16 CPMC 17.33 - PUD Planned Unit Development District.pdf (133 KB)

Subject :	3.17 Halstrom Public Comment Letter
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 17 Halstrom.1096.SE.Garrison.Village.Way1.18.22.pdf (151 KB)

Subject :	3.18 TIA - Traffic Impact Analysis
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 18 TIA 4-19-22.pdf (10,946 KB)

Subject :	3.19 Fire Marshall Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 19 Fire.Marshal.Villages Phase XII XIII Preliminary Plat 05-26-2022.pdf (133 KB)

Subject :	3.20 Public Works Director Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 20 PW Directdor Comments on villages at Garrison Creek PUD Phase XII XIII 5-25-2022.pdf (219 KB)

Subject :	3.21 City Engineer Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 21 City.Engineer.VillagesGC_5-26-22.pdf (618 KB)

Subject :	3.22 Surveyor Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 22 Survey.REVIEW.COMMENTS 5 23 22.pdf (1,587 KB)

Subject :	3.23 Preliminary Stormwater Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 23 PrelimStormReport.pdf (1,717 KB)

Subject :	3.24 Geotechnical Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 24 GarrisonCreekGeotechnicalReport.pdf (5,495 KB)

Subject :	3.25 Trip Generation Letter - Traffic
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 25 TripGenerationLetter.pdf (2,246 KB)

Subject :	3.26 Title Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 26 Title Report.pdf (528 KB)

Subject :	3.27 Covenants, Conditions, & Restrictions - DRAFT CCR's
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 27 Garrison Creek DRAFT HOA CCRs 042222.pdf (422 KB)

Subject :	3.28 Business Information - Phase Five Development, LLC
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 28 Business Information PhaseFiveDevelopmentLLC_SoS.pdf (90 KB)

Subject :	3.29 Reciprocal Easement Agreement - 2018-07739
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 29 Reciprocal Easement Agreement Common Areas 2018_07739-Use-of-Common-Areas.pdf (334 KB)

Subject :	3.30 Road Agreement - 2018-07740
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 30 Road.Agreement 2018_07740.pdf (813 KB)

Subject :	3.31 Waiver of Declarant Rights - 2018-07741
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 31 2018_07741-Waiver-of-Declarant-Rights.pdf (400 KB)

Subject :	3.32 Restated Declaration of CCR's - 2018-07737
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 32 Restated Declaration of CCR's 2018_07974-Amendment-2.pdf (452 KB)

Subject :	3.33 City Memo - Request for Additional Information
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 33 Request for Additional Info Com.Dev.MEMO.VGC.Ph.XII.&.XIII.2022.02.19.with.attachements.pdf (8,955 KB)

Subject :	3.34 Applicant Response to Request for Additional Info
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 34 Responses for Request for Additional Info.pdf (685 KB)

Subject :	3.35 Preliminary Landscaping
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 35 Landscape Plan.pdf (1,254 KB)

Subject :	3.36 Walla Walla Comment and Review of TIA
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 34 Responses for Request for Additional Info.pdf (685 KB)

Subject :	3.37 Written Comments - 01/18/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Scofield.705.SE.Quail.Run.1.18.22.pdf (777 KB)
Sealy.920.SE.Creeksode.Dr.1.18.22.pdf (2,274 KB)
Serra.1000.SE.Creekside.Dr.1.18.22.pdf (1,715 KB)
Sewell.1080.SE.Creekside.Dr.1.18.22.pdf (1,782 KB)
Shaw.1086.SE.Falcon.Dr.1.17.22.pdf (1,256 KB)
Siviter.654.Whimberl.Loop.1.18.22.pdf (1,988 KB)
Sorensen.960.SE.Parkside.Pl.1.18.22.pdf (1,948 KB)
Standley.807.SE.Covey.Court.1.18.22.pdf (1,811 KB)
Stanford.1124.Creekside.Dr.1.18.22.pdf (1,958 KB)
Stratton.376.SE.Highland.Park.Dr.1.18.22.pdf (902 KB)
Stream.1096.SE.Falcon.Dr.1.17.22.pdf (2,616 KB)
Strobel.817.SE.Covey.Ct.1.18.22.pdf (1,857 KB)
Summers.900.SE.Creekside.Place.1.18.22.pdf (2,145 KB)
Suu.1000.SE.Creekside.Dr.1.18.22.pdf (1,811 KB)
Tash.715.SE.Quail.Run.1.18.22.pdf (2,245 KB)
Tastula.1012.SE.Creekside.Dr.1.18.22.pdf (1,903 KB)
Tessler.865.SE.Creekside.Dr.1.18.22.pdf (2,198 KB)
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Thompson.1006.SE.Crestlane.Dr.1.18.22.pdf (28 KB)
Turney.702 SE.Creekside.1.18.22.pdf (1,870 KB)
Wallace.1072.SE.Creekside.Dr.1.18.22.pdf (1,883 KB)
Walley.841.SE.Larkspur.Pl.1.18.22.pdf (2,003 KB)
Wiggins.390.SE.Highland.Park.Dr.1.18.22.pdf (149 KB)
Williams.658.SE.Whimbrel.Loop.1.18.22.pdf (1,968 KB)
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Wolf.714.SE.Quail.Run.1.18.22.pdf (2,611 KB)
Wollert.1.4.22.pdf (77 KB)

Yvonne.725.Heron.Drive.1.18.22.pdf (166 KB)
Aleaback.708.SE.Goldneye.1.18.22.pdf (1,950 KB)
Backland.756.SE.Nuthatch.Dr.1.18.22.pdf (1,959 KB)
Bakland.724.SE.Quail.Run.1.18.22.pdf (1,996 KB)
Bartlow.1056 SE Garrison.Village.Way.1.13.22.pdf (184 KB)
Bartlow.1056.G.V.W.1.18.22.pdf (1,928 KB)
Beecroft.1046.SE.Garrison.Village.Way.1.18.22.pdf (1,788 KB)
Bell.701.SE.Swainson.Ln.1.18.22.pdf (1,853 KB)
Bender.611.SE.Whimbrel.Loop1.18.22.pdf (927 KB)
Board.765.SE.Creekside.Dr.1.18.22.pdf (1,951 KB)
Bohlman.1114.SE.Creeksisde.Dr.1.18.22.pdf (2,000 KB)
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Boyd.801.Larkspur.Pl.1.18.22.pdf (3,522 KB)
Brewster.662.SE.Whimbrel.Loop.1.18.22.pdf (2,002 KB)
Bryan.388.SE.Highland.Park.Dr.1.17.22.pdf (210 KB)
Bryant.640.SE.Whimbrel.Loop.1.18.22.pdf (1,971 KB)
Burbank.735.SE.Pheasant.Run.1.18.22.pdf (2,705 KB)
Burris.709.SE.Goldeneye.Dr.1.18.22.pdf (1,977 KB)
Burry.706.Nuthatch.1.18.22.pdf (1,949 KB)
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Carlson.921.SE.Larkspur.Pl.1.18.22.pdf (11,943 KB)
Carlson.931.SE.Larkspur.Pl.1.18.22.pdf (3,299 KB)
City.of.Walla.Walla.1.14.22.pdf (3,194 KB)
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Coffelt.669.SE.Whimbrel.Loop.1.18.22.pdf (1,982 KB)
Coflens.1026.Garrison.Village.Way.1.18.22.pdf (2,191 KB)
Coleman.1.6.22.pdf (33 KB)
Coleman.1046.SE.Crestlane.Dr.1.9.22.pdf (40 KB)
Cook.627.Whimbrel.Loop.1.18.22.pdf (3,001 KB)
Cress.1097.SE.Crestlane.Dr.1.18.22.pdf (2,121 KB)
Cuff.980.SE.Creekside.Dr.1.18.22.pdf (2,265 KB)
Curtis.759.SE.Goldeneye.Dr.1.18.22.pdf (1,969 KB)
Dahl.975.SE.Creekside.Dr.1.18.22.pdf (2,250 KB)
DAHP.2022-01-00016_010322_Survey Requested.pdf (365 KB)
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Davis.747.Nuthatch.Dr.1.18.22.pdf (1,973 KB)
Davis.910.SE.Creekside.1.18.22.pdf (5,232 KB)
Delgadillo.624.SE.Whimbrel.Lp.1.18.22.pdf (1,067 KB)
Dickerson.615.SE.Whimbrel.Loop.1.18.22.pdf (1,966 KB)
Doocy.1006.SE.Garrison.Village.Way.1.18.22.pdf (2,179 KB)
Ecology.202106644.pdf (509 KB)
Edwards.724.SE.Swainson.Ln.1.18.22.pdf (2,297 KB)
Ellis.758.SE.Goldeneye.Dr.1.18.22.pdf (1,982 KB)
Elmendorf.630.SE.Whimbrel.Loop.1.18.22.pdf (2,011 KB)
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Evans.630.SE.Creekside.Dr.1.17.22.pdf (113 KB)
Ewing.721.SE.Swainson.Ln.1.18.22.pdf (2,305 KB)
Fink.755.SE.Quail.Run.1.18.22.pdf (1,965 KB)
Fisher.679.SE Whimbrel.Lp.1.18.22.pdf (1,991 KB)
Fiul.719.Nuthatch.Dr.1.18.22.pdf (1,963 KB)
Fred.Hair.653.SE.Whimbrel.Loop.1.18.22.pdf (1,950 KB)
Gaines.851.SE.Larkspar.Place.1.18.22.pdf (2,435 KB)
Gallmore.604.SE.Whimbrel.Loop.1.18.22.pdf (2,016 KB)

Gisler.727.SE.Nuthatch.Dr.1.14.22.pdf (138 KB)
Gisler.727.SE.Nuthatch.Dr.1.18.22.pdf (1,970 KB)
Goff.960.SE.Creekside.Dr.1.16.22.pdf (162 KB)
Goff.960.SE.Creekside.Dr.1.18.22.pdf (2,809 KB)
Grenger.788.SE.Goldeneye.1.18.22.pdf (1,989 KB)
Guldhammer.731.SE.Swainson.1.18.22.pdf (2,327 KB)
Hair.653.SE.Whimbrel.Loop.1.18.22.pdf (1,997 KB)
Hall.682.SE.Whimbrel.Loop.1.18.22.pdf (1,995 KB)
Halstrom.703.SE.Pheasant.Run.1.18.22.pdf (1,965 KB)
Halstrom.1096.SE.Garrison.Village.Way1.18.22.pdf (141 KB)
Hanafin.827.SE.Covey.Ct.1.18.22.pdf (2,582 KB)
Hardesty.900.SE.Parkside.Pl.1.18.22.pdf (1,907 KB)
Harri.940.SE.Parkside.Pl.1.18.22.pdf (1,852 KB)
Harrington.745.SE.Creekside.Dr.1.16.22.pdf (1,855 KB)
Harvey.1076.SE.Creslane.Dr.1.16.22.pdf (2,253 KB)
Haven.1086.SE.Falcon.Dr.1.17.18.pdf (245 KB)
Hawkins(2).820.SE.Parkside.Pl.1.18.22.pdf (1,948 KB)
Hawkins.820.SE.Parkside.Pl.1.18.22.pdf (2,024 KB)
Hayenga.1032.SE.Creekside.1.18.22.pdf (1,945 KB)
Heisler.985.SE.Creekside.Dr.1.18.22.pdf (2,343 KB)
Hughes.737.Nuthatch.1.18.22.pdf (1,969 KB)
Jaso.720.Heron.Dr.1.13.22.pdf (181 KB)
Johnson.678.SE.Whimbrel.Loop.1.18.22.pdf (2,012 KB)
Johnston.711.SE.Swainson.Lane.1.18.22.pdf (2,622 KB)
Keele.1016.SE.Garrison.Village.Way.1.18.22.pdf (1,943 KB)
Kelly.970.SE.Parkside.Pl.1.18.22.pdf (1,981 KB)
Kirk.625.SE.Creekside.Dr.1.18.22.pdf (817 KB)
Kjellstrand.965.SE.Creeksode.Dr.1.18.22.pdf (2,245 KB)
Klebe.762.SE.Creekside.Dr.1.18.22.pdf (1,865 KB)
Koenig.990.SE.Creekside.Dr.1.18.22.pdf (2,311 KB)
Kontz.394.SE.Highland.Park.Dr.1.18.22.pdf (111 KB)
Lang.644.Whimbrel.Loop.1.18.22.pdf (1,987 KB)
Lang.1581.Summit.Pl.1.10.22.pdf (854 KB)
Lang.1581.Summit.Pl.1.18.22.pdf (825 KB)
Laufer.814.SE.Covey.Ct.1.9.22.pdf (97 KB)
Laufer.814.SE.Covey.Ct.1.15.22.pdf (165 KB)
Lees.748.SE.Goldeneye.Dr.1.18.22.pdf (1,978 KB)
Leno.675.SE.Whimbrel.Loop.1.18.22.pdf (1,976 KB)
Loney.704.SE.Quail.Run.1.18.22.pdf (2,247 KB)
LUMEN.WLWLWA01 Under Review_ NOA - Villages at Garrison Creek PUD Phase XII & XIII.pdf (9,706 KB)
Madak.1090.SE.Garrison.1.18.22.pdf (2,001 KB)
Malinis.715.SE.Creekeside.Dr.1.18.22.pdf (1,860 KB)
Mattison.674.SE.Whimbrel.Lp.1.18.22.pdf (3,574 KB)
McEvoy.1066.SE.Garrison.Way.1.18.22.pdf (1,969 KB)
McFadden.738.SE.Goldeneye.Dr.1.18.22.pdf (1,936 KB)
Meredith.767.SE.Nuthatch.pdf (1,945 KB)
Meske.705.SE.Creekside.Dr.18.22.pdf (1,868 KB)
Minett.890.SE.Parkside.Pl.1.18.22.pdf (1,995 KB)
Morris.610.SE.Creekside.1.14.22.pdf (715 KB)
Multiple.Signatures.(2).1076.SE.Crestlane.Dr.1.7.22.pdf (92 KB)
Multiple.Signatures.(2).SE.Creekside.Dr.1.18.22.pdf (1,893 KB)
Multiple.Signatures.(2).SE.Pheasant.Run.1.18.22.pdf (1,994 KB)
Multiple.Signatures.(6).SE.Larkspur.Pl.1.18.22.pdf (1,952 KB)
Multiple.Signatures.(14).SE.Heron.Dr.1.18.22.pdf (2,127 KB)
Murasch.728.SE.Goldeneye.Dr.1.18.22.pdf (1,961 KB)

Naden.633.SE.Whimbrel.Lp.1.18.22.pdf (3,889 KB)
Olson.757.Nuthatch.Dr.1.18.22.pdf (1,962 KB)
Osborn.768.SE.Goldeneye.1.18.22.pdf (2,000 KB)
Paine.Hamblen.Attorneys.1.18.22.pdf (146 KB)
Parker.601.SE.Whimbrel.Loop.1.18.22.pdf (1,982 KB)
Patia.1.18.22.pdf (138 KB)
Paulsen.744.SE.Quail.Run.1.18.22.pdf (1,980 KB)
Pease.621.SE.Whimbrel.Lp.1.16.22.pdf (214 KB)
Pease.621.SE.Whimbrel.Lp.1.18.22.pdf (1,966 KB)
Peterson.1104.SE.Creekside.Dr.1.18.22.pdf (2,008 KB)
Pinkers.639.SE.Whimbrel.Lp.1.14.22.pdf (158 KB)
Preas.608.SE.Whimbrel.Loop.1.18.22.pdf (5,040 KB)
Rich.805.SE.Creekside.Dr.1.18.22.pdf (2,565 KB)
Richman.727.SE.Pheasanst.Run.1.18.22.pdf (1,882 KB)
Roemer.1154.SE.Creekside.Dr.1.18.22.pdf (2,019 KB)
Sanchez.650.SE.Whimbrel.Loop.1.18.22.pdf (2,011 KB)
Sauser.1134.SE.Creekside.Dr.1.18.22.pdf (2,753 KB)
Schlziuz.745.Quail.Run.1.18.22.pdf (1,967 KB)
Schnebly.647.SE.Whimbrel.Lp.1.16.22.pdf (1,083 KB)
Schreiner.745.SE.Quail.Run.1.18.22.pdf (81 KB)
Schroeder.380.Highland.Park.Dr.1.18.22.pdf (841 KB)
Scofield.705 SE.Quail.Run.1.18.22.pdf (3,826 KB)

Subject :	3.38 Written Comments - 06/03/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	Procedural

Public Content

Hybrid Meeting Public Hearing Testimony Procedure:

When submitting testimony for a public hearing, include the following regardless of the manner you are using:

- Your Name
- Your Address

Public testimony for an item requiring testimony be received by the public can be provided in several ways:

Written:

- Testimony may be submitted in writing to the City Clerk at Clerk@cpwa.usno later than 4:00 PM on the Friday before the meeting date to be included in the meeting packet for inclusion in the record. *Be sure to put "public hearing testimony" in the subject line of your email.*

Verbal:

- Live, In-person testimony at the meeting location - provided at the beginning of each agenda.

- Live, Virtual testimony -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.
- Live, Telephone testimony - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

File Attachments

City of Walla Walla - Final Villages at Garrison Creek ph 12-13 TIA comment 5-27-22.pdf (4,323 KB)
Coleman.Don.1046.SE.Crestlane.Dr.pdf (973 KB)
DKS review of TIA Walla Walla Garrison Creek Ph XII XIII TIA Review_5.27.2022.pdf (445 KB)
Evans.Marie.630.SE.Creekside.Dr.pdf (111 KB)
Harvey.Lisa.1076.SE.Crestlane.Dr.pdf (110 KB)
Heisler.Liz.985.SE.Creekside.Dr.pdf (136 KB)
Jaso.John.725.SE.Heron.Dr.pdf (163 KB)
Lumen.Kenworthy.pdf (4,330 KB)
Miller.Brian.1056.SE.Crestlane.Dr.pdf (82 KB)
Pinkers.Beth.639.SE.Whimbrel.LP.pdf (165 KB)
Schreiner.Daryl.745.SE.Quail.Run.pdf (137 KB)
Scofield.Ruth.705.SE.Qual.Run.pdf (101 KB)
Shaw.Jane.1086.SE.Falcon.Dr.pdf (151 KB)
Ziska.Jeanne.1086.SE.Garrison.Village.Way.pdf (99 KB)
Carlson.Kurt.921.SE.Larkspur.Pl.pdf (305 KB)
Hetterley&Koch.pdf (947 KB)
Baker&Ringering.pdf (435 KB)
Beecroft&Board.pdf (573 KB)
Cress.John.1097.SE.Crestlane.Dr.pdf (1,801 KB)
Jaso.John.725.SE.Heron.Dr.No.2pdf.pdf (164 KB)
Bryan.Nicole&Alex.388.SE.Highland.Park.Dr.pdf (136 KB)
Ecology.WA.State.pdf (461 KB)

Subject :	3.39 Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

!Staff.Report.VGC.Phase.XIIXIII.2022.06.03.Final.pdf (272 KB)
!Exhibit Page VGC Phase XII & XIII.2022.06.08.pdf (236 KB)

Subject :	3.40 Staff Report Presentation
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 40 - VGC Ph XII & XIII Staff Report Presentation.pdf (13,646 KB)

Subject :	3.41 TIA Updated 6/07/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 41 - GarrisonCreekTIA6-7-22.pdf (10,196 KB)

Subject :	3.42 MDNS 1995
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 42 - MDNS.Villages.Garrison.Creek.PUD.1995.11.28.pdf (93 KB)

Subject :	3.43 Application Review Statement
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 43 - Application Review Statement.pdf (41 KB)

Subject :	3.44 Supplemental to the Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

!Staff.Report.Supplemental.VGC.Phase.XIIXIII.2022.06.08.pdf (114 KB)

4. CLOSING ITEMS

Subject :	4.01 Conclude
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	4. CLOSING ITEMS
Access :	Public
Type :	
Subject :	4.02 Public Hearing Audio
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	4. CLOSING ITEMS
Access :	Public
Type :	

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

memo

Rea L Culwell
City Attorney

TO: **Jon Rickard, Community Development Director**

cc: **Mayor Norma Rodriguez, City Administrator Mike Rizzitiello**

FROM: **Rea Culwell, City Attorney** DS RLC

Date: **January 3, 2022**

Re: **relationship statement re: JUB and private sector development**

Request: Community Development Director Rickard asked for a recommended statement to include in a private sector development project, Phase XII & XIII of the Villages at Garrison Creek development by Phase Five Development, LLC (Doug Botimer), staff report to address the City's contractually relationship with JUB, which is also performing surveying and design engineering for the project.

Recommendation: Recommend including the following statement in the staff report:

> J-U-B Engineers, Inc. has provided engineering and surveying professional services to Applicant for the Project, consisting of preliminary plat application and engineering design. **[name of person(s) handling plat application]**, J-U-B employee performed preliminary plat application services. Paul Inwards, J-U-B employee has and will perform engineering design.
>
> J-U-B also provides engineering and surveying professional services to the City on an "on-call, as-needed" basis pursuant to a contract with the City. Engineer and J-U-B employee, Darral Moore, provides the City with these services and has overseen the City's civil plan review for the Project.
>
> The presence of a potential or actual conflict of interest, and the appearance of a conflict of interest between and amongst the parties,

City, J-U-B, and Applicant, has been identified, disclosed to all parties, and analyzed for detrimental impact on the City. The City found risk of detrimental impact to the City minimal, if any, for the following reasons:

- J-U-B is providing different and distinct services to each party; the employee serving the City is different from the employees serving the Applicant;

- The potential conflict has been disclosed to all parties and all parties agreed to proceed with the Project;

- J-U-B is under contractual, ethical, and legal duty act impartially, uncompromised, and without bias;

- Should J-U-B unjustly benefit from the relationship with the parties to this Project to the detriment of the City, the City can terminate the 4-year agreement with J-U-B, seek recoupment of any unlawfully paid sums, and sue J-U-B for any damages caused to the City. In addition, J-U-B would be reported to the Washington state Board of Registration for Professional Engineers and Land Surveyors for consideration of suspension or revocation of license and fines.

- City has years of experience, including recent, in processing similar community development projects and working with J-U-B and therefore, could identify any unusual activity, including unreasonable costs or charges and unreasonable delay, thus protecting the City's interests; Community Development personnel were instructed to be and have been attentive to such activity and none occurred.

Background:

On October 13, 2020, the City of College Place entered into a written agreement with J-U-B Engineers, Inc. (J-U-B) for professional engineering services, (Agreement). Prior, the City employed an engineer to perform development related

engineering services and after deliberations, rather than fill the position vacated by the former engineer, the City decided to contract for the services.

The City, on September 3, 2020, solicited statements of qualifications for on-call engineering and surveying services. J-U-B submitted a qualification statement and the City selected J-U-B for the services.

Pursuant to the four-year Agreement, J-U-B provides engineering, surveying and planning services to the City on an on-call, as needed basis. Mainly, J-U-B does and will provide review of development proposals and projects in the city, both public and private.

As of the date of this memo, J-U-B is providing surveying and engineering services to Five Phase for the Villages at Garrison Creek project, consisting of plat application and project design. The City, in processing and permitting the private development, will consult J-U-B pursuant to the Agreement with the City.

One may argue that the City should not use J-U-B to process and approve a private development which also utilizes J-U-B services due to a possible conflict of interest. The argument being, perhaps J-U-B will not act in the City's best interest to the favor of the private developer for monetary or other benefits, or perhaps J-U-B will act to the detriment of the City through its acts on behalf of the private entity.

These arguments can be dispelled through disclosure of the relationship and assurances of good faith dealings and considering the following factors:

- The agreement with J-U-B is for a 4-year period, therefore J-U-B has an incentive to act in the City's best interest to assure continuation of the agreement and to assure J-U-B will be considered for any future agreements with the City for professional services;

- City employees have years, including recent years, of private development experience, including similar developments. With this backdrop, the City can review the proposal for any unusual components or requests which are not normal or not within customary cost parameters to assure J-U-B is acting in the City's best interest in performing services for the City;

- Because both Phase Five and J-U-B are for profit organizations and the City's community development structure strives to recoup its costs from

developers through fees and development agreements, all parties should desire the most cost efficient performance for the project, thus reducing or eliminating any risk of overcharging any party.

- Pursuant to the Agreement with J-U-B is charging the City its "standard rate" which is known by the City.

- The J-U-B representative who regularly and normally fulfills the tasks pursuant to the Agreement with the City, acts independently of the J-U-B representatives who are and will be performing work for Phase Five on the Project and are tasked with different work to be performed. While both are employees and work at the behest of J-U-B, the intent and understanding of the parties is that the City can rely upon J-U-B to recommend requirements that must be fulfilled by J-U-B as an agent for Phase Five and that, any submissions by J-U-B as a representative of Phase Five will face the same scrutiny by the City as any other developer.

- Professional engineers and surveyors are governed by Washington State Laws and rules promulgated thereunder. Violation of the laws or rules can lead to loss of licensure and fines.

    - Canons and guidelines for engineers and surveyors are found in Washington Administrative Code chapter 196-27A and require, in part:
        - To safeguard life, health, property and promote the welfare of the public;
        - To be honest, fair and timely in dealings with the public, clients and other licensed professionals;
        - To be objective and truthful in professional documents and statements;
        - To provide all material facts and sufficient information to support conclusions or opinions and to not knowingly falsify, misrepresent or conceal a material fact;
        - To offer services in truthful, objective, and professional manner;
        - To act as faithful agents or trustees for each client;

        - To avoid conflicts of interests, or the appearance of conflict of interest, with their employers or clients and to promptly inform clients of any association, interest, or circumstances that could influence their judgment or quality of services or would give the appearance of the same;
        - To only accept compensation from one party on a specific project, unless the circumstances are fully disclosed and agreed to by the parties;
    - Chapter 196-27A WAC identifies explicit acts of misconduct by professional engineers and surveyors, including, in part, the following:
        - Failure to comply with chapters 18.43 (Engineers and Land Surveyors) or 18.235 (Uniform Regulation of Business and Professions Act) RCWs, with Chapter 196-27A WAC, or with those listed in RCW 18.235.130 (Unprofessional conduct – Acts or conditions that constitute);
        - Offering or accepting money, goods or other favors as inducement to receive favorable consideration for a professional assignment, or as an inducement to approve, authorize or influence the granting of a professional assignment;
        - Soliciting or accepting gratuities, directly or indirectly, in connection with work for which the engineer/surveyor is responsible;
        - Using privileged information as a means of making personal profit beyond their professional compensation;
        - Willfully attempting to suborn another person to violate the law or administrative code, public policy or their code of professional ethics;
        - Generally:
            - Dishonesty or corruption;
            - Misrepresentation or concealment;
            - Negligence or malpractice resulting in harm or damage;
    - RCW 18.43.105 in pertinent part:
        - (6) prohibits engineers from having a financial interest in bidding for or performance of a contract to supply labor or materials for or to construct a project for which employed or

retained as an engineer except with the consent of the client or employer consent of the client after disclosure of the financial interest or to allow an interest in any business to affect a decision regarding engineering work for which retained, employed, or called upon to perform; and

- (10) committing any other act, or failing to act, contrary to the accepted professional conduct or standard generally expected of those practicing professional engineering or land surveying.

- Washington state case law establishes an independent duty on the part of professional engineers that is separate and apart from any duty contained in a contractual agreement. If an engineer breaches this duty, those harmed have a cause of action for damages they sustained. Here, liability is limited to the amount the City agrees to pay J-U-B for the services – in other words, if the City doesn't get what it was promised and expected, the City doesn't have to pay the fee. But, with the independent duty doctrine, any damage amount limit in the Agreement does not bar J-U-B from being responsible for breach of duties J-U-B owes the City independent of the Agreement. An example would be the independent duties created under the cannons and rules applicable to engineers.

To ensure full disclosure of the relationship of the parties involved in the project and to dispel any concerns about any potential conflicts or improper acts, the City should include in its staff report (to be considered by the hearings examiner in reviewing the proposed development) a statement regarding the parties' relationship.

It is also recommended the City require J-U-B to comply with Chapter 196-27A WAC by informing Phase Five and the City of the dual work relationship and gaining the consent to proceed from all parties. This should be done in writing.

CITY OF COLLEGE PLACE
HEARING EXAMINER
June 8, 2022 at 10:00 a.m.
DRAFT DATE – MAY 27, 2022

Staff Report

Prepared by Jon Rickard, Community Development Director

Project: Villages of Garrison Creek PUD Phase XII & XIII – Preliminary Plat

A. Summary of Proposed Action: Preliminary Plat Approval of a Phase XII & XIII, a 70 Lot Single Family Subdivision within the Villages of Garrison Creek PUD. (exhibit 1 – preliminary plat survey)

B. General Information:
   1. Owner(s): Phase Five Development, LLC
   2. Applicant(s): Doug Botimer
   3. Tax Parcel(s) Number: 350736130020 & 350736130021
   4. Location: 6th Street, Garrison Village Way, and Myra Road
   5. Future Land Use: Single Family Residential
   6. Zoning: SFR – Single Family Residential
   7. Square Footage/Acreage: 14.69 acres
   8. Proposed Use: Residential
   9. Number of Lots: 70
   10. Lot size: 4,192 – 15,949 SF
   11. Density: 4.8 dwelling units per acre
   12. Open Space: 1.80 acres or 78,016 SF provided – 12.3%
   13. Sanitary Sewer: City of College Place
   14. Domestic Water Supplier: City of College Place
   15. Fire District: City of College Place
   16. School District: 250
   17. Source of Electricity: Columbia Rural Electrical Association

C. History/Background:
   1. Date of Application: November 18, 2021 (exhibit 2)
   2. Date Application deemed complete: December 14, 2021 (exhibit 3)
   3. General: The Villages of Garrison Creek Planned unit Development (PUD) was approved on August 26, 1996 by the passage of Resolution No. 534 (exhibit 4) which established the principal conditions of approval for the PUD. The Resolution authorized up to 418 dwelling units, condition 14. Thus far approximately 268 dwelling units (DU) have been built bringing the total DU at completion of this phase to 338.

D. SEPA Threshold Determination: The City has determined that the project does not have a probable significant adverse impact on the environment. This decision was made after

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review of a completed checklist and other information on file with the City. A Determination of Non Significance (DNS) was issued on May 24, 2022 (exhibit 5) under WAC 197-11-340. (SEPA Checklist – exhibit 6). Comments on the DNS must be submitted by June 7, 2022.

E. Public Hearing Notice: On May 24, 2022, the Notice of Application (NOA) (exhibit 7) was distributed to 170 surrounding property owners within 300' of the boundaries of the project site via by us USPS first class mail (exhibit 8), the property was posted at three locations (exhibit 9) and a notice was published in the Walla Walla Union Bulletin (exhibit 10). The notice of application was also emailed to approximately 38 parties of interest (exhibit 11).

F. Agencies Contacted: Over 50 State and local parties of interest were emailed the NOA, including utility providers on record including Cascade Natural Gas, Columbia Rural Electric Association, Basin Disposal Inc., Charter Digital Cable, Pacificorp, School District #250, Qwest, PocketiNet, Valley Transit, Walla Walla County, City of Walla Walla, and numerous WA State Agencies. (Exhibit 12)

G. Natural Environment

1. Topography: The site is effectively flat with 1 to 2 percent on majority of the site. The norther perimeter contains slopes +/- 50 percent that primarily will be dedicated open space tracts. Site grading will occur in areas of the proposed development and for road construction. Cut/fills will balance.
2. Soils: The site contains silt loam with underlying gravels and cobbles.
3. Surface Water: Garrison Creek flows through the southern area of The Villages of Garrison Creek PUD, Phase XII & XIII are approximately 600FT to the north of Garrison Creek.
4. Vegetation: Shrubs, grass and other types of vegetation cover the site.
5. Wildlife: Existing wildlife consists of hawk, songbirds, quail, wild turkey, pheasant, ducks, and geese. According to the Washington Department of Fish and Wildlife, the Ferruginous Hawk, has been observed in the site's township with the accuracy of a ¼ mile. No know threatened or endangered species.

H. Neighborhood Characteristics: (exhibit 13)

1. The project site was farmed for many years but has not been actively farmed for nearly 20 years. The property is part of a 95 acre 418 DU – PUD that was approved in 1996. The PUD contains two undeveloped commercial/mixed use properties, one at Myra and Garrison Village Way, the other at Myra and 12th, an assisted living facility at Myra and Garrison Village Way, a 26 DU affordable cottage development owned and operated by Walla Walla Housing Authority, and nine built-out residential phases consisting of approximately 242 DU.
2. Surrounding Development includes:
   a. North – Highland Park Subdivision: Circa 1960's suburban residential subdivision situated on a bluff approximately 24' above the proposed development. Lots ranging in size from 8,700 – 18,000 SF approximately. Primarily single family with some accessory dwelling units;
   b. East – 7 acres of undeveloped land zoned SFR – Single Family Residential, situated between SE 6th and SE 8th Street.

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c. South West – Lion's Park, a public park owned and maintained by the City, situated on 3 acres, includes a fishing pond, baseball field, community building, and playground.
d. South – Garrison Creek Heights: Circa 1991-1993 residential subdivision that is situated on a bluff approximately 30' above previously developed phases of the PUD. Lots range in size from 6,500 – 17,000 SF. Homes are single family with some duplex style construction that were converted to two unit condos in the early 2000's.
e. East – Fort Walla Walla Park, situated on over 200 acres and operated by the City of Walla Walla. Amenities include a museum, amphitheater, playground, RC track, BMX track, disc golf course, bike path, and nature trails.

I. Subdivision Design Features (exhibit 1 – preliminary plat & exhibit 14 – preliminary engineering)

1. Lot Pattern and Density: The density (exhibit 15 Density and Open Space Calculations) of Phase XII & XIII is approximately 4.8 dwelling units per acre. The proposed uses for these two phases is single-family homes. Single-family homes may include townhomes as allowed in previous phases, for instance around the roundabout.
2. The 70 Lots will range in sizes from 4,192 – 15,949 SF, consistent with previous phases.
3. Yard setbacks are 10ft for front of building, 20ft front load garage, side setbacks will vary from 2-5ft (any structure with a setback less than 5ft shall be in accordance with the most recently adopted International Residential Code), 10ft street side, 10ft rear, and 10ft alley loaded garage. Measurements are from property lines established by a surveyor licensed in the State of Washington.
4. Open Space: CPMC 17.33.200 (exhibit 16) Each PUD containing residential development shall provide not less than <u>15 percent of the total site area</u> for usable common open space. Common open space shall be concentrated in large, homogeneous units and designed to provide for passive or active recreation. Common open space shall not include:

    1. Areas reserved for the exclusive use or benefit of an individual tenant or owner;
    2. Dedicated vehicular and pedestrian right-of-way, easement or off-street parking areas.

    Phase XII & XIII will contribute 1.8 AC or 12.32% of open space. Overall dedicated common open space for all phases is approximately 16.8%. This does not include approximately 5 AC along Garrison Creek that is still controlled by Myra Road Commercial LLC. While developed with a pathway and maintained by the master association this 5 AC has yet to be dedicated. It is anticipated that dedication will take place at said time of development of the property at the intersection of Myra Rd and 12th Street, bringing total dedicated open space to approximately 30 AC or 31.8%. (exhibit 15 density and open space)

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Open space will be improved with a pedestrian walkway and landscaping enhancements (exhibit 16 Landscaping Plan) and perpetually maintained by the HOA.

J. Resolution No. 534 (exhibit 4) and CPMC 17.33 – PUD Planned Unit Development (exhibit 16):

The development shall comply with Resolution No. 534, which established the overall conditions of approval for the Villages of Garrison Creek PUD and CPMC 17.33 of the development regulations in place at the time of the PUD approval.

Public testimony received during the initial comment period, most notably by Mr. Daniel Halstrom (exhibit 17 Halstrom), suggests that the city issued its Determination of Complete Application in error because of numerous, material, minimum requirements omitted by the Applicant.

Halstrom opines that the original PUD approved by Resolution No. 534 should have expired under RCW 58.17. Halstrom sites RCW 58.17.140 – Time limitation for approval or disapproval of plats and extensions; RCW 58.17.170 – Written approval of subdivisions and final plat to be filed. Statutes contained within RCW 58.17 pertain to the subdivision of land through the processing and approval of preliminary plats and subsequent final plats, not time limitations on approved PUDs

Halstrom also opines that the PUD should have expired, no later than December 31, 2016 because under the terms of Resolution No. 534, Exhibit A, Paragraph 16 of the Conditions of Approval, following Phase II, subsequent phases should be yearly and consisting of approximately 20 units each, unless otherwise approved by the City Council. Halstrom goes on to conclude that "*Absent an "Agreement" approved by the City Council, to deviate from this condition, the PUD expired by no later than December 31, 2016."* The City maintains that continual approval of preliminary and final plat phases constitutes an "agreement of phasing" approved by the City Council. In addition to the continual approvals of phases, the City has not requested the developer provide an updated phasing plan for approval by the City Council.

Approved phases are as follows:

Resolution No. 534 – 8-1996 – Preliminary PUD Approval
Resolution No. 535 – 8-1996 – Preliminary Plat Phase 1
Resolution No. 538 – 11-1996 – Final PUD Approval & Phase 1 Final Plat
Resolution No. 559 – 11-1997 – Preliminary Plat Phase 2
Resolution No. 572 – 11-1998 – Final Plat Phase 2
Resolution No. 574 – 5-1998 – Preliminary Plat Phase 3
Resolution No. 576 – 6-1998 – Final Plat Phase 3

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Resolution No. 588 – 12-1998 – Preliminary Plat Phase 4
Resolution No. 603 – 7-12-1999 – Preliminary Plat Phase 5
Resolution No. 609 – 7-26-1999 – Final Plat Phase 5
Resolution No. 611 – 10-1999 – Final Plat Phase 4
Resolution No. 625 – 7-2000 – Preliminary Plat Phases 6, 7, 8, & 9
Resolution No. 628 – 10-2000 – Final Plat Phase 6
Resolution No. 674 – 3-2003 – Final Plat Phase 7
Resolution No. 699 – 1-2004 – Preliminary Plat Phase 10
Resolution No. 713 – 9-2004 – Preliminary Plat Phase 9
Resolution No. 731 – 2-2005 – Final Plat Phase 10
Resolution No. 742 – 8-2005 – Preliminary Plat Phase 8
Resolution No. 814 – 5-2010 – Final Plat Phase 8
Hearing Examiner Decision – 4-2015 – Preliminary Plat Phase 9
Resolution No. 877 – 8-2015 – Final Plat Phase 9

The proposed phases XII & XIII are in substantial compliance with Resolution No. 534 and CPMC 17.33.

K. Transportation Plans (exhibit 14)

1. Garrison Village Way is a private street and acts as the central boulevard through the Villages of Garrison Creek PUD, it is tree lined and has a separated sidewalk system on both sides of the roadway except a stretch that fronts a portion of the proposed phase XII. The sidewalks along Garrison Village Way were approved by the City Engineer during phase one to perform double duty as bicycle lanes in keeping with Resolution No. 534, Exhibit A, paragraph 10. The speed limit is posted 15mph and connects with Myra Road on the east and Larch Ave on the west. The streets that provide access to each lot meander through the neighborhood, are mostly 28ft wide with parking allowed on one side and speeds are posted 15mph. The streets have no curb and gutter. Garrison Village Way is a public road west of Myra Road until just west of the roundabout at which point it becomes private. Garrison Village Way is the main artery of the PUD with 19 intersections ranging from street intersections, alleys, commercial driveways and two roundabouts.

   Lots 1-7 will front onto the western Garrison Village Way roundabout with alley loading garages.

   Lots 8-19 will front onto proposed SE Quail Run with alley loading garages.

   Lots 20-22 will front and load onto a private road extension of SE 6th Street.

   Lots 23-25 will front and load from a dead end extension of SE Creekside Dr.

   Lots 26-37 will front and load onto the north side of SE Quail Run.

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Lots 38-42 and 66-70 will front and load onto SE Swanson Ln.
Lots 43-57 will front and load onto SE Falcon Dr.

Lots 58-65 will front and load onto ~~Eyas~~ Raptor Loop.

2. Streets within the development shall remain private. The roads will be a minimum of 28ft wide allowing parking on one side and will be posted with a sign on one side reading "NO PARKING – FIRE LANE – TOW AWAY ZONE".

3. Traffic Impact Analysis (TIA) by J-U-B (exhibit 18). A TIA was undertaken at the request of the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road and when a traffic signal will be warranted, and the safe crossing of Myra Road for the pedestrians that cross to access the Fort Walla Walla Park. The study Summary and Recommendations, pg 19 of the TIA found:

   Three study intersections of GVW/Myra Road, Myra Road/Dalles Military Road/12th Street, and Larch Avenue/6th Street were evaluated. Existing traffic operations analysis indicate that all study intersections function with acceptable delay and Levels of Service, with all being LOS "C" or better. The proposed development will add 69 PM peak hour trips to the roadway network. These additional trips along with 1% per year background growth and trips to account for approved developments will cause the LOS to fall to "D" at the intersection of GVW/Myra Road, but this is still acceptable.

   Interest in the need for the traffic signal called for by previous studies at GVW/Myra Road was evaluated. No hours of the 8-hour signal warrant are met. The analysis indicates that with approximately 15-20% of the potential commercial development on the northwest corner of the intersection as described in the 2004 TIA the traffic signal would be warranted.

   It is recommended that a southbound right turn lane from Myra Road to GVW not be installed at this time for multiple reasons: the speed limit is lower than the 40 MPH typically used for the WSDOT evaluation, the plotted point for future conditions is only marginally into the region for consideration of a right turn lane, the extra width of a right turn lane would increase the pedestrian time to cross Myra road, and this particular intersection is anticipated to have a traffic signal in the future when commercial development is constructed the right turn lane should be evaluated for capacity purposes at that time.

   It is recommended that with the low collision rate at the Myra Road/GVW, and the fact that only one collision during the last 5 years involved a northbound left turn, that the construction of the northbound left turn lane be constructed at the same time as the traffic signal to accommodate the future commercial development on

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the northwest corner. The proportionate share of that improvement that should be borne by this development is 3.3% since the proposed 70 lots associated with this development is anticipated to add approximately 45 trips to the intersection of a total of 1,301 trips.

It is recommended that since there is no history of pedestrian related collisions, and the number of pedestrians counted during the time of data collection for this study was low, that the City of Walla Walla and College Place continue to monitor the intersection regarding pedestrian safety as well as pedestrian activity to determine if the level of pedestrian activity is high enough (20 pedestrians in an hour) to warrant a marked crossing and additional enhancement.

The City of Walla Walla hired DKS to review the TIA. (exhibit 36)

DKS recommends several updates to the TIA and provided the following comments regarding its findings and adherence to the City of Walla Walla TIA Guidelines.

1. DKS agrees with the existing vehicle operations presented in Table 2.
2. As stated in the TIA, future 2027 background volumes included a background growth rate of 1% per year and two in-process developments, Myra-Offner Mixed Use development and the Village at Fort Walla Walla. Looking at Appendix C, the volumes for the No Build 2027 do not add up correctly at the two intersections on Myra Road. For example, the eastbound left on 12th Street at Myra Road is 93 vehicles in Figure 3 (Existing 2022). Background growth at 1% per year to 2027 would add approximately 5 vehicles. Appendix C shows 37 eastbound left vehicles at the intersection being generated by the Village at Fort Walla Walla. This adds up to a total of 135 vehicles for the 2027 No Build scenario. However, the volume shown in Figure 4 (2027 No Build) only shows 105 vehicles.
   DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.
3. The trip generation presented in Table 4 is based on the average rates for single-family housing (210) from the 10th Edition of the Institute of Transportation Engineers Trip Generation Manual. The most recent version of the Trip Generation Manual is the *11th Edition[3] and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates*
4. The proposed trip distribution looks reasonable.
5. Per the City of Walla Walla guidelines[5], please include analysis for the "Year of Occupancy + 5 Years". Although the TIA says that a completion date is unknown at this time, please make a reasonable estimate for the completed year of construction.
6. In Table 5, the Larch Ave/6th Street westbound delay decreases because of the rounding down from 1 WBT vehicle to 0 WBT vehicles from the No Build scenario to the Build scenario. *DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.*

7. If the traffic signal is still not warranted after Comment #2, Comment #3, and Comment #5 have been addressed, DKS recommends that the developer still *pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way* given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development. The proportionate share should be calculated as follows for the intersection of Myra Road/Garrison Village Way:

$$= \frac{\text{Trip Generation for Phases XII and XIII}}{\text{Total Trip Generation for Villages of Garrison Creek PUD} + \text{Total Trips for Fort Walla Walla}}$$

Since the need for the traffic signal and related improvements are generated by the Villages of Garrison Creek PUD, it is not appropriate to assume current or future Myra Road traffic should be included in the proportionate share calculations and participate in the cost sharing of the traffic signal.

8. DKS agrees that the southbound right turn lane at Myra Road/Garrison Village Way is not critical at this time and does not need to be installed as part of this development. However, *DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development.* Given the vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.

9. DKS agrees with the statement that a crosswalk alone would be insufficient at a crossing of Myra Road at Garrison Village Way. With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, *it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.*

L. Critical Areas

1. There are steep slopes on the north side of Phase XII & XIII. Structures will be placed a minimum distance from the toe of the slop in accordance with the most recently adopted International Residential Code.

M. Public Services

1. Schools: RCW 58.17.110(2) requires that appropriate provisions be made for the public health, safety, and general welfare including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school. School District #250 operates Davis Elementary School, John Sager Middle School and College Place High School. Two private schools, Rogers Elementary and Walla Walla Valley Academy serve the area as well. Private sidewalks and paths are utilized throughout the development and connect with the existing public pedestrian facilities on Larch Avenue and Myra Road.

2. Parks and Recreation Space: The City has approximately 20 acres of park ground. The City of College Place has adopted a 10 acre per 1,000 resident level of service standard to match the recommendation and standard set by the National Recreation and Park Association (NRPA). At the City's current population there is a deficit of 70 acres of park, recreation, or open space land. Lions Park is within a quarter mile of the proposed development and is in the design process for a significant renovation. This neighborhood of the Villages of Garrison Creek has not been identified as an area where a park should be dedicated. City Council is focusing on park renovations

over expansions in this area and will be addressing park deficiency in the southwestern part of town where the City is expecting to experience most of the City's projected growth in the 20-year planning window. The Villages of Garrison Creek PUD has provisions for private open space.

N. Fire Marshal Review – The Fire Marshal has reviewed the preliminary plat request and finds that with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision (exhibit 19):

1. A name will have to be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response.
2. Fire Department Access will have to extend to within 150 feet of any point on the exterior of a structure. IFC Section 503
3. Addresses will need to be added to the alley side of each house served by an alley. IFC Section 505
4. Streets less than 28 feet wide will need to be posted "NO PARKING". Streets between 28 and 36 feet wide will need to be posted on one side "NO PARKING". Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways will need to be posted "NO PARKING". IFC Section D 103
5. Fire Hydrant locations will need to be coordinated with the Fire Marshal. IFC Section 507
6. Fire apparatus access road gates shall comply with IFC Section D 103.5.

O. Public Works Director Review – The Public Works Director has reviewed the preliminary plat request and concurs with the comments provided on behalf of the City's contract engineer, J-U-B Engineers by Darral Moore, P.E. The Director further certifies that the proposed street system, sewage disposal and water supply systems, as proposed will be adequate to serve the needs of the proposed subdivision and recommend approval. (exhibit 20)

P. City Engineer Review – The City contracts with J-U-B Engineer for professional engineering services. Darral Moore, P.E performs all engineering related development reviews on behalf of the City.

Mr. Moore has reviewed the preliminary Villages of Garrison Creek sub-division plans (exhibit 21). They show the proposed general layout of streets, easements, lots, and blocks consistent with the requirements of RCW 58.17.

The proposed engineering elements, including streets, easements, fire protection, storm water, sanitary sewage and water systems are adequate to serve the subdivision conditioned upon the following:

1. Provide stamped construction documents meeting City of College Place most current code and design standards for City review and approval. Once plans have been reviewed and accepted by the City, the proposed improvements shall be installed and accepted by the City prior to Final Plat recording.

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2. Streets or roadways that are 28-ft in width shall only have parking on a single side. No parking signage shall be provided on the non-parking side. Location of signage to be coordinated with the City.
3. There shall be no on-street parking for roadways less than 28-ft. No parking signage shall be located on both sides of the roadway. Location of signage shall be coordinated with the City.
4. The design of stormwater systems shall be in accordance with the most current edition of the Stormwater Management Manual for Eastern Washington and City standards. Stormwater systems for this development are to be owned, maintained and operated by the Developer.
5. Developer shall coordinate with USPS for location and type of mail-box units. Developer shall purchase and install the required mail-box units.
6. Fire hydrants not located behind a 6-inch vertical concrete curb shall be protected by bollards.
7. Location and placement of fire hydrants shall be coordinated with the Fire Marshall.
8. Street lighting shall be provided for the private roadways. Lighting shall be consistent with the existing developed area. Lighting will be owned, maintained and operated by the Developer.
9. Developer shall obtain a Construction Stormwater General Permit in accordance with the Washington Department of Ecology requirements prior to construction activities.

Q. Survey and Plat Standards: The survey was reviewed by a third-party surveyor, LeRoy Waggoner, PLS (exhibit 22) and has the following comments:

1. Together with the lot line dimensions that are shown, bearings and curve data need to be added to all the lot lines on the final plat. This may require additional curve and line tables.
2. Bearings, distances, and curve data need to be added for all street centerlines. This may require additional curve and line tables.
3. Street centerline monuments need to be set, shown, and symbolized in the legend of the final plat.
4. Lot corner pins need to be set, shown, and symbolized in the legend of the final plat.
5. I recommend the pathway areas now labeled as easements on Lots 25, 50, & 60 be treated and labeled as common area Tracts with an alphabetic designation and placed under the heading “COMMON AREA SUMMARIES” along with “ROADS” as per the following comment.
6. I recommend the tract labels D, E, F, I, & J be removed from those portions of SE Garrison Village Way depicted on this preliminary plat. Previous phases of Villages of Garrison Creek had no such designation, but were considered and accounted for as “ROADS” under the heading “COMMON AREA SUMMARIES” separate from the Lot area summary tables (see Phase VIII final Plat per Bk. 7 Pg. 54, under AFN 2010-06177).
7. NOTE: typically I would include comments regarding any and all errors I’ve found in lot closures, dimensions, and areas, but without the requisite bearings and curve

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information that is not possible. That being said, I will need another opportunity to review before the final plat is approved.

R. Comprehensive Plan - The Comprehensive Plan Designation is Single Family Residential. This development is consistent with the Goals and Policies of the 2018 College Place Comprehensive Plan and subsequent amendments.

S. Public Comment. As of publication date of this report, 163 comment letters and petitions were received during the original public comment period and are available to download on the project webpage through Dropbox.

T. Statutes/Codes: Criteria for approval.

The development is in general compliance with CPMC 14.90.030 – General Requirements including:

1. The College Place comprehensive plan and all plans, documents, policies, and maps that have been adopted by reference to be used in support of the implementation of the College Place comprehensive plan;
2. The City of College Place engineering design standards;
3. The applicable provisions of RCW 58.17, as determined by the city; and
4. Other applicable local, state, or federal laws and regulations.

And 14.90.040 Required Improvements:

5. Water Supply. All lots must be served by an adequate supply of water, as determined by the city, in accordance with local, state, and federal standards.
6. Sanitary Sewer. All lots must be served by city sewers, in accordance with the provisions of the Laws of Washington State.
7. Streets. All subdivisions shall be served by one or more public streets providing ingress and egress at not less than two points, unless otherwise approved by the city.
8. Sidewalks shall be provided in every residential, industrial, or commercial subdivision, and business park, and shall conform to the city sidewalk standards.

U. Conclusions: Summary of how project complies with the criteria for approval

1. The subdivision is in conformance with the College Place Comprehensive Plan and all zoning regulations in effect at the time the subdivision was submitted for approval. Lots are of sufficient area, width and length to satisfy zoning requirements of the PUD.
2. All public improvements shall be designed and constructed in accordance with the city design standards.
3. The subdivision is in conformance with the applicable provision of RCW 58.17 subdivision standards, as determine by the City Officials.

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4. The subdivision is in compliance with the provisions of other applicable local, state, and federal laws such as RCW 43.21C State Environmental Policy Act and the Eastern Washington Stormwater Manual.
5. The subdivision shall be provided with a water distribution system adequate to provide potable water and facilities for fire protection purposes from a public water supply source to each lot within a subdivision and shall be installed in conformity to standards of the city.
6. The subdivision shall be provided with a complete sanitary sewer collection system servicing each lot to the approval of the city. Sewer extensions and connections will be to City standards, with engineering plans submitted for review and approval.
7. The subdivision streets and related structures and facilities shall be constructed in accordance with current standards to the approval of the city engineer. All streets shall be improved by grading the full right-of-way width to the cross section standards established by the city. Streets shall be paved to the cross section standards established by the city. All street networks and improvements shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants, in accordance with the provisions of the International Fire Code.
8. Safe walking routes shall be provided throughout the subdivision. Sidewalks shall be properly located and sufficient to meet the circulation needs of the subdivision. Sidewalks shall be provided on one side of SE 6th Street, Quail Run, Creekside Drive, and completion of sidewalks along Garrison Village Way along the frontage of the development. A paved pathway will connect with Creekside Drive, Falcon Drive, and Raptor Loop to Garrison Village Way.
9. Easements for storm sewers will be provided and shall be of sufficient width and proper location.
10. Ten-foot public utilities easements have been provided along the frontage of all proposed lots which should be sufficient for the installation of utilities such as electric, telephone, television, water, gas, and similar public utilities.
11. The subdivision will have the required curbs, gutters, street lighting, street signs, sidewalks and storm sewers or drywells where applicable, as directed by the city engineer. Pedestrian access shall meet ADA requirements.

V. Recommendations:

City of College Place staff recommends Hearing Examiner conditionally approve this preliminary plat.

W. Findings and Conclusions:

1. A complete application was received.
2. A Determination of Non-Significance has been proposed for this Planned Unit Development.

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3. Existing and surrounding utilities, with proper extensions and connections will handle the utility demands of this project.
4. The proposed development is consistent with the Comprehensive Plan.
5. The development, as proposed, meets the development regulations as set out in the SFR zone with PUD Zoning Code CPMC 17.33.
6. Provisions are required for pedestrian safety.
7. The project provides a choice in housing opportunities.
8. The project, with conditions and compliance with City and State regulations, will provide provisions for sewage collection, storm drainage, streets, fire protection, and adequate walking facilities.

X. Conditions of approval:

1. Yard setbacks are 10ft for front of building, 20ft front load garage, side setbacks will vary from 2-5ft (any structure with a setback less than 5ft shall be in accordance with the most recently adopted International Residential Code), 10ft street side, 10ft rear, and 10ft alley loaded garage. Measurements are from property lines established by a surveyor licensed in the State of Washington.
2. Open Space: CPMC 17.33.200 (exhibit 16) The entire Villages of Garrison Creek PUD hall provide not less than 15 percent of the total site area for usable common open space. The open space will be improved with pedestrian walkway and landscaping enhancements (exhibit 35 Landscaping Plan). (exhibit 15 Density and Open Space)
    a. Pathway easements on Lots 25, 50, & 60 shall be Tracts and included in the open space calculation.
    b. Pathway Tracts shall be created such that they align with the pathway extending north of the gazebo in the western most roundabout, creating a pathway from Garrison Village Way, north to Quail Ln. The pathway Tracts would likely affect Lots 4 & 14.
    c. Tracts D, E, F, & I shall be eliminated and incorporated into the roadway acreage.
    d. Pathway extensions along the north side of Garrison Village Way shall be completed to the western roundabout.
    e. Final Landscape Plan shall include Tracts A & C and pathways areas connecting streets. (exhibit 35)
    f. Final Landscape Plan shall include an irrigation system design.
    g. Landscaping shall be perpetually maintained and irrigated.
3. Fire Marshal
    a. A name will have to be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response.
    b. Fire Department Access will have to extend to within 150 feet of any point on the exterior of a structure. IFC Section 503
    c. Addresses will need to be added to the alley side of each house served by an alley. IFC Section 505

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d. Streets less than 28 feet wide will need to be posted “NO PARKING”. Streets between 28 and 36 feet wide will need to be posted on one side “NO PARKING”. Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways will need to be posted “NO PARKING”. IFC Section D 103
e. Fire Hydrant locations will need to be coordinated with the Fire Marshal. IFC Section 507
f. Fire apparatus access road gates shall comply with IFC Section D 103.5.

4. City Engineer
    a. Provide stamped construction documents meeting City of College Place most current code and design standards for City review and approval. Once plans have been reviewed and accepted by the City, the proposed improvements shall be installed and accepted by the City prior to Final Plat recording.
    b. Streets or roadways that are 28-ft in width shall only have parking on a single side. No parking signage shall be provided on the non-parking side. Location of signage to be coordinated with the City.
    c. There shall be no on-street parking for roadways less than 28-ft. No parking signage shall be located on both sides of the roadway. Location of signage shall be coordinated with the City.
    d. The design of stormwater systems shall be in accordance with the most current edition of the Stormwater Management Manual for Eastern Washington and City standards. Stormwater systems for this development are to be owned, maintained and operated by the Developer.
    e. Developer shall coordinate with USPS for location and type of mail-box units. Developer shall purchase and install the required mail-box units.
    f. Fire hydrants not located behind a 6-inch vertical concrete curb shall be protected by bollards.
    g. Location and placement of fire hydrants shall be coordinated with the Fire Marshall.
    h. Street lighting shall be provided for the private roadways. Lighting shall be consistent with the existing developed area. Lighting will be owned, maintained and operated by the Developer.
    i. Developer shall obtain a Construction Stormwater General Permit in accordance with the Washington Department of Ecology requirements prior to construction activities.
    j. Sewer and water shall be available to all lots.
    k. Sewer and water shall follow City’s design requirements.
    l. Water shall be sized to meet water demands including fire flow.
    m. Water and sewer shall be public and within a dedicated City utility easement.
    n. Water Metering. Each lot shall be serviced by an individual meter.
5. Phase XII & XIII shall comply with the conditions of Resolution 534.
6. Tracts/Lots held in common to show ownership by association. Maintenance shall be obligation of community association and recognized in CCR’s.

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7. Transportation.
    a. Streets shall be private and constructed to private roads standards except that they may utilize the same earlier phase configuration. Minimum width shall be 28' wide with parking on one side and signed no-parking on the other and a minimum of 20' width unobstructed width for fire apparatus. Maintenance including associated road signs shall be obligation of community association and recognized in CCR's.
    b. Private roads shall be eased to the City as an "Exclusive City Utility Easement". All water and sewer mains owned by city shall be placed within the exclusive city utility easement. City utilities across private property shall be within "Exclusive City Utility Easements".
    c. TIA Update – Update the J-U-B TIA per the recommendations in the DKS analysis (exhibit 36).
    d. If the traffic signal is still not warranted after DKS Comment #2, Comment #3, and Comment #5 have been addressed, the developer shall pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way. The proportionate share should be calculated per the DKS memo.
    e. Design and construct the northbound left turn on Myra Road at Garrison Village Way.
    f. Design and construct a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.
8. Stormwater facilities shall be designed by a registered Washington Professional Engineer in compliance with the Stormwater Management Manual for Eastern Washington and the City of College Place Stormwater Facility Specifications. The engineer shall certify the design and the construction of the facilities. Maintenance shall be obligation of community association and recognized in CCR's to explicitly include stormwater facilities overlying public utility easements.
9. Federal ADA requirements apply to private roads and pedestrian facilities. The City does not inspect private roads and pedestrian systems for ADA compliance. The owner/developer is responsible to ensure compliance with Federal regulations and shall document compliance with written certification to the City. Maintenance shall be obligation of community association and recognized in CCR's.
10. All utilities shall be placed underground.
11. Streetlights shall be placed at all intersections of roads, alleys and pedestrian paths and maintenance obligation shall be included in CCR's. (CPMC 16.28.030)
12. Survey and Plat Standards:
    a. Together with the lot line dimensions that are shown, bearings and curve data need to be added to all the lot lines on the final plat. This may require additional curve and line tables.
    b. Bearings, distances, and curve data need to be added for all street centerlines. This may require additional curve and line tables.

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c. Street centerline monuments need to be set, shown, and symbolized in the legend of the final plat.
d. Lot corner pins need to be set, shown, and symbolized in the legend of the final plat.
e. Pathway areas now labeled as easements on Lots 25, 50, & 60 be treated and labeled as common area Tracts with an alphabetic designation and placed under the heading “COMMON AREA SUMMARIES” along with “ROADS” as per the following comment.
f. I recommend the tract labels D, E, F, I, & J be removed from those portions of SE Garrison Village Way depicted on this preliminary plat. Previous phases of Villages of Garrison Creek had no such designation, but were considered and accounted for as “ROADS” under the heading “COMMON AREA SUMMARIES” separate from the Lot area summary tables (see Phase VIII final Plat per Bk. 7 Pg. 54, under AFN 2010-06177).
g. Final Plat subject to licensed surveyor review before the final plat is approved.

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Village of Garrison Creek (VGC)
Phase XII & XIII
Preliminary Plat

City of College Place Hearing Examiner

Gary McLean

Public Hearing – June 8, 2022

10:00 AM

General Information:

1. Owner(s): Phase Five Development, LLC
2. Applicant(s): Doug Botimer
3. Tax Parcel(s) Number: 350736130020 & 350736130021
4. Location: 6th Street, Garrison Village Way, and Myra Road
5. Future Land Use: Single Family Residential
6. Zoning: SFR – Single Family Residential
7. Square Footage/Acreage: 14.69 acres
8. Proposed Use: Residential
9. Number of Lots: 70
10. Lot size: 4,192 – 15,949 SF
11. Density: 4.8 dwelling units per acre
12. Open Space: 1.80 acres or 78,016 SF provided – 12.3%
13. Sanitary Sewer: City of College Place
14. Domestic Water Supplier: City of College Place
15. Fire District: City of College Place
16. School District: 250
17. Source of Electricity: Columbia Rural Electrical Association

History/Background:

1. Date of Application: November 18, 2021. (exhibit 2);

2. Date Application deemed complete: December 14, 2021. (exhibit 3);

3. The Villages of Garrison Creek Planned Unit Development (PUD) was approved on August 26, 1996 by the passage of Resolution No. 534 (exhibit 4) which established the principal conditions of approval for the PUD.

The Resolution authorized up to 418 dwelling units (DU), condition 14.

Approximately 268 dwelling units have been built bringing the total DU at completion of this phase to 338 DU.



Unit/Lot Summary:

(To Be Determined)	Retirement Village
60	Stacked Flats
72	Alley Townhomes
57	Townhomes
77	Senior Condominiums
41	Cottages
43	3,600 SF Lots
30	4,200 SF Lots
425	6,000-8,000 SF Lots
	10,800 SF Lots
	Total Lots/Units

N 0 100 200 400 Feet

THE VILLAGES OF GARRISON CREEK

MITHUN PARTNERS

Environmental Review

SEPA Threshold Determination:

The City has determined the project is unlikely to have significant adverse environmental impacts.

This decision was made after review of a completed checklist and other information on file with the City.

The City issued a Determination of Non Significance (DNS) on May 24, 2022 under WAC 197-11-340. (exhibit 5; SEPA Checklist – exhibit 6).

The comment period on the DNS closed on June 7, 2022 at 5:00 pm. Comments were received from the WA State Department of Ecology.

No substantive comment(s) were received that provide new information about the DNS that would cause changes or revisions to the DNS.

CPMC 14.40.080 – Appeals made by the SEPA responsible official may be appealed to the CP Hearing Examiner within 14 days of the issuance of the DNS by filing a written notice of appeal with the city by June 7, 2022 at 5:00 pm. No appeal was received.

Public Hearing Notice:

May 24, 2022, the City mailed, via USPS first class mail, the Notice of Application (NOA) (exhibit 7) to 170 owners of property within 300 feet of the project site boundaries.

On May 24. 2022, the City posted the NOA at three locations on the project site,(exhibit 9).

On May 24, 2022 the City caused and the NOA to be published in the Walla Walla County legal newspaper, the Walla Walla Union Bulletin, (exhibit 10).

On May 24, 2022, the City also emailed the NOA to approximately 38 parties of interest, (exhibit 11).

The City, on May 24, 2022 emailed the NOA to over 50 state agencies and local entities of interest, comprising of utility providers including Cascade Natural Gas, Columbia Rural Electric Association, Basin Disposal Inc., Charter Digital Cable, Pacificorp, Qwest, and PocketiNet, and School District #250, Valley Transit, Walla Walla County, City of Walla Walla, and numerous WA state agencies. (Exhibit 12)

Neighborhood Characteristics:

The project is part of a 95 acre 418 DU – PUD approved in 1996.

Zoned:

- SFR – Single Family Residential (SFR), &
- GC – General Commercial

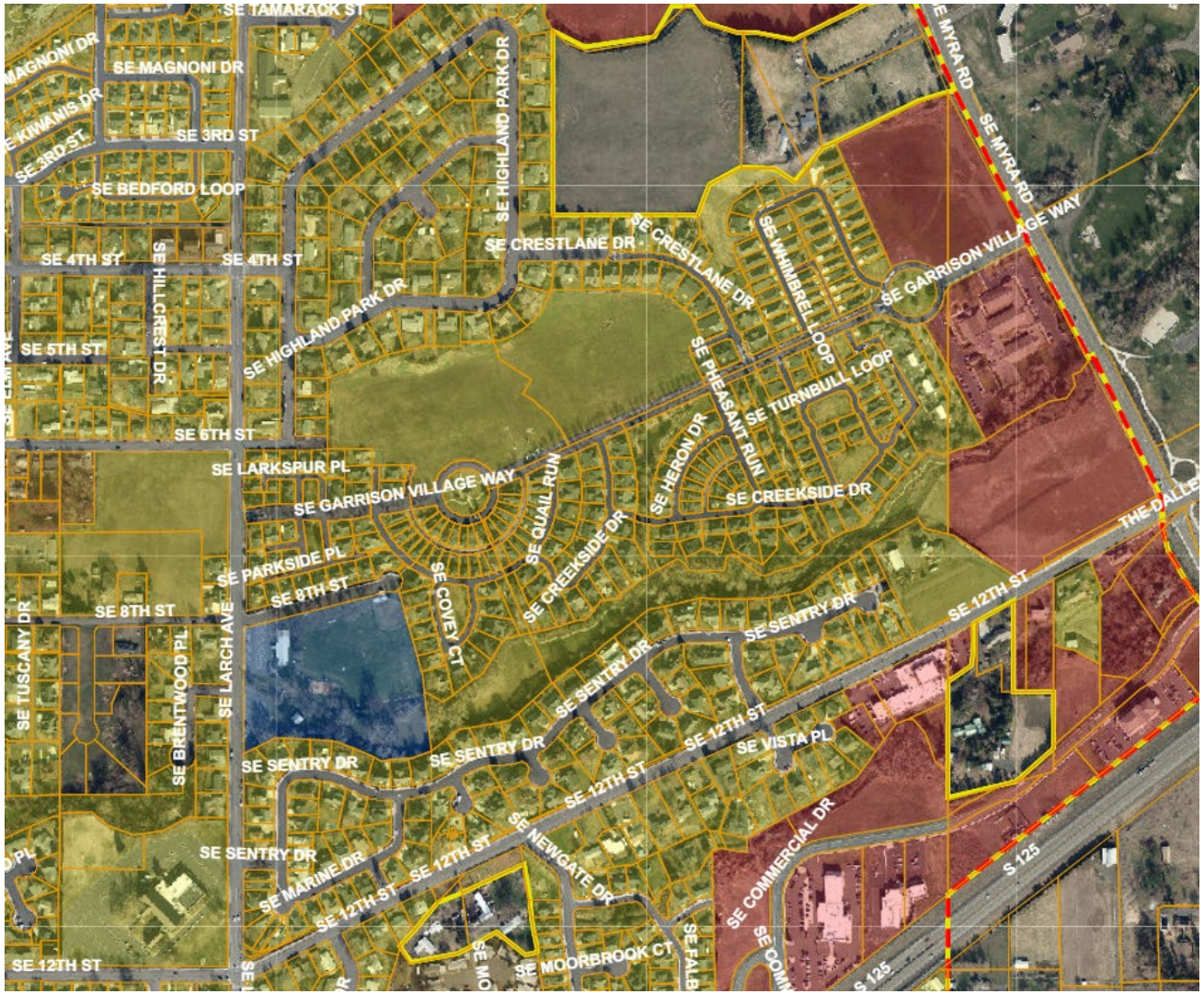
Land Use – Single Family Residential

Two undeveloped commercial/mixed use properties.

Assisted living facility at Myra Road and Garrison Village Way.

26 DU affordable housing property owned and operated by Walla Walla Housing Authority.

9 built-out residential development phases consisting of approximately 242 DU.



Surrounding Development:

North – Highland Park Subdivision: . Zoned SFR. Circa 1960s suburban residential subdivision situated on a bluff approximately 24 feet above the proposed development. Lots range in size from 8,700 – 18,000 square feet. Use is primarily single family dwellings with some accessory dwelling units.

East – 7 acres of undeveloped land zoned SFR between SE 6th and SE 8th Streets.

South West – Lion's Park, a City owned and maintained public park, situated on 3 acres, includes a fishing pond, baseball field, community building, and playground.

South – Garrison Creek Heights: Zoned SFR. Circa 1991 residential subdivision situated on a bluff approximately 30 feet above the VGC. Lots range in size from 6,500 – 17,000 square feet. Single family homes and some duplex style units converted to two unit condos in the early 2000s.

East – Fort Walla Walla Park, situated on over 200 acres, owned and operated by the City of Walla Walla. Amenities include a museum, amphitheater, playground, Radio Controlled track, BMX track, disc golf course, bike path, and nature trails.

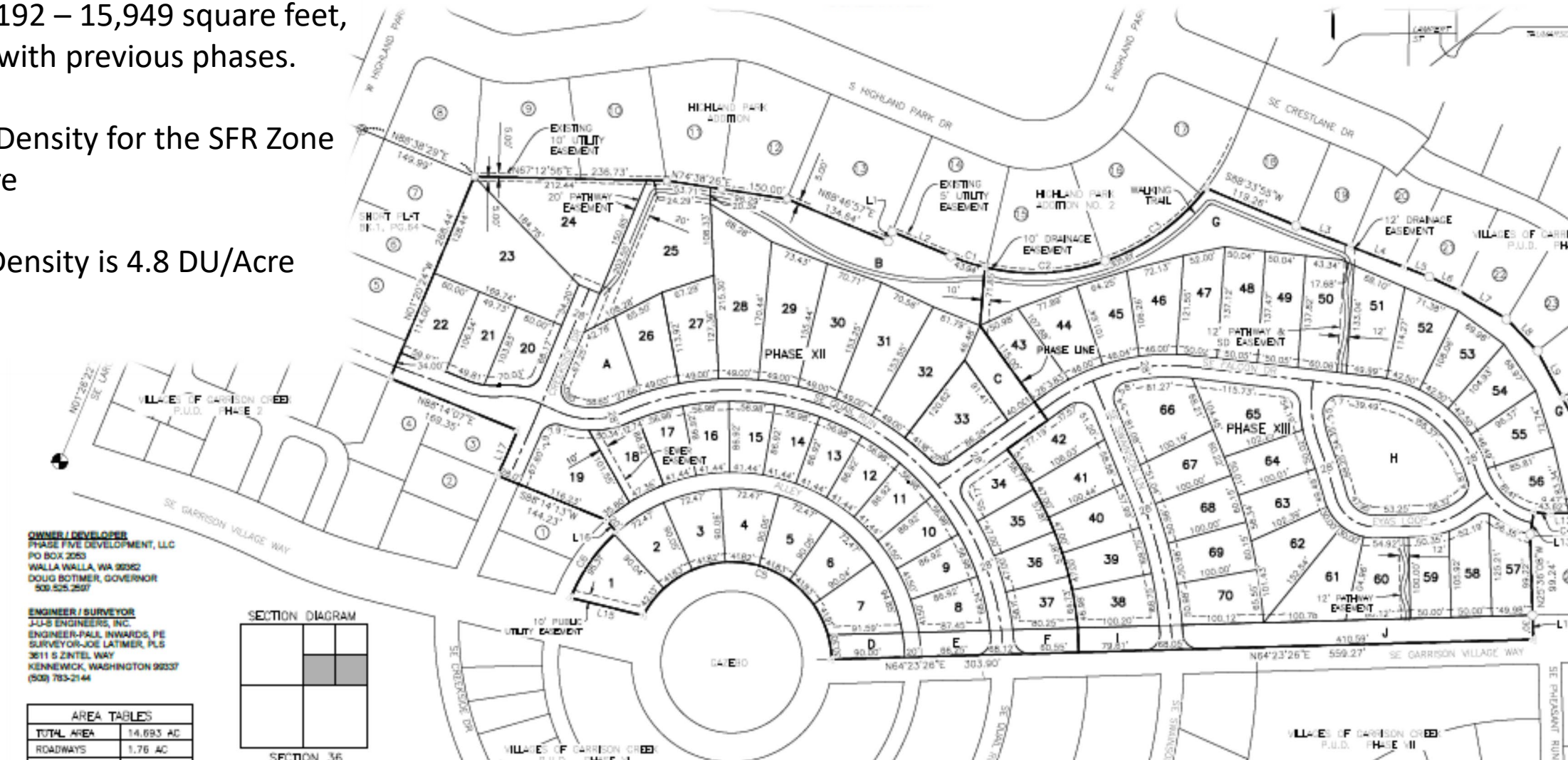


Lot Size and Density

Lot Size: 4,192 – 15,949 square feet, consistent with previous phases.

Maximum Density for the SFR Zone is 7 DU/Acre

Proposed Density is 4.8 DU/Acre



Open Space

Open Space code requires the development shall provide not less than 15% of the total site area for usable common open space.

Proposed development adds 1.8 AC of open space or 12.3%.

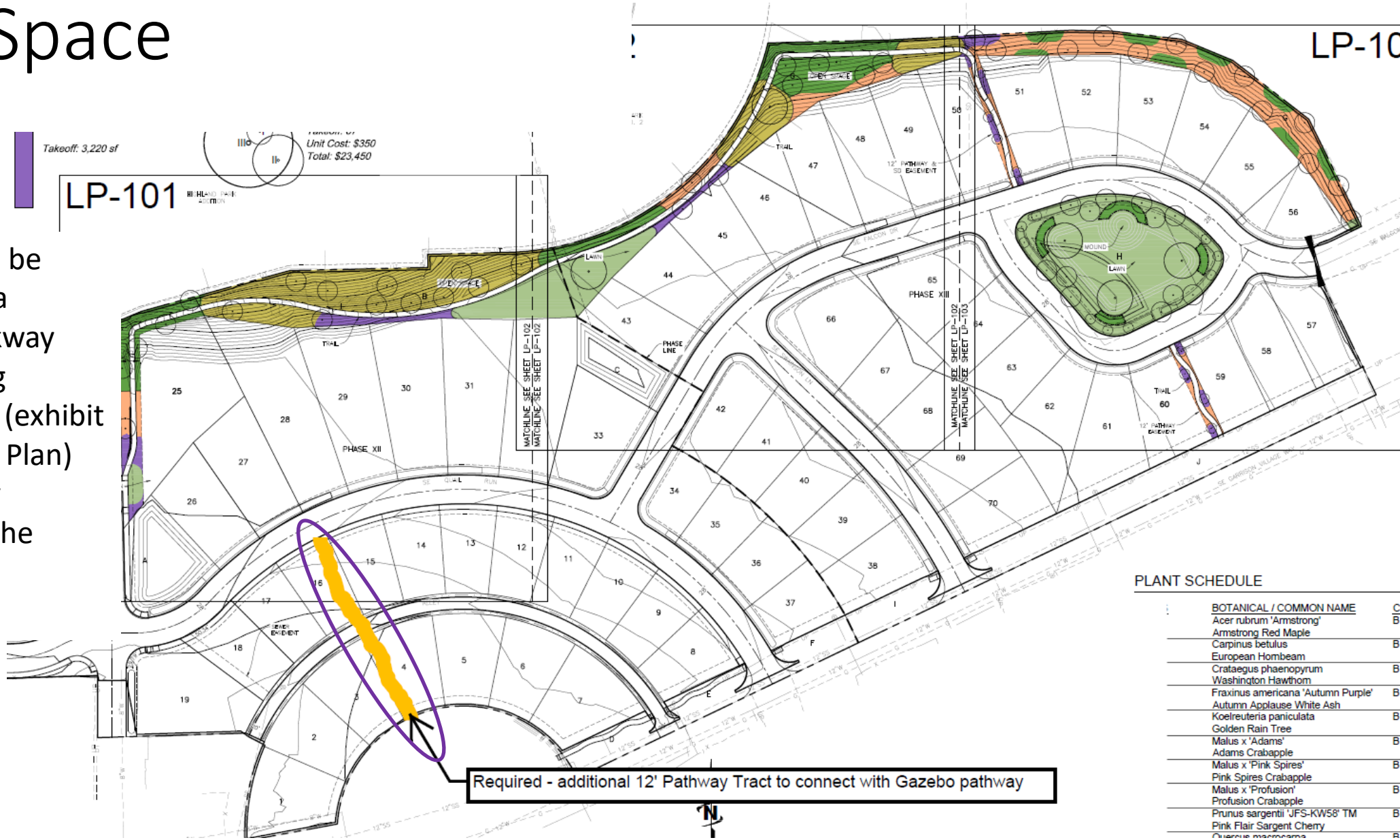
Total site area of usable common open space upon completion of Phase 12 & 13 – 16.8% Open Space

Future Phases – an additional 5AC will be dedicated bringing the total to 31.8% Open Space

	Acres (AC)	Dwelling Units (DU)	Density (DU/AC)	Open Space (AC)	Open Space (%)
Current Development					
Phase 1	4.04	19	4.7	0.26	6.5%
Phase 2	3.48	24	6.9	0.12	3.6%
Phase 3 - Assisted Living	6	0	0.0	0.00	0.0%
Phase 4 - Walla Walla Housing Authority	3.16	26	8.2	0.61	19.4%
Phase 5	8.27	27	3.3	3.57	43.2%
Phase 6	7.4	40	5.4	0.48	6.5%
Phase 7	9.6	43	4.5	3.25	33.9%
Phase 8	6.3	31	4.9	1.08	17.2%
Phase 9	8.01	39	4.9	1.54	19.2%
Phase 10	4.76	19	4.0	0.00	0.0%
Phase 11 - TBD					
Phase 12/13	14.69	70	4.8	1.80	12.3%
Subtotals	75.7	338	4.5	12.7	16.8%
Future Development					
Future Phase - Myra & 12th	13.67	0	TBD	5.00	36.6%
Future Phase - Myra & Garrison Village Way	6.43	0	TBD	0.00	0.0%
Unallocated	0	78	TBD		
Subtotals	20.1	78	3.9	5.00	24.9%
Totals (totals are approximate)	**95.8**	**416**	**4.7**	**30.4**	**31.8%**

Open Space

Open space will be improved with a pedestrian walkway and landscaping enhancements, (exhibit 35-Landscaping Plan) and perpetually maintained by the homeowners association.



Setbacks

Yard Setbacks:

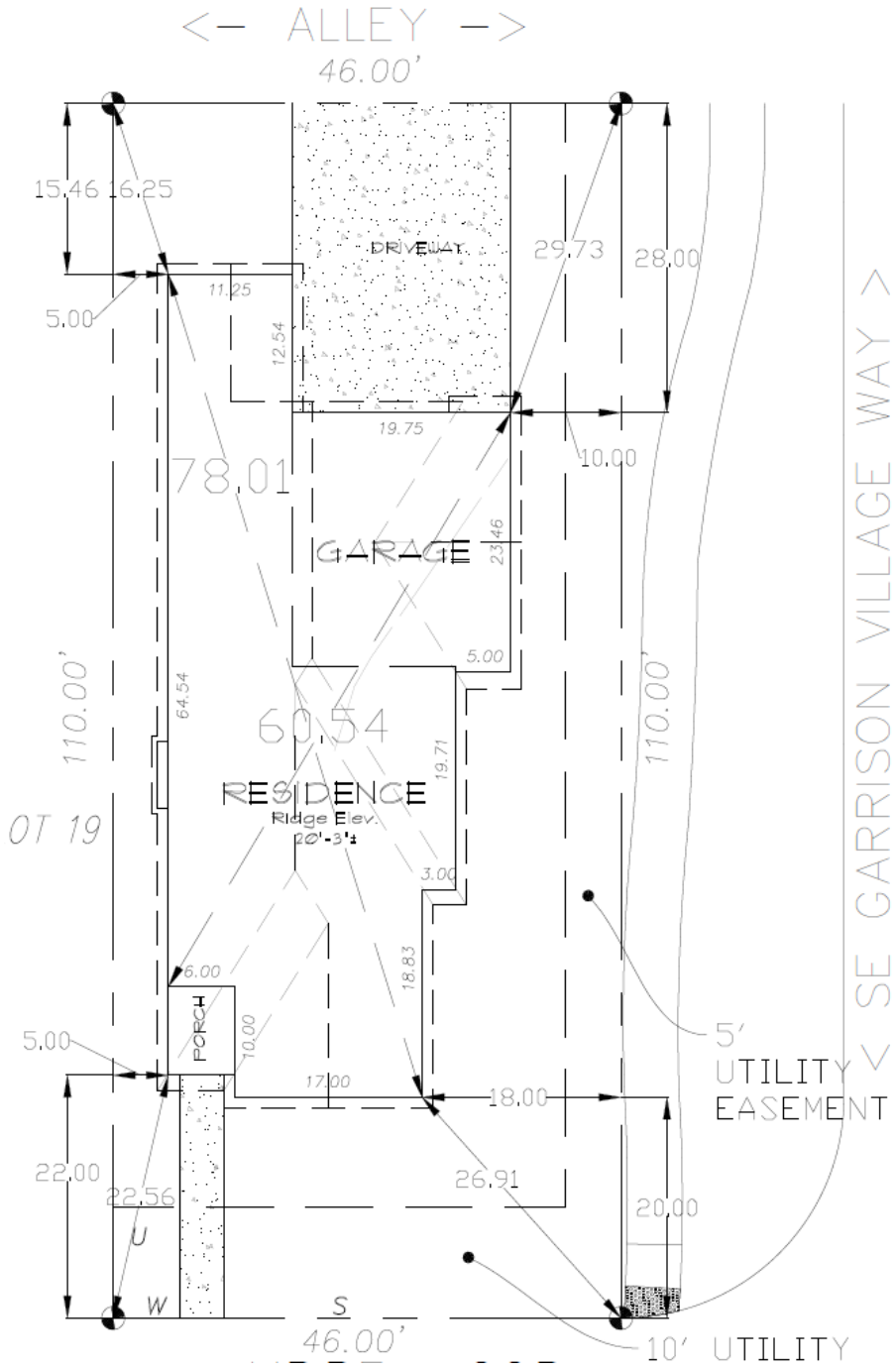
Front: 10 feet, 20 feet front load garage

Side: vary from 2-5 feet

Street side: 10 feet

Rear: 10 feet, 20 feet alley loaded garage

From easements: 2 feet.



Conceptual Design – Documents

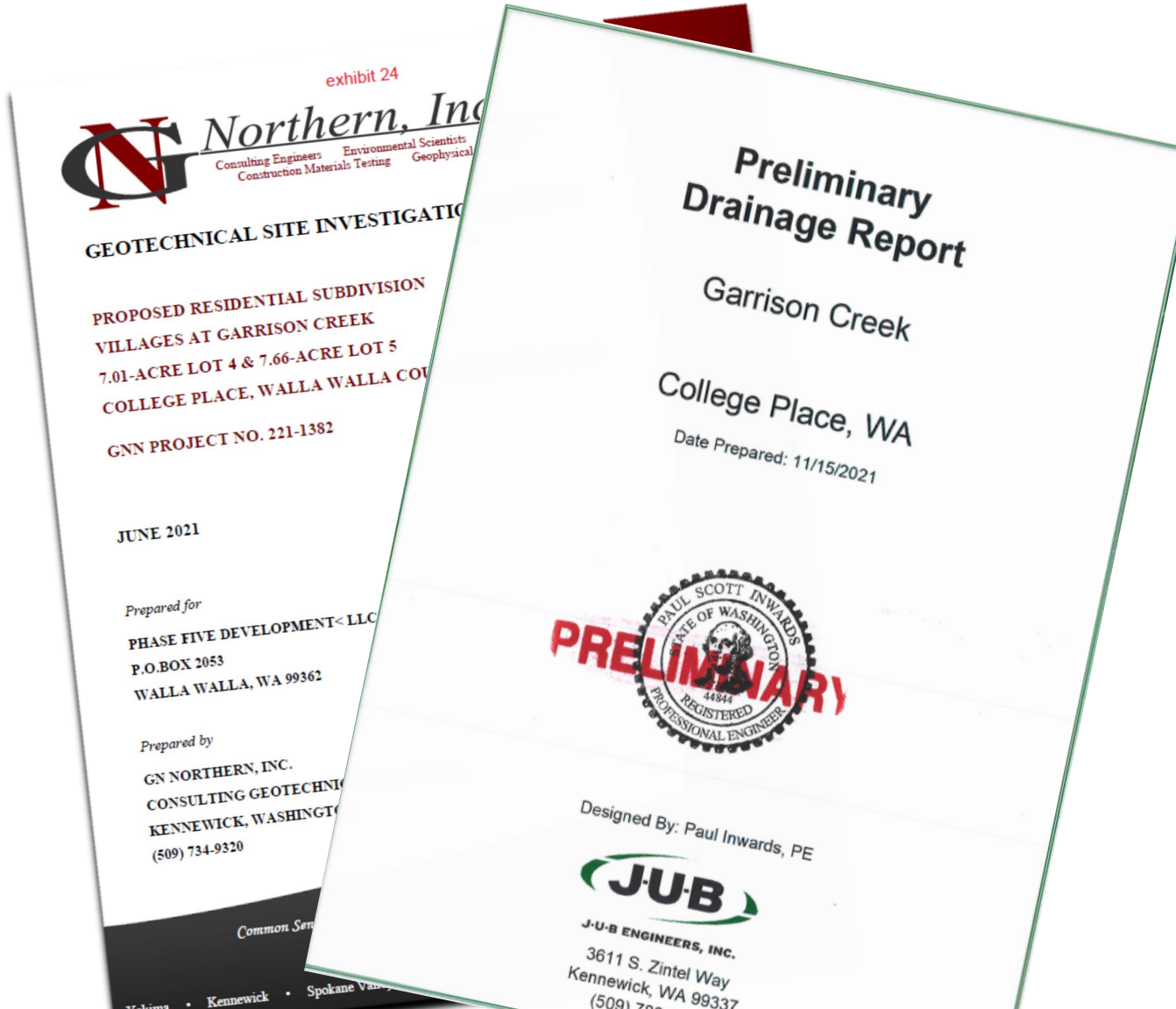
Conceptual Preliminary Plat Survey – April 18, 2022

Preliminary Engineering Plans – April 13, 2022

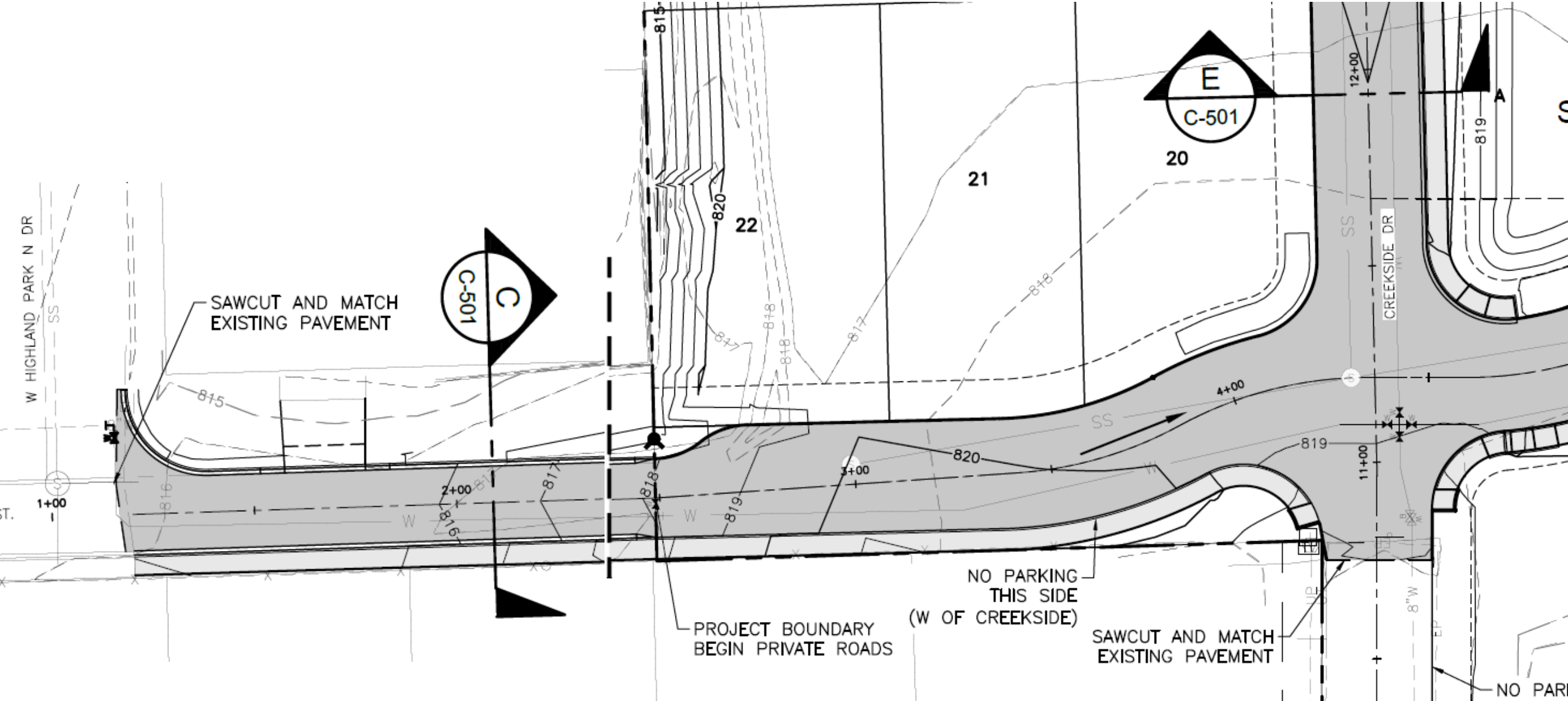
Conceptual Landscaping Plans – April 19, 2022

Geotechnical Report – June 2021

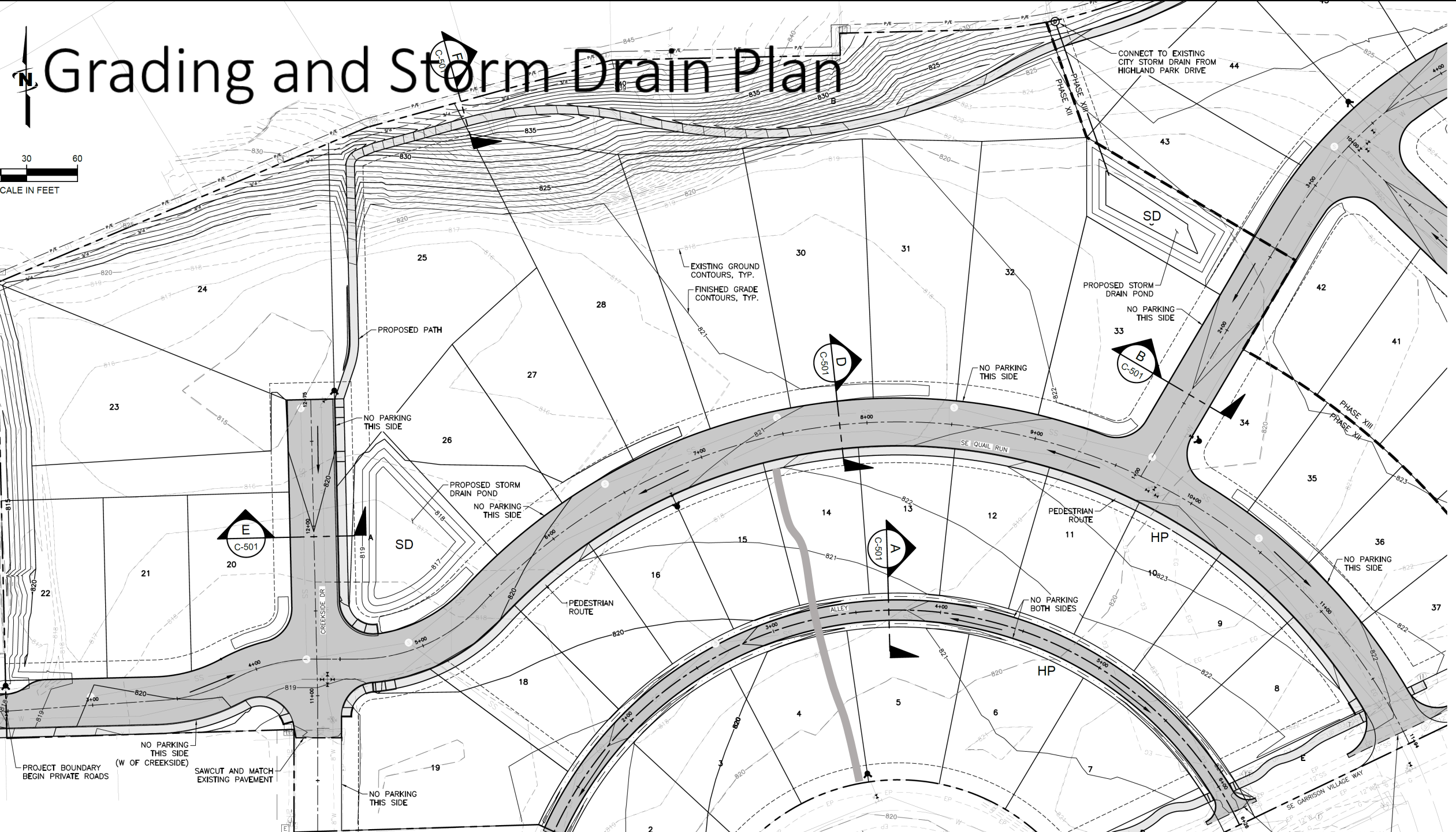
Preliminary Drainage Report – November 15, 2021



Grading and Storm Drain Plan



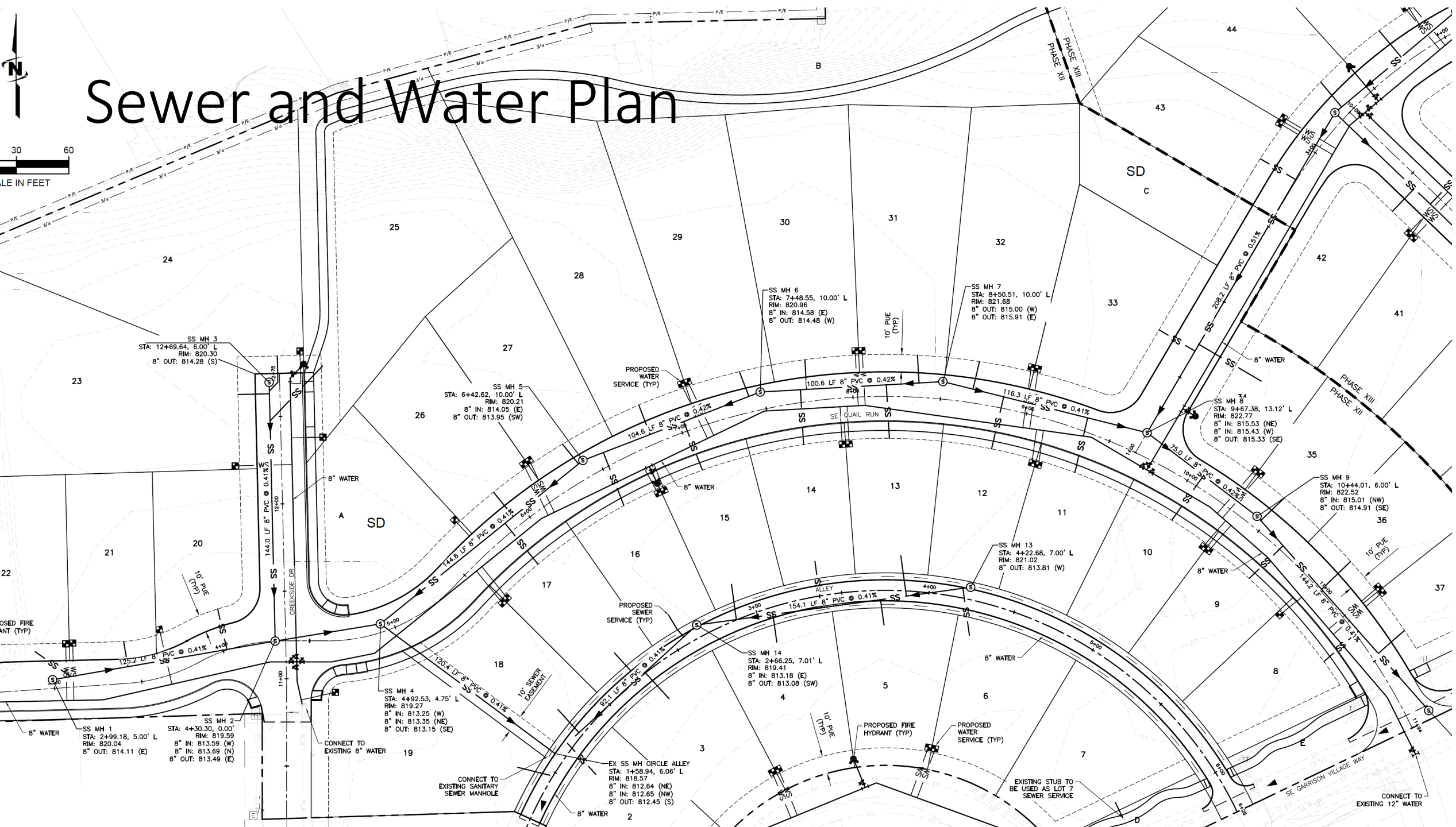
Grading and Storm Drain Plan

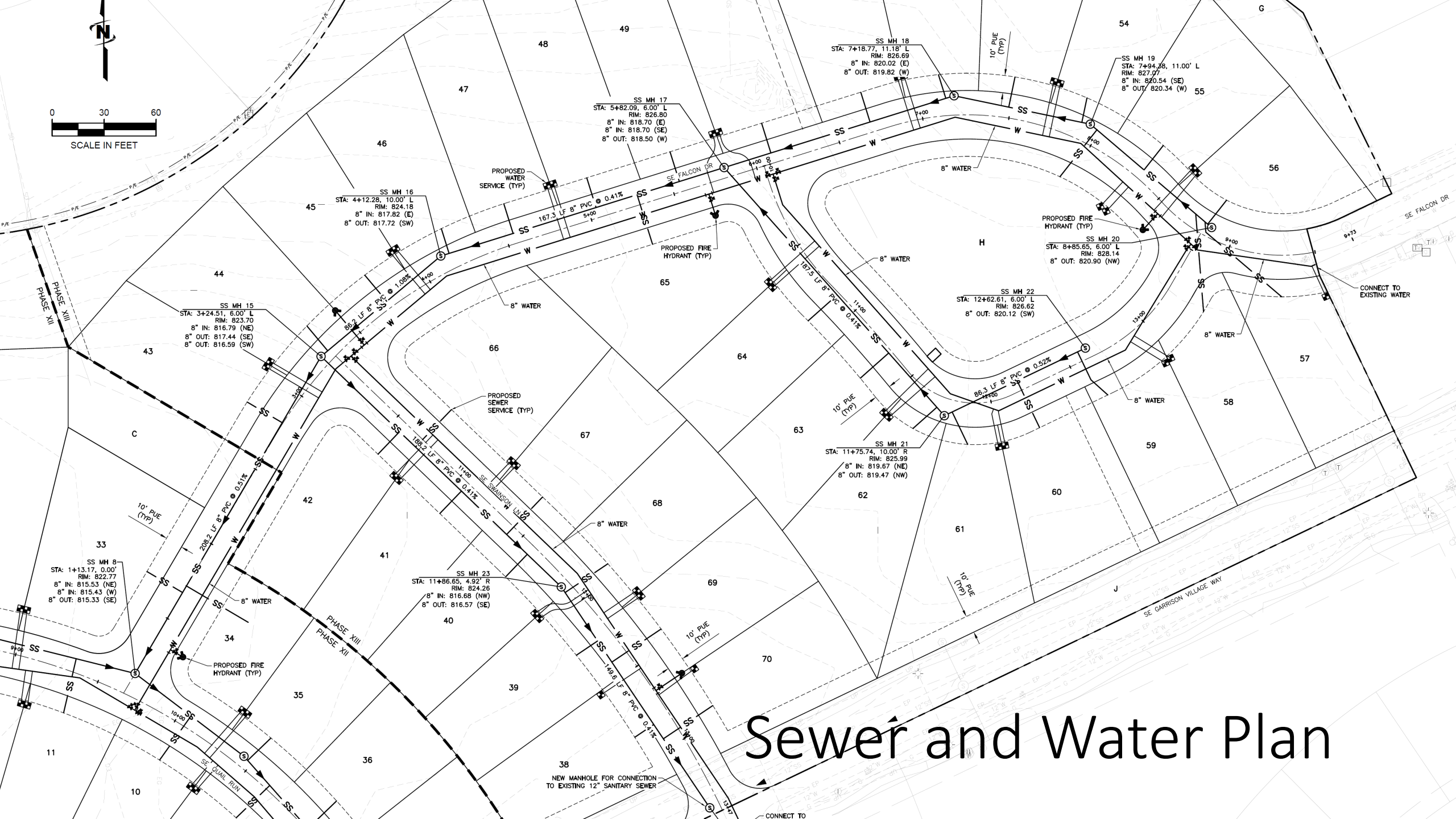




Grading and Storm Drain Plan

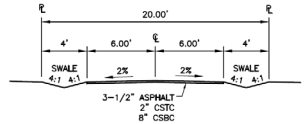
Sewer and Water Plan



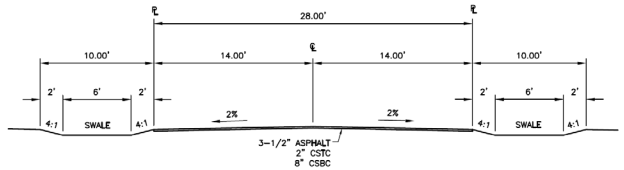


Sewer and Water Plan

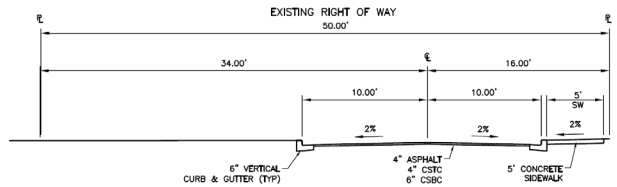
Street Sections



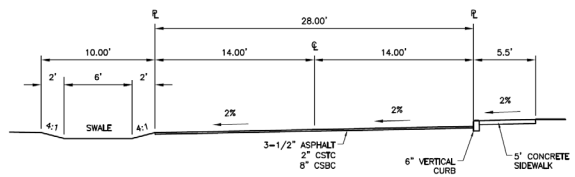
A TYPICAL ALLEY SECTION
SCALE:NTS



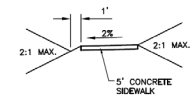
B TYPICAL 28' STREET SECTION
SCALE:NTS



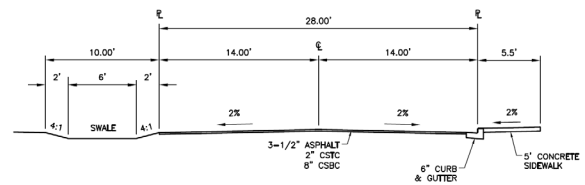
C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE:NTS
* MODIFIED CITY STANDARD PLAN 110.06,
SEE CITY STANDARDS FOR ADDITIONAL DETAIL



D QUAIL RUN 28' STREET SECTION
SCALE:NTS



F TYPICAL PATH SECTION
SCALE:NTS



E CREEKSIDE DRIVE (N OF 6TH) 28' STREET SECTION
SCALE:NTS

Transportation Plans

Myra Road –Walla Walla Road

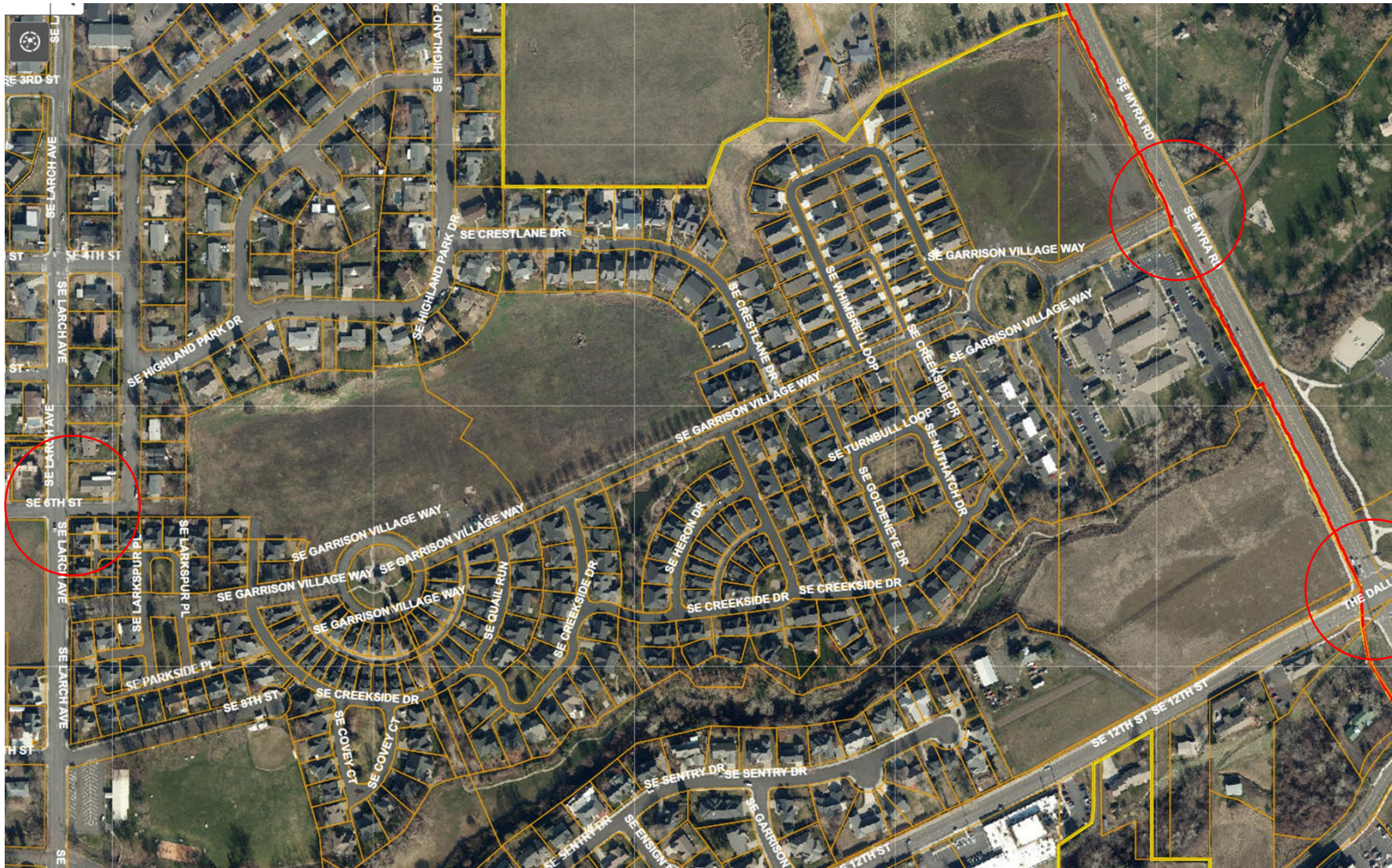
Garrison Village Way is a private street and central boulevard through the VGC.

Posted speed 15 mph.

Streets are mostly 28 feet wide with parking allowed on one side.

No curb or gutter.

Garrison Village Way is the main road with 19 intersections including street, alleys, commercial driveways and two roundabouts.



Transportation Plans – TIA

Traffic Impact Analysis (TIA) by J-U-B (exhibit 18): A TIA was completed at the request of the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road to determine when a traffic signal may be warranted and the safe crossing of Myra Road for pedestrians crossing to access Fort Walla Walla Park.

- Three intersections were evaluated: GVW/Myra Rd, Myra Rd/Dalles Military Rd, and Larch Ave/6th.
- Existing study intersections function with acceptable delay and Levels of Service (LOS) "C" or better.
- After buildout along with 1% per year growth, LOS falls to "D" at the intersection of GVW/Myra Road, but this is still an acceptable industry standard.
- Walla Walla hired DKS, a transportation planning and engineering entity, to review the TIA.

- Technical Updates to the TIA
  - *DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.*
  - *The most recent version of the Trip Generation Manual is the 11th Edition3 and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates should be used (not the average rates) per the guidance in the Trip Generation Handbook.*
  - *DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.*

Transportation Plans – TIA

If the traffic signal is still not warranted after technical updates:

- DKS recommends that the developer still pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development.

- DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development. Given the vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.

- With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.

Fire Marshal Review

The Fire Marshal has reviewed the preliminary plat request and finds, with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision.

Public Works Director Review

The Public Works Director has reviewed the preliminary plat request and concurs with the comments provided on behalf of the City's contract engineer, J-U-B Engineers by Darral Moore, P.E.

The Director further certifies that the proposed street system, sewage disposal and water supply systems, as proposed, will be adequate to serve the needs of the proposed subdivision and recommends approval.

City Engineer Review

The City contracts with J-U-B Engineer for professional engineering services. Darral Moore, P.E performs all engineering related development reviews on behalf of the City.

Mr. Moore has reviewed the preliminary Villages of Garrison Creek sub-division plans (exhibit 21). They show the proposed general layout of streets, easements, lots, and blocks consistent with the requirements of RCW 58.17.

The proposed engineering elements, including streets, easements, fire protection, storm water, sanitary sewage and water systems are adequate to serve the subdivision, with conditions.

Written Comments

Approximately 180 written comments have been received during two public comment periods. Concerns are varied:

- Lack of open space
- Density is to high
- Applicants failure to recognize various agreements between the Master Property Management Association (MPMA) and Phase Five Development LLC (PFD)
  - Road Easement and Maintenance Agreement
  - Reciprocal Easement and Pedestrian Access Agreement
- Access Over Private Roads – connections to Falcon Dr, Creekside Dr, and an Alley
- Pending Litigation – MPMA is being sued by a member alleging in part that the removal of the PFD from the MPMA in 2018 was improper.
- Boundary disputes between Highland Park Dr. residents and the northern boundary of the development.
- View preservation
- Property value preservation

Written Comments

- Effects of contouring the land and possible damage to existing trees.
- Traffic.
- Narrowing of 6th Street
- 6th Street – consider centering the narrower road section that begins east of Highland Park Dr.
- Alley setbacks should be increased for garages to accommodate parking for two vehicles in driveway.
- Geotechnical report for 56 lots, not 70 lots.
- Inadequate storm water design.
- Covenants, Conditions, and Restrictions (CCR's) should comply with RCW 64.90.
- Development should have a more unique name that previous phases.
- Construction traffic should not be permitted on Garrison Village Way.

Staff Recommendation

The City of College Place staff recommends the Hearing Examiner conditionally approve this preliminary plat based on Findings and Conclusions 1-8 and Conditions 1 – 13 of the staff report.

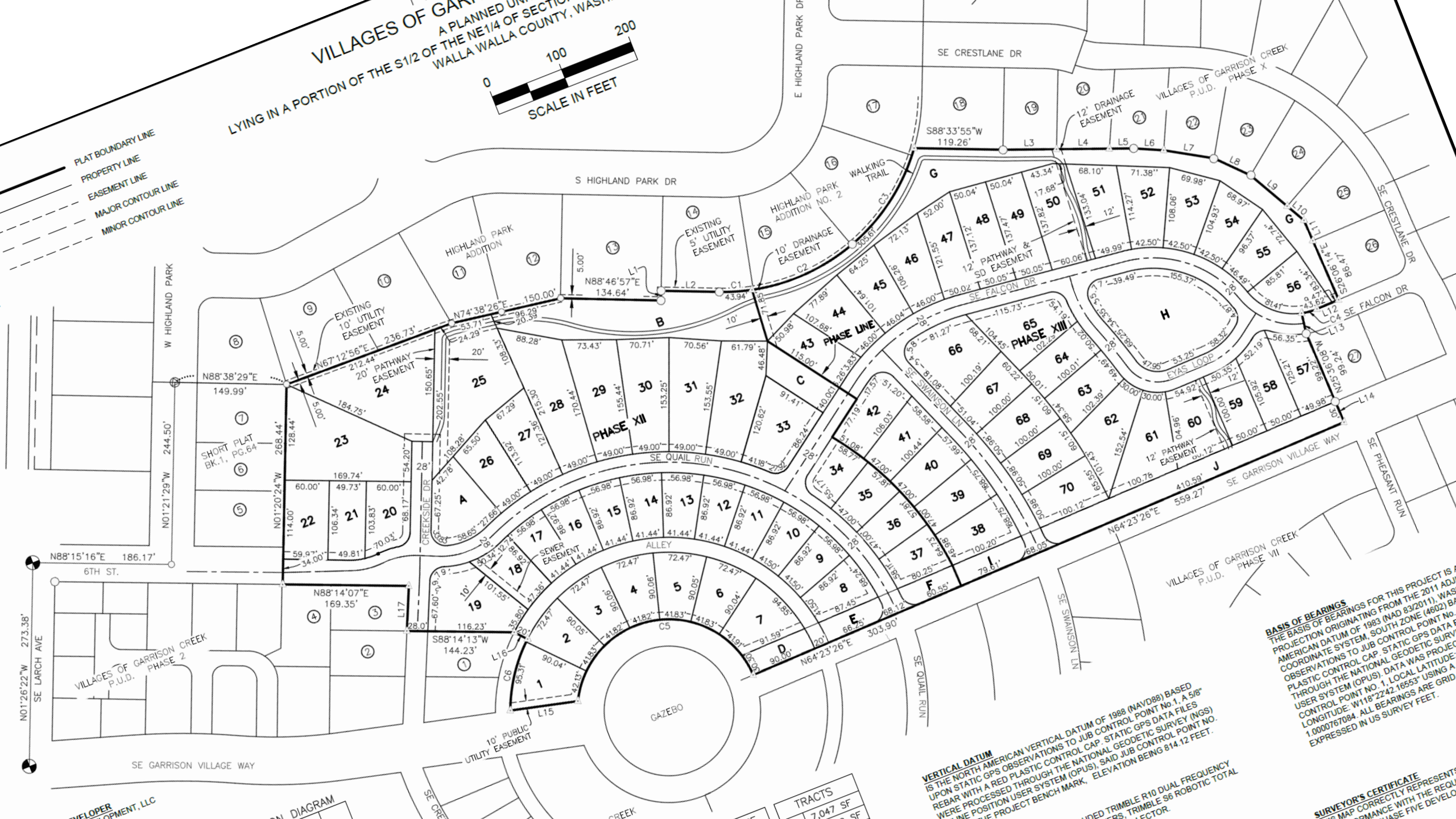
VILLAGES OF GARRISON CREEK

A PLANNED UNIT DEVELOPMENT

LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 21, T7N, R35E, W.M.
WALLA WALLA COUNTY, WASHINGTON

SCALE IN FEET
0 100 200

PLAT BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS
PROJECTION ORIGINATING FROM THE 2011 ADJ
AMERICAN DATUM OF 1983 (NAD 83/2011), WAS
COORDINATE SYSTEM, SOUTH ZONE (4602) BA
OBSERVATIONS TO JUB CONTROL POINT NO.
PLASTIC CONTROL CAP. STATIC GPS DATA F
THROUGH THE NATIONAL GEODETIC SURV
USER SYSTEM (OPUS). DATA WAS PROJEC
CONTROL POINT NO. 1. LOCAL LATITUDE:
LONGITUDE: W118°22'42.16553" USING A
1.0000767084. ALL BEARINGS ARE GRID
EXPRESSED IN US SURVEY FEET.

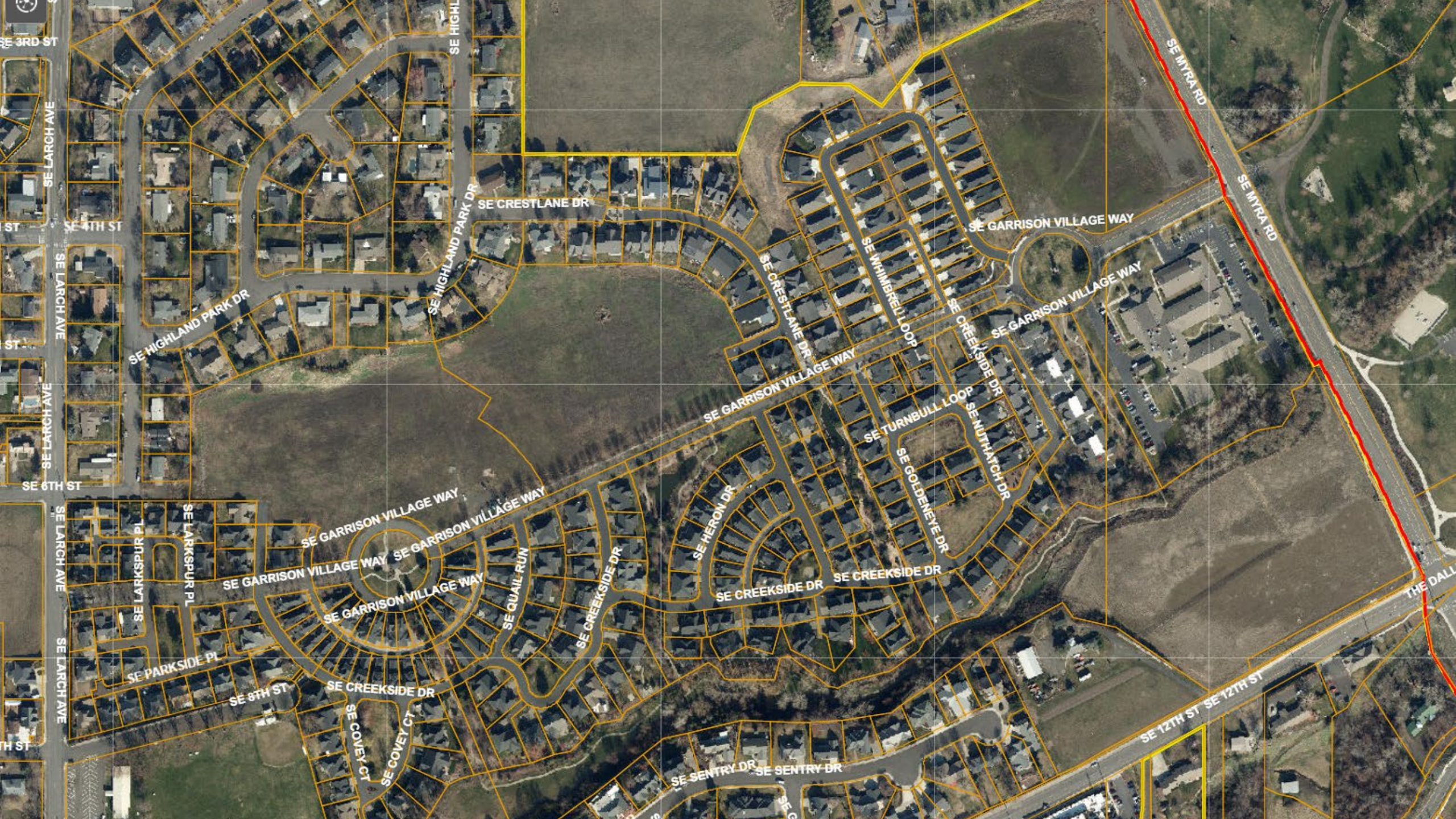
VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED
UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8"
REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES
WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS)
ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO.
1 IS THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

DED TRIMBLE R10 DUAL FREQUENCY
ERS, TRIMBLE S6 ROBOTIC TOTAL
LECTOR.

SURVEYOR'S CERTIFICATE
S MAP CORRECTLY REPRESENTS
RMANCE WITH THE REQU
BASE FIVE DEVELO

DEVELOPER
OPMENT, LLC

DIAGRAM


SE 3RD ST
SE LARCH AVE
SE 4TH ST
SE HIGHLAND PARK DR
SE CRESTLANE DR
SE GARRISON VILLAGE WAY
SE WHIMBRELL LOOP
SE CREEKSIDE DR
SE MYRA RD
SE TURNBULL LOOP
SE NUTHATCH DR
SE GOLDENEYE DR
SE 6TH ST
SE LARKSPUR PL
SE HERON DR
SE QUAIL RUN
SE PARKSIDE PL
SE 8TH ST
SE COVEY CT
SE SENTRY DR
SE 12TH ST

CITY OF COLLEGE PLACE
HEARING EXAMINER
June 8, 2022

May 27, 2022
Updated June 3, 2022
Updated June 8, 2022

Villages of Garrison Creek PUD Phase XII & XIII
Staff Report Exhibits:

1. Preliminary Plat Survey
2. Preliminary Plat Application
3. Determination of Complete App
4. Resolution No. 534 – Establishing the Villages of Garrison Creek PUD
5. Determination of Non-Significance
6. SEPA Checklist
7. Notice of Application
8. Mailing List
9. Site Posting
10. Union Bulleting Proof of Publication
11. Parties of Interest email notification
12. Agencies Contacted email notification
13. Villages of Garrison Creek and Surrounding Area
14. Preliminary Engineering
15. Density and Open Space Calculations
16. CPMC 17.33 PUD District
17. Halstrom public comment letter
18. TIA – Traffic Impact Analysis
19. Fire Marshal Review
20. Public Works Director Review
21. City Engineer Review
22. Survey Review
23. Preliminary Stormwater Drainage Report
24. Geotechnical Site Investigation Report
25. Trip Generation Letter
26. Title Report
27. Draft CCR's
28. Business Information – Phase Five Development, LLC
29. Reciprocal Easement Agreement
30. Road Agreement
31. Waiver of Declarant Rights
32. Restated Declaration of CCR's
33. City Request for Additional Info
34. Applicant Response to Request for Additional Info
35. Landscaping Plan
36. Walla Walla Comment & Review of TIA
37. Written Comments – 01/18/2022
38. Written Comments – 06/03/2022
39. Staff Report
40. Staff Report Presentation
41. TIA Updated 6/07/2022
42. MDNS 1995
43. Application Review Statement

exhibit 1

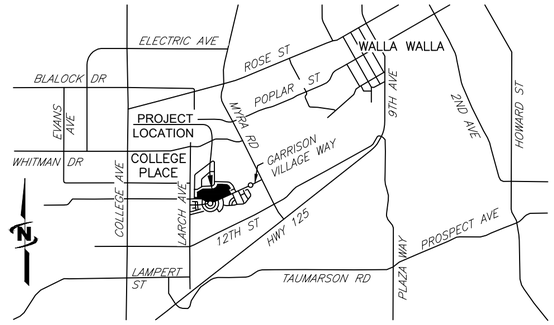
PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

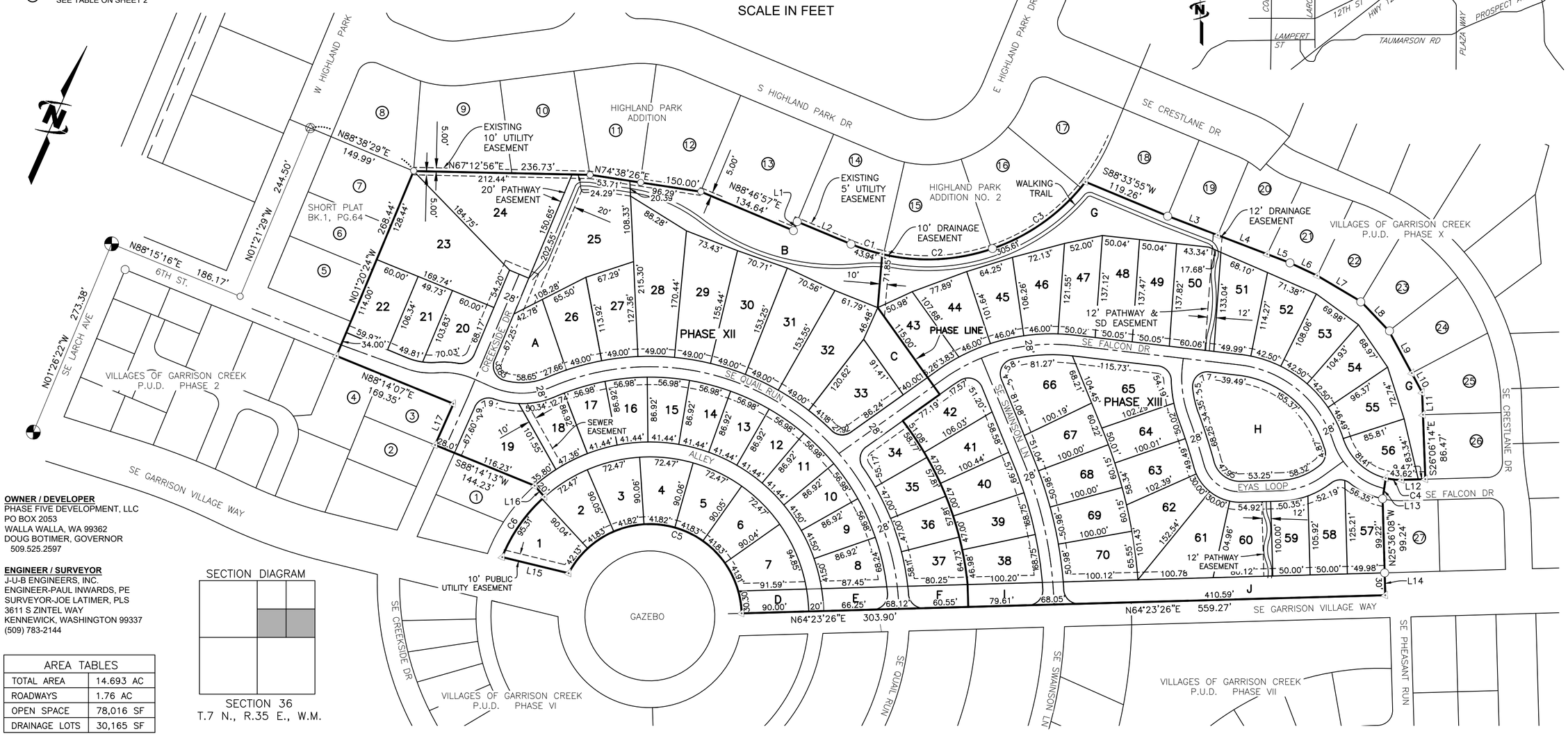
A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- (1) ADJACENT PROPERTY OWNER SEE TABLE ON SHEET 2
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET





OWNER / DEVELOPER
PHASE FIVE DEVELOPMENT, LLC
PO BOX 2053
WALLA WALLA, WA 99362
DOUG BOTIMER, GOVERNOR
509.525.2597

ENGINEER / SURVEYOR
J-U-B ENGINEERS, INC.
ENGINEER-PAUL INWARDS, PE
SURVEYOR-JOE LATIMER, PLS
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

SECTION DIAGRAM

SECTION 36
T.7 N., R.35 E., W.M.

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.76 AC
OPEN SPACE	78,016 SF
DRAINAGE LOTS	30,165 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4,469 SF	LOT 49	6,882 SF	LOT 61	5,071 SF	TRACTS	
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5995 SF	LOT 38	5,601 SF	LOT 50	8,238 SF	LOT 62	6,783 SF	A	7,047 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	7,114 SF	LOT 63	7,304 SF	B	19,208 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	11,967 SF	LOT 40	5,252 SF	LOT 52	6,215 SF	LOT 64	7,046 SF	C	4,131 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	9,789 SF	LOT 41	5,406 SF	LOT 53	5,890 SF	LOT 65	5,410 SF	D	2,718 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	9,182 SF	LOT 42	6,060 SF	LOT 54	5,489 SF	LOT 66	5,025 SF	E	2,521 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	9,122 SF	LOT 43	5,541 SF	LOT 55	5,280 SF	LOT 67	8,369 SF	F	2,318 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	9.397 SF	LOT 44	6,341 SF	LOT 56	5,250 SF	LOT 68	8,869 SF	G	28,634 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	5,668 SF	LOT 57	4,745 SF	LOT 69	5,563 SF	H	18,996 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	6,544 SF	LOT 58	6,472 SF	LOT 70	5,559 SF	I	2,916 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	6,450 SF	LOT 59	5,514 SF			J	18,996 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	6,865 SF	LOT 60	5,879 SF				

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°02'37.52363", LOCAL LONGITUDE: W118°22'42.16553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	68.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'08"W	30.00'
L15	N79°35'52"E	91.60'
L16	N65°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'33"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'57"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'10"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'



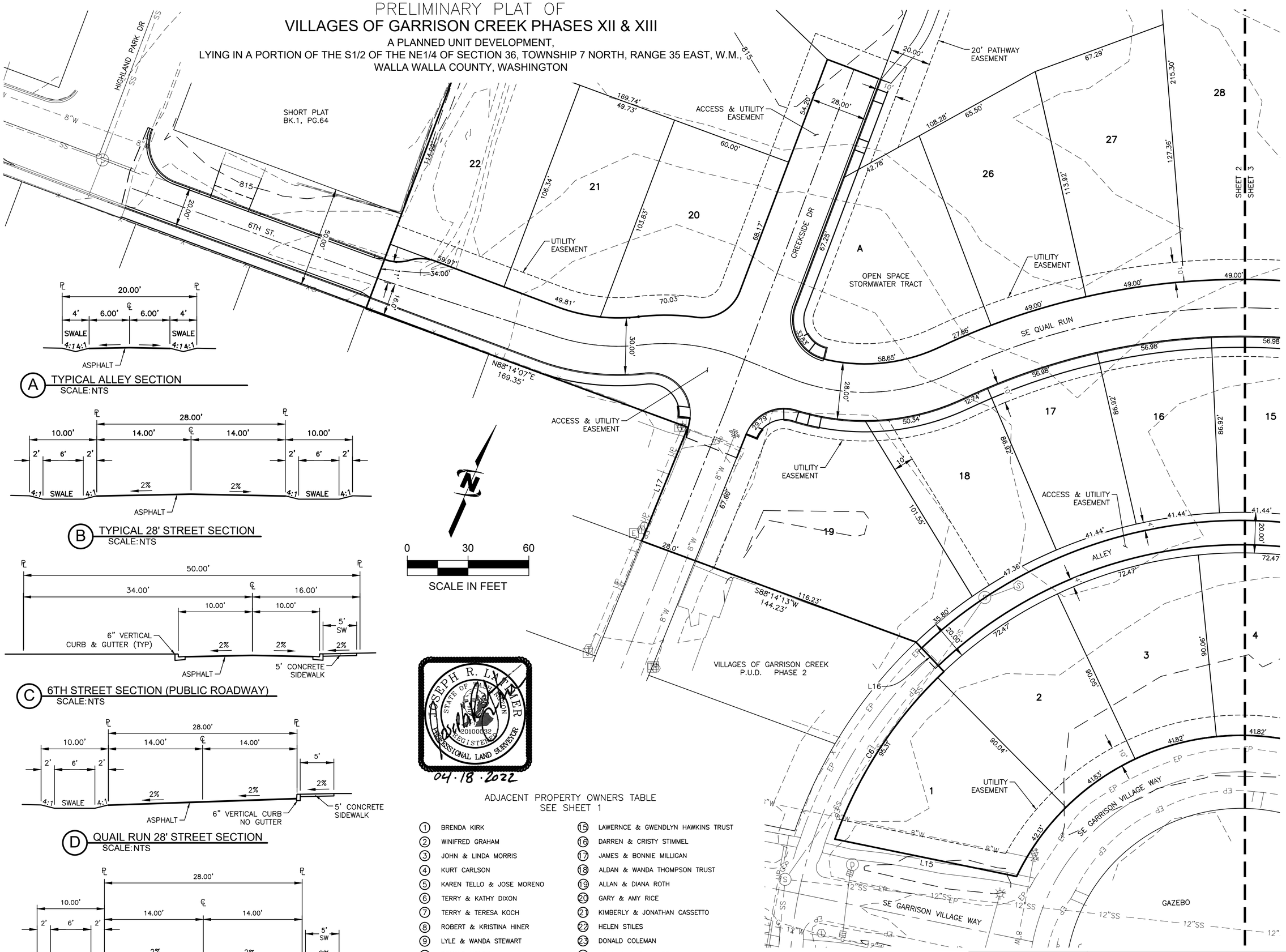
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 1 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



A TYPICAL ALLEY SECTION
SCALE: NTS

B TYPICAL 28' STREET SECTION
SCALE: NTS

C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE: NTS

D QUAIL RUN 28' STREET SECTION
SCALE: NTS

E CREEKSIDE DRIVE 28' STREET SECTION
SCALE: NTS

ADJACENT PROPERTY OWNERS TABLE
SEE SHEET 1

1	BRENDA KIRK	15	LAWERNCE & GWENDLYN HAWKINS TRUST
2	WINIFRED GRAHAM	16	DARREN & CRISTY STIMMEL
3	JOHN & LINDA MORRIS	17	JAMES & BONNIE MILLIGAN
4	KURT CARLSON	18	ALDAN & WANDA THOMPSON TRUST
5	KAREN TELLO & JOSE MORENO	19	ALLAN & DIANA ROTH
6	TERRY & KATHY DIXON	20	GARY & AMY RICE
7	TERRY & TERESA KOCH	21	KIMBERLY & JONATHAN CASSETTO
8	ROBERT & KRISTINA HINER	22	HELEN STILES
9	LYLE & WANDA STEWART	23	DONALD COLEMAN
10	DONALD KONTZ	24	JOHN & MAKI MILLER
11	KENNETH & JOANNE WIGGINS	25	GARY & JULIE KITTO
12	WILLIAM BRYAN	26	ELIZABETH HARVEY
13	RITA SCHROEDER	27	HAVEN SHAW
14	YVONNE STRATTON		

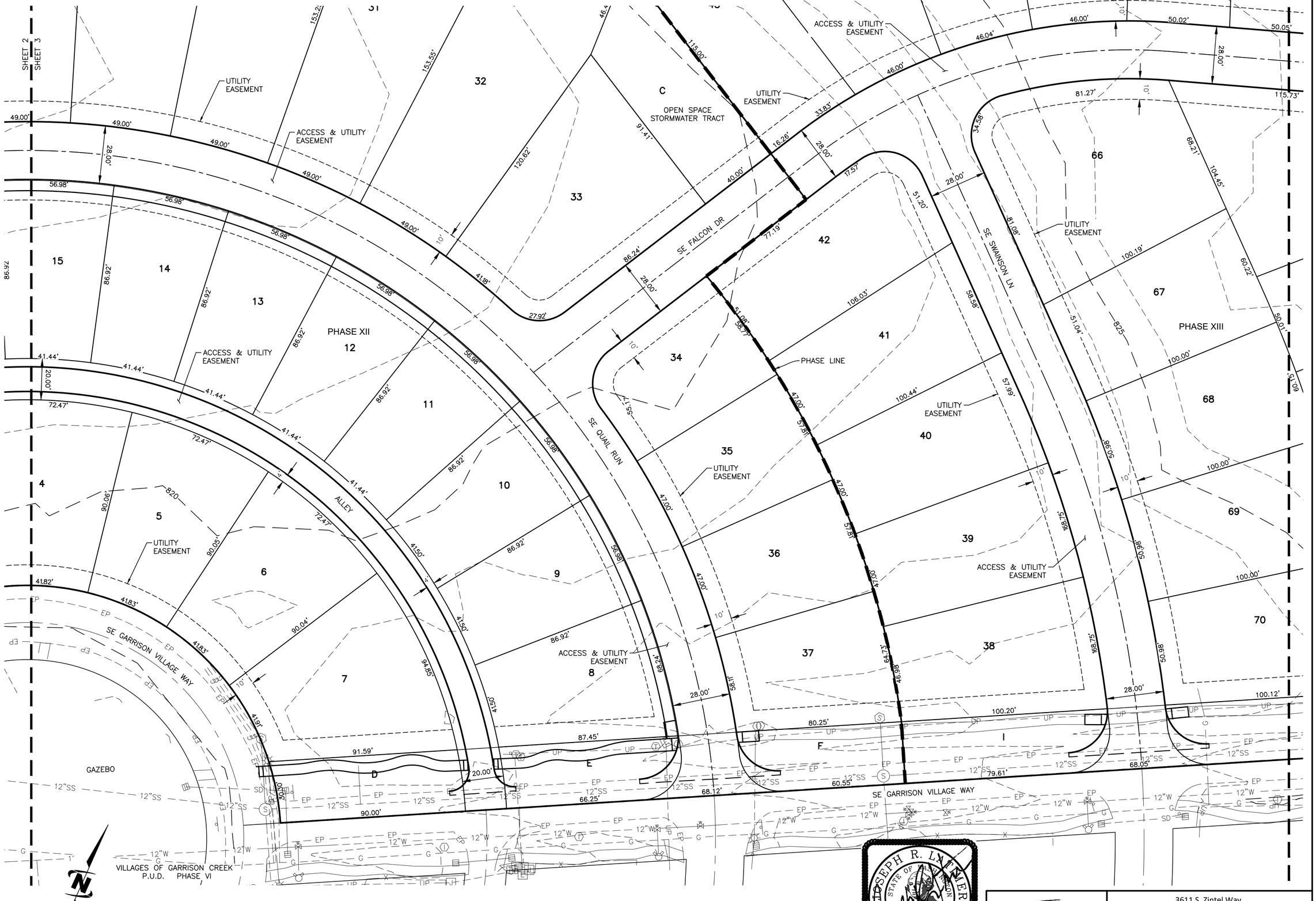
SEE SHEET 1 FOR
LINE AND CURVE TABLES

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
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Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 2 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



SEE SHEET 1 FOR LINE AND CURVE TABLES

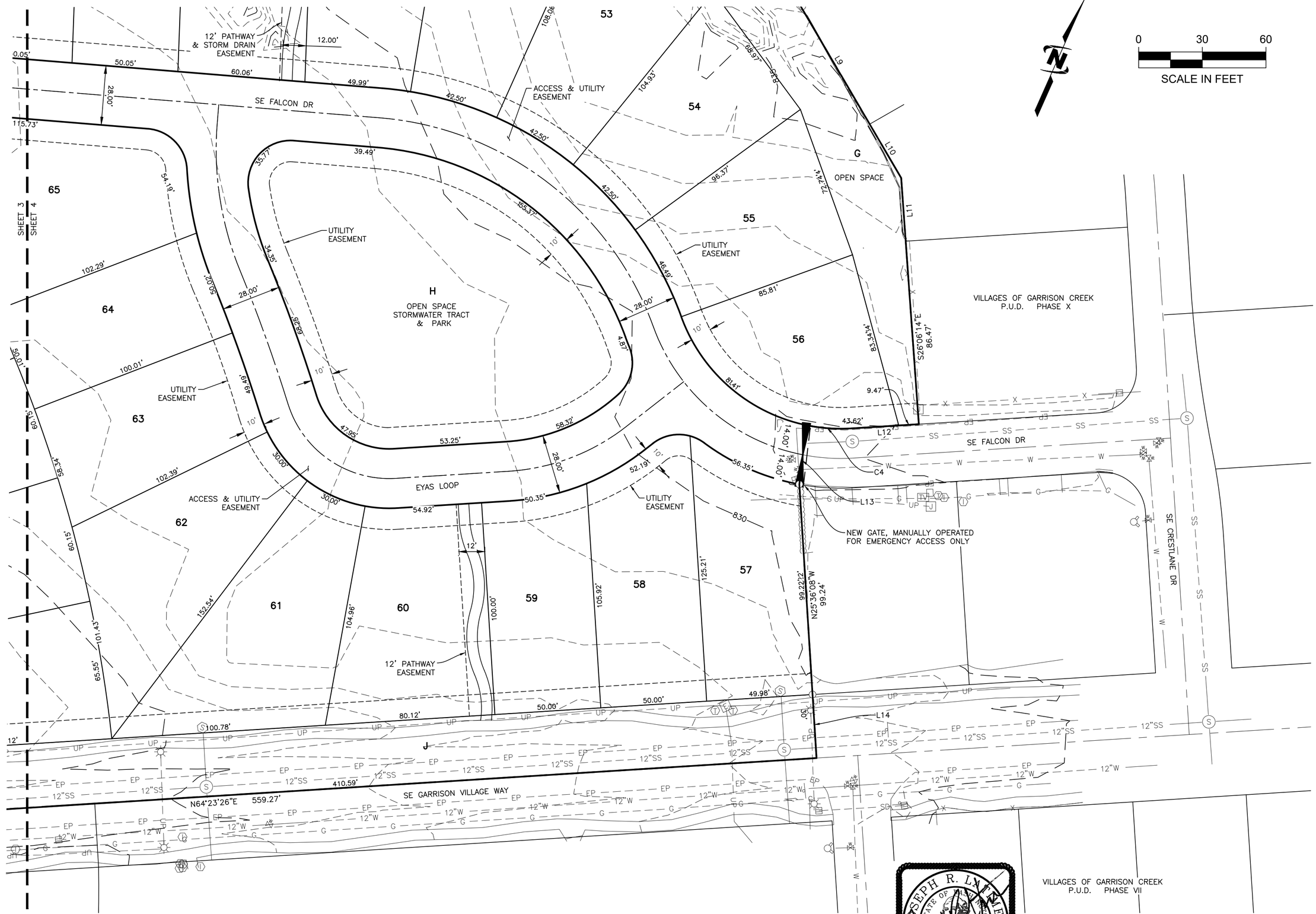
JOSEPH R. LANGER
STATE OF WASHINGTON
20100832
REGISTERED
PROFESSIONAL LAND SURVEYOR
04.18.2022

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP		
Date: April 18, 2022		
Dr: VKC	Ch: JRL	Sheet 3 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



SEE SHEET 1 FOR LINE AND CURVE TABLES

JOSEPH R. LANGER
STATE OF WASHINGTON
20100632
REGISTERED
PROFESSIONAL LAND SURVEYOR
04.18.2022

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Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 4 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LOT 5, SEGREGATION SURVEY No. 2006-11053

LOT 4 AND 5, SEGREGATION SURVEY 2006-11053, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 10 OF SURVEYS, PAGE 56, UNDER AUDITOR'S FILE NO. 2006-11053, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH REBAR MARKING THE INTERSECTION OF SOUTHEAST 6TH STREET AND HIGHLAND PARK DRIVE, FROM WHICH A 2 INCH BRASS CAP MARKING AN ANGLE POINT IN THE CENTERLINE OF SAID HIGHLAND PARK DRIVE BEARS NORTH 01°21'34" WEST, 998.05 FEET;

THENCE LEAVING THE CENTERLINE OF SAID SOUTHEAST 6TH STREET, SOUTH 01°21'34" EAST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET, SAID POINT BEING 25.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, AND THE NORTH LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE NUMBER 6, PAGE B-45, RECORDS OF WALLA WALLA COUNTY,;

THENCE NORTH 88°14'07" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, 149.91 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF SAID LOT 5 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, NORTH 01°20'24" WEST ALONG THE EASTERLY LIMITS OF SAID SOUTHEAST 6TH STREET AND THE WESTERLY LINE OF SAID LOT 5, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE SOUTHEAST CORNER OF TRACT C, SHORT PLAT NO. 562800, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 64 RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING NORTH 01°20'24" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 AND THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, A DISTANCE OF 218.44 FEET TO THE SOUTHERLY LINE OF BLOCK 5 OF THE HIGHLAND PARK ADDITION, RECORDED IN VOLUME G OF RECORDS OF PLATS, PAGE 18;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND SAID HIGHLAND PARK ADDITION THE FOLLOWING TWO (2) COURSES;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, NORTH 67°12'56" EAST, 236.73 FEET;

THENCE NORTH 74°38'26" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID HIGHLAND PARK ADDITION AND THE SOUTHWEST CORNER OF BLOCK 3 OF HIGHLAND PARK ADDITION NUMBER 2, RECORDED IN VOLUME H OF THE RECORD OF PLATS, PAGE 12, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND HIGHLAND PARK ADDITION NUMBER 2 THE FOLLOWING FOUR (4) COURSES;

THENCE NORTH 88°46'57" EAST, 134.64 FEET;

THENCE NORTH 01°21'18" WEST, 13.00 FEET;

THENCE NORTH 88°38'42" EAST, 78.19 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 267.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 83°55'33" EAST, 43.93 FEET, THROUGH AND INTERIOR ANGLE OF 09°26'18", FOR AN ARC LENGTH OF 43.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID SEGREGATION SURVEY 2006-11053;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4AND THE SOUTHERLY BOUNDARY OF SAID HIGHLAND PARK ADDITION NUMBER 2, AND CONTINUING ALONG THE ARC OF A 267.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 46°25'09" EAST, 289.17 FEET, THROUGH AND INTERIOR ANGLE OF 65°34'29", FOR AN ARC LENGTH OF 305.58 FEET TO THE SOUTHWEST CORNER OF THAT SHORT PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 163, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4 NORTH 88°33'55" EAST, 119.26 FEET TO THE SOUTHWEST CORNER OF LOT 266, THE VILLAGES OF GARRISON CREEK P.U.D. PHASE X, RECORDED IN FILE ROLL 7, PAGE 6 RECORDED OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE X THE FOLLOWING TEN (10) COURSES;

THENCE NORTH 86°56'36" EAST, 175.61 FEET;

THENCE SOUTH 88°51'09" EAST, 40.42 FEET;

THENCE SOUTH 83°23'16" EAST, 68.40 FEET;

THENCE SOUTH 67°30'53"EAST , 54.10 FEET;

THENCE SOUTH 52°20'19" EAST, 93.71 FEET;

THENCE SOUTH 26°06'14" EAST, 116.33 FEET;

THENCE SOUTH 64°23'46" WEST, 31.74 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF AN 80.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 72°06'01" WEST, 21.45 FEET, THROUGH AN INTERIOR ANGLE OF 15°24'30", FOR AN ARC LENGTH OF 21.51 FEET;

THENCE SOUTH 15°20'48" EAST, 28.08 FEET;

THENCE SOUTH 25°36'08" EAST, 129.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, RECORDED IN FILE ROLL 6, PAGE 29, RECORDS OF YAKIMA COUNTY;

THENCE SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, 340.84 FEET TO THE NORTHWEST CORNER OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII AND THE NORTHEAST CORNER OF THE VILLAGES OF GARRISON CREEK PHASE VI, RECORDED ON FILE ROLL 6, PAGE C-5, RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK PHASE VI, 218.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE CONTINUING SOUTH 65°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID VILLAGES AT GARRISON CREEK PHASE VI, 303.90 FEET TO THE GARRISON VILLAGE WAY ROUNDABOUT RIGHT-OF-WAY, SAID POINT BEING 18.00 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED RADIALLY;

THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID GARRISON VILLAGE WAY ROUNDABOUT AND THE SOUTHERLY LINE OF SAID LOT 5 AND THE ARC OF A 123.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THE CORD OF WHICH BEARS SOUTH 79°03'10" WEST, 237.99 FEET, THROUGH AND INTERIOR ANGLE OF 150°40'33", FOR AN ARC LENGTH OF 323.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARRISON VILLAGE WAY, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID GARRISON VILLAGES WAY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 79°35'52" WEST, 91.60 FEET TO THE EASTERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE 6, PAGE B-45, RECORDS WALLA WALLA COUNTY;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT AND THE SOUTHERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES;

THENCE NORTHEASTERLY ALONG THE ARC OF A 213.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 11°04'05" EAST, 98.70 FEET, THROUGH AN INTERIOR ANGLE OF 26°47'34", FOR AN ARC LENGTH OF 99.60 FEET;

THENCE NORTH 65°32'09" WEST, 20.00 FEET;

THENCE SOUTH 88°14'12" WEST, 144.23 FEET;

THENCE NORTH 00°01'13" EAST, 60.53 FEET;

THENCE SOUTH 88°14'07" EAST, 169.35 FEET TO THE **TRUE POINT OF BEGINNING** AND END OF THIS PARCEL DESCRIPTION.

CONTAINING 14.69 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

NOTES

1. THIS PLAT RECOGNIZES THE TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS IF ANY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT FOR USE OF COMMON ROADS BY AND BETWEEN PHASE 5 DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION. INSTRUMENT NUMBER: 2018-07739.
2. THIS PLAT RECOGNIZES THE TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS, IF ANY CONTAINED IN ROAD EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN PHASE FIVE DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION. INSTRUMENT NUMBER 2018-07740,
3. ACCESS AND UTILITY EASEMENTS GRANTED HEREON AS SHOWN.

APPROVALS

THE PUBLIC IMPROVEMENTS ARE IN ACCORDANCE WITH THE MINUMUM REQUIREMENTS OF THE CITY OF COLLEGE PLACE, WASHINGTON.

APPROVED BY THE CITY OF COLLEGE PLACE.

_____

(MAYOR'S NAME) MAYOR OF THE CITY OF COLLEGE PLACE DATE

_____

(PLANNER'S NAME) CITY PLANNING DEPARTMENT DATE

_____

(ENGINEER'S NAME) ENGINEER, CITY OF COLLEGE PLACE DATE

TREASURER'S CERTIFICATE

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

_____

(TREASURER'S NAME) WALLA WALLA COUNTY TREASURER DATE

JOSEPH R. LATIMER
STATE OF WASHINGTON
20100532
REGISTERED
PROFESSIONAL LAND SURVEYOR

04·18·2022

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 *w*| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 5 of 5

exhibit 2

PLANNING APPLICATION

COMMUNITY DEVELOPMENT
CITY OF COLLEGE PLACE
625 S College Ave
College Place, WA 99324

Submit applications to planbuild@cpwa.us

DATE RECEIVED

November 18, 2021

SITE INFORMATION (Where work is taking place):

Address: None assigned. N of SE Garrison Village Way
Parcel #: 350736130021 & 350736130020 Parcel Size: 7.68 & 7.01 Ac. (14.69)
Comp Plan Designation: Single Family Residential Zoning: SFR
Present land use: Vacant / undeveloped
# of proposed lots: 72 Smallest lot size: 4,192 SF Largest lot size: 15,949 SF
Source of electricity: Columbia REA Source of water: City of College Place

PROPERTY OWNER:

Name: Phase Five Development LLC
Mailing Address: P.O. Box 2053
City/State/Zip: Walla Walla, WA 99362
Phone: (509) 525-2597 Doug Botimer
Email: doug@botimerassociates.com

APPLICANT (If different than property owner):

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

DESIGN PROFESSIONAL:

Business Name: J-U-B Engineers, Inc.
Contact Person: Paul Inwards, PE
Mailing Address: 3611 S. Zintel Way
City/State/Zip: Kennewick, WA 99337
Phone: (509) 783-2144
Email: psi@jub.com

Application Check all that apply

- ☐ Annexation
- ☐ Banners, Qty _____
- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Conditional Use
- ☐ Critical Areas
- ☐ Final Plat
- ☐ Plat Amendment
- ☒ Preliminary Plat
- ☒ SEPA Checklist
- ☐ Site Plan
- ☐ Short Plat
- ☐ Zoning Amendment

Special Use Applications

- ☐ Mobile Vendor / Food Cart
  - State UBI # _____
  - ☐ New / Late Renewal
  - ☐ Annual Renewal
- ☐ Vacation Rental
  - State UBI # _____
  - ☐ New / Late renewal
  - ☐ Annual renewal

PROJECT DESCRIPTION (brief detail)

72 Lot Single Family Residential Subdivision in two phases on approximately 14.69 Acres with associated Private Road R/W and stormwater tracts. Grandfathered under prior Garrison Village P.U.D. as proposed Villages at Garrison Creek Phases XII and XIII.

(We) (I) certify that the information furnished within this application is a true and correct to the best of my (our) knowledge. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid so informed in writing by the Planning Director.

Signature of Applicant: Doug Botimer **Date:** 10/25/21

Print Name: Doug Botimer

exhibit 3

CITY OF COLLEGE PLACE

Community Development Department

625 South College Avenue
College Place, WA 99324
509-394-8524

December 14, 2021

Paul Inwards, P.E.
J-U-B Engineers, Inc.
3611 S. Zintel Way
Kennewick, WA 99337

Re: Villages at Garrison Creek Phase XII & XIII – Determination of Complete Application

Dear Mr. Inwards,

Your preliminary plat application submitted on November 18, 2021 to develop 72 residential lots known as the Villages at Garrison Creek Phases XII & XIII, a Planned Unit Development has been determined to be complete. On December 1, 2021 you provided additional information which included a final cultural resources survey report. No additional information is needed at this time in order for the City to conduct its review and evaluation. The following documents are under review:

- Preliminary Plat Survey by J-U-B Engineers, dated November 16, 2021;
- Preliminary Engineering Plans by J-U-B Engineers, dated November 16, 2021;
- Preliminary Drainage Report by J-U-B Engineers, dated November 15, 2021;
- SEPA Checklist, prepared November 11, 2021;
- Geotechnical Site Investigation Report by GN Northern, dated June 2021;
- Trip Generation Letter by J-U-B Engineers, dated November 16, 2021;
- Declaration of Covenants, Conditions, and Restrictions, not dated;
- Cultural Resource Survey Report by GRAM Northwest, dated November 2021.

Preliminary plat applications are a Type 3 review (CMPC 14.30.080) which includes SEPA threshold determination of non-significance (DNS) which will be made in conjunction with the Notice of Application (NOA). The DNS and NOA are expected to be issued December 28, 2021. The DNS and NOA will be mailed out to property owners within 300 feet, to state agencies, and any parties of interest.

An open record Public Hearing is tentatively scheduled for January 25, 2022 at 10AM via Zoom. Prior to the hearing, preparation of a city staff report containing preliminary determination of

consistency and recommendations, including potential mitigating measures shall be prepared. This report shall be available for public review approximately ten days prior to the open record public hearing.

The open record public hearing shall be conducted by the hearing examiner, in accordance with adopted administrative procedures. This may include:

a. A presentation by city staff including submittal of staff report and application materials for record, as well as any written comments received prior to the hearing.
b. Presentation by the applicant and the submittal of any additional information for the record.
c. Public comments and the submittal of any additional information for the record.
d. Questions from the hearing examiner.
e. Rebuttal, response, or clarifying statements by city staff and applicant.

At the close of the public hearing, the hearing examiner will review any comments and will issue a final decision on this development proposal within 90 days from the date of this letter.

As staff continues with the review of your application the City reserves the right to request additional information or request the review of support documents by a third party reviewer per the signed Agreement to Pay Fees.

Sincerely,



Jonathan Rickard
Community Development Director

exhibit 4

City of College Place
CITY COUNCIL
RESOLUTION # 534

IN THE MATTER OF THE APPROVAL OF THE VILLAGES AT GARRISON CREEK PLANNED UNIT DEVELOPMENT, REQUESTED BY DOUG BOTIMER AND OTHERS.

WHEREAS, application has been made by the Valley Development Corp. for a planned unit development consisting of approximately 400 living units on 95 acres located between SE Larch and Myra Road, north and south of Garrison Creek.

WHEREAS, the proposed development was circulated to interested public agencies for review and comment; and

WHEREAS, the College Place Planning Commission held a public hearing on August 6, 1996, in regards to this matter and recommended that the planned unit development be approved based on the findings, conclusions and conditions of approval listed on the attached exhibit "A", and,

NOW THEREFORE BE IT RESOLVED by the City Council of College Place that they uphold the Planning Commission and approve the request for the "Villages at Garrison Creek, Planned Unit Development", based on the findings, conclusions, and conditions of approval listed on the attached Exhibit "A".

Passed this 26th day of August, 1996.

Mayor

City Clerk

RESOLUTION # 534

EXHIBIT "A"

FINDINGS, CONCLUSIONS AND CONDITIONS OF APPROVAL
VILLAGES OF GARRISON CREEK
PRELIMINARY PLANNED UNIT DEVELOPMENT

CONCLUSIONS:

1. The project will not be detrimental to surrounding land uses and land surrounding the proposed development has been developed and there appears to be mutual compatibility between existing land uses and the proposed project.

2. There is some questions that the proposed east/west street, as designed, is suitable and adequate to carry anticipated traffic.

3. Utility services and other improvements, outside the development, will handle requirements of the proposed development.

4. Although the applicant has submitted a phasing schedule, it is not sufficiently detailed to determine is required parking spaces, open spaces and landscaping, necessary to create a desirable and stable development, will be provided.

5. The submitted development plan shows the unique physical features of the site, namely Garrison Creek, has been protected and enhanced in a manner which creates a desirable environment.

6. The development conforms with the purposes and standards prescribed in Chapter 17.33, CPMC.

7. The development aspects of the development complement the Comprehensive Plan.

CONDITIONS:

1. A six-foot high fence must be installed between Lion's Park and the development.

2. A fire hydrant must be installed at the corner of Village Way and SE Larch, to the approval of the City Engineer.

3. A water easement from Creekside Lane to the Lion's Park grandstand will be required with the applicable phase, to the approval of the City Engineer.

4. Sewer service must be extended from the sewer main to the Lion's Park Concession Stand, to the approval of the City

Engineer.

5. Water lines are to be located on the south side of Village Way, and sewer lines on the north side of Village Way, to the approval of the City Engineer.

6. Sewer on SE Eighth is to be a 12-inch line, and continuing as a 12-inch line to at least one-half the length of the total development, to the approval of the City Engineer, all sewer lines must be in roadways of public access frontage, public sewer must be accessible for maintenance and access; a 15 foot easement is required between Lots 10 and 11, Phase I, from the Parkside Alley to SE Eighth; sewer lines behind the two and four-plexes, east of the Park, must be moved to the front of the lots; sewer mains must be extended to the next upstream property line, or to the edge of the development for future extension; there must be no more than 300 feet between manholes; and, cleanouts at line ends are unacceptable-manholes must be used.

7. A 12-inch water line is to be extended south on SE Larch to SE Eighth to tie into an existing 12-inch line; engineering drawings are to show which water lines are to be private and which are to be public; public utility district water utilities must be metered at the 12 inch line; and water lines must be extended to the boundaries of each phase for future extension, to the approval of the City Engineer.

8. Roads and alleys must be at least 20 feet wide for fire apparatus and have a vertical clearance of at least 13'-6"; such street must be signed "No Parking", access along the north side of Lion's Park and a turn around at the east end of such access is to be resoled to the satisfaction of the City Engineer; temporary turnarounds must be provided at the east ends of all roads planned for future extensions, to the approval of the City Engineer, intersection lighting is to the approval of the City Engineer; a turn-around must be provided at the west end of Parkside Alley, to the approval of the City Engineer; and there must be no direct driveway access to SE Larch or to the SE Eighth access to Lion's Park.

9. The applicant must participate in curb and one-half the cost of improvements to SE Eighth, east of SE Larch, and the cul-de-sac at the east end of the Lion's Park access road.

10. Village Way must be of sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes, to the approval of the City Engineer.

11. Storm drainage must be provided to the approval of the City Engineer, storm drainage is to access Garrison Creek via swales from public roads and Village Way to the approval to the City Engineer and Department of Ecology.

12. The ownership of all public utility district lighting must be shown on the applicable engineering drawings.

13. All utility easements must be shown.

14. The residential development is limited to a maximum of 418 units, unless otherwise approved by the City Council.

15. All residential construction must be within the following envelope; Street frontage - 10 feet; sides - in accord with the Uniform Building Code; rear - 10 feet. Compliance of this condition is to the approval of the City Planner.

16. No final plat will be approved until Council-approval of a final planned unit development in accord with CPMC 17.33.110, including bonding. Phasing of the project must be in accord with the following, unless otherwise approved by the City Council.

    Phase I - 19 detached single-family lots and one park site to commence by Fall, 1996 or Spring, 1997.

    Phase II - Within 12 months of the beginning of Phase I, and consisting of 20 to 50 units.

    Subsequent Phases - Yearly and consisting of approximately 20 units each.

    Prior to Council-approval of a final planned unit development, the applicant is to submit a map showing the approximate boundaries of the above phases.

17. The ownership of all parks and open space are to be shown on each final plat. Any request to dedicate park or open space is to the approval of the City Council.

18. Those streets which are to be private are to be so noted on the final plats and on required engineering drawings.

19. Improvement plans, time schedules for construction, and guarantees for the maintenance of all park and open space must be submitted with the applicable final plat. The improvement of parks and open space, within a particular phase, must be completed prior to issuance of a building permit for any residential structure within that phase. Provided however, the City may accept assurances for such improvements subject to approval of the City Council.

20. Prior to any final plat approval, covenants must be submitted for review by the City to assure there are no conflicts with City Ordinances or this planned development permit.

21. Garrison Creek must be improved and buffered as required by the City and Washington State Department of Ecology. Said

improvements and buffering will be required with the applicable phase.

22. Improvements to Garrison Creek will not be required with Phase I. However, there will be no approval of subsequent phases until resolution of the wetland delineation of Garrison Creek, to the approval of the Department of Ecology. The applicant will take all necessary steps to resolve this issue prior to May 15, 1997.

23. All applicable mitigation measures of the Mitigated Determination of Non-Significance are applicable to this permit, and all phases and final plats.

24. All roadways, parking areas, and the like must be improved with asphalt, to the approval of the City Engineer.

25. All applicable requirements of Chapter 17.33, CPMC, apply to this approval.

26. Village Way is to be renamed to reduce confusion with existing street names in Walla Walla County.

27. Prior to approval of a final plat for Phase I, the applicant must submit a plan showing a coordinated, all-weather surfaced walkway system throughout the entire planned development, to the approval of the City Planner. Said walkway plan will be applicable whether streets are dedicated or not.

28. Those areas indicated as "Mixed Use", be relabeled "Unplanned Urban Residential".

exhibit 5

WAC 197-11-970 DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: The application is for a 70 lot, single family subdivision with associated subdivision improvements within the neighborhood known as the Villages at Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres. This subdivision is part of a vested Planned Unit Development that was approved in 1996.

Proponent: Phase Five Development LLC – Doug Botimer
P.O. Box 2053
Walla Walla WA 99362

Location of Proposal: 46.044401, -118.374014 North site of Garrison Village Way between SE Larch Ave and SE Crestlane Dr.

Lead Agency: City of College Place
625 S. College Ave.
College Place, WA 99324

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ **There is no comment period for this DNS.**

☐ **This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.**

☒ **This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: June 7, 2022.**

Responsible official: Jonathan J Rickard
Position/title: Community Development Director
Phone: 509-394-8524
Address: 625 S College Ave, College Place WA 99324

May 24, 2022
Date

Signature

Appeals: Any agency or aggrieved person may file an appeal on this SEPA Threshold Determination in accordance with College Place Municipal Code 14.40.080. Appeals to the College Place hearing examiner shall be filed within 14 Days after the threshold determination is issued.

exhibit 6

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help] **Villages at Garrison Creek Phases XII & XIII**

2. Name of applicant: [help] **Phase Five Development, LLC**

3. Address and phone number of applicant and contact person: [help]

P.O. Box 2053 Walla Walla, WA 99362

Doug Botimer (509) 525-2597 doug@botimerassociates.com

4. Date checklist prepared: [help] **November 11, 2021**

5. Agency requesting checklist: [help] **City of College Place**

6. Proposed timing or schedule (including phasing, if applicable): [help] **Receive Preliminary Plat approval by January 2022. Plan approved by March 2022 to begin construction in Spring 2022.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] **No, not at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] **Phase 1 Environmental Site Assessment by GN Northern Inc (GNN Project No. 121-955) dated June 2021.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] **None known.**

10. List any government approvals or permits that will be needed for your proposal, if known. [help] **Subdivision, BLA, Grading Permit, and other related permits to process with the proposal.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] **The application is for a 72 lot subdivision on parcels 350736130021 and 350736130020. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] **The proposed subdivision is located north of SE Garrison Village Way and south of SE Highland Park Dr.**

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **with some slopes along north edge**

b. What is the steepest slope on the site (approximate percent slope)? [help] **50% +/- in limited areas along north edge of property.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] **The following soils are present on the subject property: Ahtanum silt loam, 0 to 3 percent slopes (AmA, 6.4 acres, 47.9%), Touchet silt loam, 0 to 3 percent slopes (TsA, 4.7 acres, 35.2%), Walla Walla silt loam, lacustrine substratum, 0 to 8 percent slopes (WlB, 0.4 acres, 2.8%), Walla Walla silt loam, lacustrine substratum, 8 to 30 percent slopes, eroded (WlD2, 1.8 acres, 13.5%), Yakima silt loam, 0 to 3 percent slopes (YmA, 0.1 acres, 0.5%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] **None known.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] **Site grading will occur in areas of the proposed development and for road construction. Cut/fills will balance.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] **No.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] **The roadways and pedestrian routes will create approximately 2.25 acres (15.3%) of impervious surface. The individual lots will cover an additional 3.39 acres (estimated at 2,050 SF per lot) for a total of 38.35% impervious surface.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] **Compliance with local clean air regulations and erosion and runoff control regulations.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] **No.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] **No.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Compliance with clean air regulations.

3. **Water** [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help] **No. There is a small, unnamed, man-made pond on the south side of Garrison Village Way. Garrison Creek is approximately 700 feet south of the site.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] **Yes, approximately 100 feet to unnamed pond. Separated by existing road and erosion control measures will be used to control runoff and keep it on site.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help] **None.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] **No.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] **No, this area is determined to be Zone C, Areas of Minimal Flooding.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] **No.**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] **No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help] **None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] **Storm runoff to be held on-site to infiltrate into the ground via retention ponds and/or drywells.**

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] **Stormwater runoff can contain sediments, oils, and metals. The stormwater collection system will be designed in accordance with the Stormwater Management Manual for Eastern Washington.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help] **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help] **No.**

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
__X__pasture
_____crop or grain
_____ Orchards, vineyards or other permanent crops.
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] **Existing vegetation on site will be removed and replaced with landscaping in accordance with new site layout.**

c. List threatened and endangered species known to be on or near the site. [help] **None known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] **The site is proposed to be planted with grass and any landscaping as required by the City.**

e. List all noxious weeds and invasive species known to be on or near the site. [help] **None known.**

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle songbirds, other:
mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] **None known.**

c. Is the site part of a migration route? If so, explain. [help] **Pacific Flyway Migration.**

d. Proposed measures to preserve or enhance wildlife, if any: [help] **Maintain existing vegetation in undisturbed areas.**

e. List any invasive animal species known to be on or near the site. [help] **None known.**

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help] **Electric and natural gas will be used for heating, cooling, lighting, and power.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] **No.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help] **None at this time.**

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] **None known.**

1) Describe any known or possible contamination at the site from present or past uses. [help] **None known.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help] **None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help] **None known.**

4) Describe special emergency services that might be required. [help] **Only those services provided by the City.**

5) Proposed measures to reduce or control environmental health hazards, if any: [help] **None.**

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] **Existing traffic along SE Garrison Village Way. The homes in the immediate area are not expected to create above normal noise during business hours.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] **Short Term – Construction noise, Long Term – Normal traffic after occupancy.**

3) Proposed measures to reduce or control noise impacts, if any: [help] **Construction noise will meet local code requirements and limited to daylight hours.**

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] **Existing site is currently being used as a pasture. Adjacent properties consist of single family residential.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] **No.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help] **No.**

c. Describe any structures on the site. [help] **No existing structures on site.**

d. Will any structures be demolished? If so, what? [help] **No.**

e. What is the current zoning classification of the site? [help] **Single Family Residential (SFR)**

f. What is the current comprehensive plan designation of the site? [help] **Residential**

g. If applicable, what is the current shoreline master program designation of the site? [help] **Not applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] **No.**

i. Approximately how many people would reside or work in the completed project? [help] **72 lots x 2.6 people per lot = 187 people**

j. Approximately how many people would the completed project displace? [help] **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] **None.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] **Proposed development complies with the intent of the City of College Place Comprehensive Plan.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help] **None.**

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] **72 middle income housing lots.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] **None.**

c. Proposed measures to reduce or control housing impacts, if any: [help] **Proposed development will occur as the market allows.**

10. **Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] **N/A. Future homes will comply with heigh limitations set in zoning code (35').**

b. What views in the immediate vicinity would be altered or obstructed? [help] **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] **The site will be constructed per the City Design and Street Standards.**

11. **Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] **Typical residential lighting will be used at night for safety.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] **No.**

c. What existing off-site sources of light or glare may affect your proposal? [help] **None.**

d. Proposed measures to reduce or control light and glare impacts, if any: [help] **None at this time.**

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help] **Lions Park is located approximately 400 feet to the southwest of the subdivision. Other recreational opportunities include Kiwanis Park, Fort Walla Walla Disco Golf Course, and Fort Walla Walla Dog Park, all within less than a mile.**

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] **No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] **Sidewalks will be created to provide pedestrian access to recreational opportunities.**

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [help] **No known structures are listed on a national, state, or local preservation registers.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] **Unknown.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] **City and County website, Comprehensive Plan, Critical Areas Maps and GIS maps.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help] **If any historic or cultural importance items are discovered, appropriate agencies will be notified.**

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] **SE Creekside Dr to the west, SE Garrison Village Way to the south, and SE Falcon Dr to the east will provide direct access to the subject property.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] **Transit service is provided to the west along SE Larch Ave.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] **Unknown, each lot would generally have at least 2 off-street parking spaces. Also, parking will be allowed along the streets. No parking would be eliminated.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] **Public road extension of SE 6th St to the project boundary. All internal roads will be private and improved to match the street standards of prior PUD phases with one sidewalk/pedestrian route.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] **No.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] **72 lots would generate 680 passenger vehicle trips daily - 53 AM and 71 PM peak hours trips, based on ITE Trip Generation Manual.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help] **No.**

h. Proposed measures to reduce or control transportation impacts, if any: [help] **The proposal will create circulation opportunities for an existing single access development.**

15. **Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] **Yes, increased need for fire protection, police protection, health care, and schools.**

b. Proposed measures to reduce or control direct impacts on public services, if any. [help] **Payment of appropriate development fees and ensuing taxes.**

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] **Columbia REA electrical, Cascade Natural Gas, City of College Place Water and Sewer, and CenturyLink telephone will be extended.**

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Douglas R Botimer

Name of signee Doug Botimer

Position and Agency/Organization Manager

Date Submitted: 11/15/21

exhibit 7

NOTICE OF APPLICATION
DETERMINATION OF COMPLETENESS/CONSISTENCY
COMPLIANCE WITH STATE ENVIRONMENTAL POLICY ACT
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING

Community Development Department
625 South College Avenue
College Place, WA 99324
509-394-8524

Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed online at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

Proposal: The application is for a 70 lot, single family subdivision with associated improvements within the neighborhood known as the Villages of Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.

Name of Applicant: Phase Five Development LLC – Doug Botimer

Date of Application: November 18, 2021

Date of Completeness/Consistency: December 14, 2021

Notice of Application: May 24, 2022

Location of Project: 46.044401, -118.374014 North site of Garrison Village Way between SE Larch Ave and SE Crestlane Dr.

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: SFR – Single Family Residential

Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324. **Written comments must be received before 4:00 p.m. on the following date: June 3, 2022**. Comments should be mailed to 625 S College Ave, College Place, WA 99324 attention Jon Rickard, Community Development Director or email to jrickard@cpwa.us.

Public Hearing: The College Place Hearing Examiner on **June 8, 2022** will hold a public hearing at 10:00 a.m. via Hybrid Meeting Public Hearing (live in person and Zoom) to consider the above mentioned proposal. Public Comment will be taken during the hearing in addition to the written public comment period. You may participate in multiple ways:

- Live, In-person testimony at the meeting location - City Hall - 625 S College Ave. College Place, WA 99324Live,
- Virtual testimony - Join using the Zoom Attendee link: https://us06web.zoom.us/j/86826807091 and meeting ID is 868 2680 7091

- Raise your hand when comments are requested.

- Live, Telephone testimony - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

The City of College Place has made a preliminary determination of consistency for this proposal. The proposal is subject to development regulations contained in the College Place Municipal Code, International Building Code, International Fire Code, and College Place Standard Specifications. The following permits and /or studies are required: Grading Permit; Building Permit; Right-of-Way Permit; City Water and Sewer Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit (DOE); Stormwater Report; Soils Investigation; and Cultural Resource Study.

The following existing environmental documents may be used to evaluate this proposal: The 2018 City of College Place Comprehensive Plan and subsequent updates; The Supplemental Environmental Impact Statement for the College Place 2003 Comprehensive Plan; Conceptual Preliminary Plat Survey – April 18, 2022; Preliminary Engineering Plans – April 13, 2022; Conceptual Landscaping Plans – April 19, 2022; Preliminary Drainage Report – November 15, 2021; SEPA Checklist prepared November 11, 2021; Geotechnical Report – June 2021; Trip Generation Letter – November 16, 2021; Traffic Impact Analysis – April 19, 2022; Draft Declaration of CCR's; Cultural Resource Survey Report – December 1, 2021; Resolution No. 534 – VGC PUD Approval – August 1996; and response letter to the Request for Additional Information – April 18, 2022.

The City of College Place uses the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-340(2). This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared.

The SEPA responsible official has preliminarily determined that the proposal is not subject to SEPA threshold determination requirements, the responsible official expects to issue the following threshold determination: Determination of Non Significance (DNS).

A final decision on the application will be made within 90 days of the date of completeness/consistency.

Documents, proposal, and supplemental documents are available for review online at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

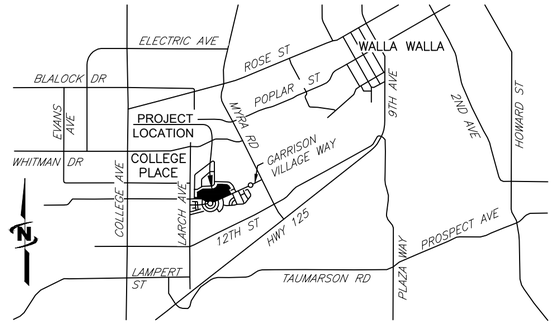
PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

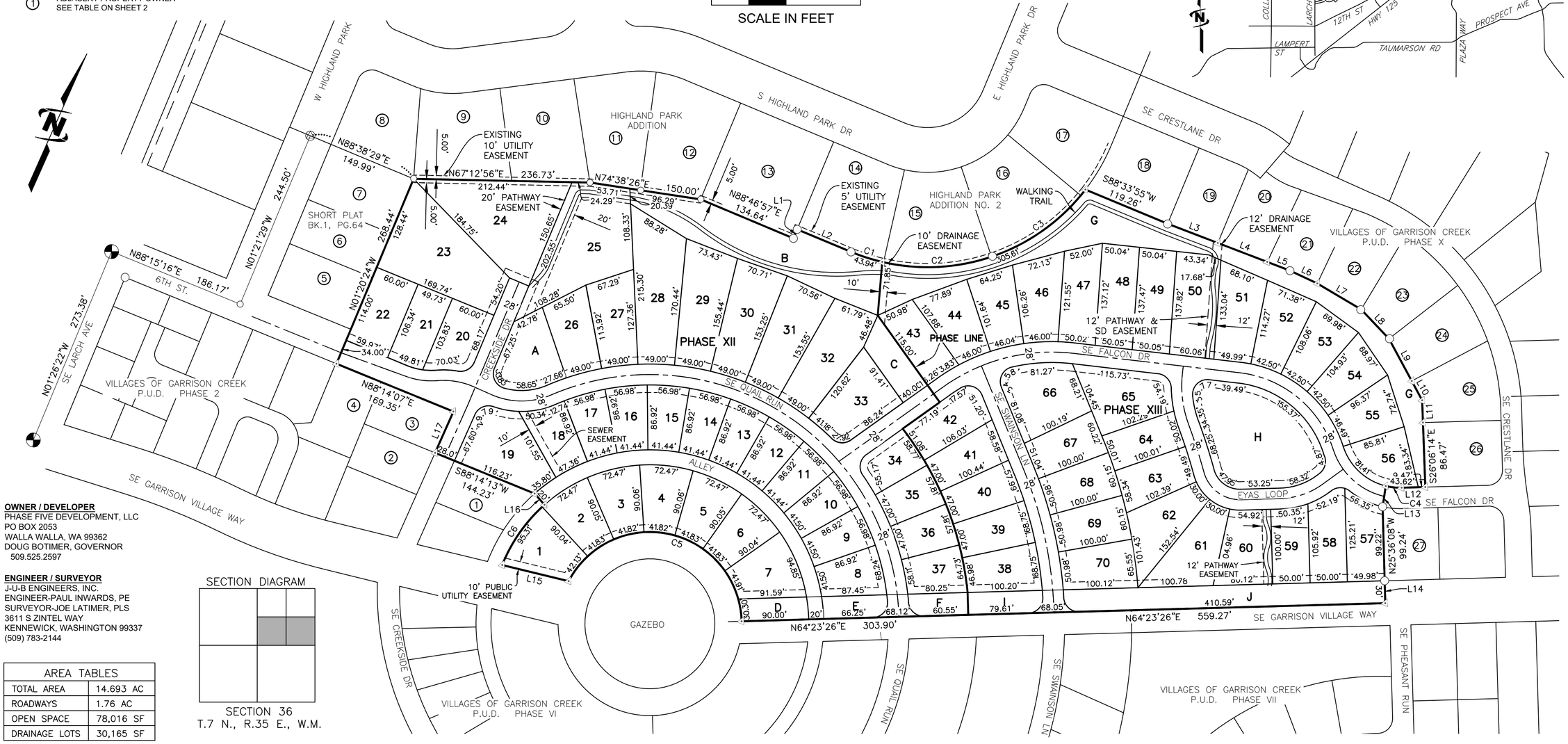
A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- (1) ADJACENT PROPERTY OWNER SEE TABLE ON SHEET 2
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET





OWNER / DEVELOPER
PHASE FIVE DEVELOPMENT, LLC
PO BOX 2053
WALLA WALLA, WA 99362
DOUG BOTIMER, GOVERNOR
509.525.2597

ENGINEER / SURVEYOR
J-U-B ENGINEERS, INC.
ENGINEER-PAUL INWARDS, PE
SURVEYOR-JOE LATIMER, PLS
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

SECTION DIAGRAM

SECTION 36
T.7 N., R.35 E., W.M.

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.76 AC
OPEN SPACE	78,016 SF
DRAINAGE LOTS	30,165 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4,469 SF	LOT 49	6,882 SF	LOT 61	5,071 SF	TRACTS	
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5995 SF	LOT 38	5,601 SF	LOT 50	8,238 SF	LOT 62	6,783 SF	A	7,047 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	7,114 SF	LOT 63	7,304 SF	B	19,208 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	11,967 SF	LOT 40	5,252 SF	LOT 52	6,215 SF	LOT 64	7,046 SF	C	4,131 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	9,789 SF	LOT 41	5,406 SF	LOT 53	5,890 SF	LOT 65	5,410 SF	D	2,718 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	9,182 SF	LOT 42	6,060 SF	LOT 54	5,489 SF	LOT 66	5,025 SF	E	2,521 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	9,122 SF	LOT 43	5,541 SF	LOT 55	5,280 SF	LOT 67	8,369 SF	F	2,318 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	9.397 SF	LOT 44	6,341 SF	LOT 56	5,250 SF	LOT 68	8,869 SF	G	28,634 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	5,668 SF	LOT 57	4,745 SF	LOT 69	5,563 SF	H	18,996 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	6,544 SF	LOT 58	6,472 SF	LOT 70	5,559 SF	I	2,916 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	6,450 SF	LOT 59	5,514 SF			J	18,996 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	6,865 SF	LOT 60	5,879 SF				

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°02'37.52363", LOCAL LONGITUDE: W118°22'42.16553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	68.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'08"W	30.00'
L15	N79°35'52"E	91.60'
L16	N65°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'33"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'57"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'10"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 1 of 5

170 notice mailed on May 24, 2022 exhibit 8

LE FORE DANIEL L & SANDRA I
1101 E GRAVELSTONE CT
HAYDEN ID 83835

LEWIS JEREMY WILLIAM & HEIDI MICHELLE
732 SE HERON DR
COLLEGE PLACE WA 99324

WIGGINS KENNETH L & JOANNE Y
390 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

ROSSO GARY L
931 SE LARKSPUR PL
COLLEGE PLACE WA 99324

GILLILAND RICHARD D & DAFNEY L
1037 SE CRESTLANE DR
COLLEGE PLACE WA 99324

STILES HELEN L TRUSTEE
PO BOX 7252
TOUSAND OAKS CA 91359

JENSEN D SCOTT & TRACI M
795 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

BOWERS NANCY K
930 SE PARKSIDE PL
COLLEGE PLACE WA 99324

DELGADILLO MARIO A & ELLEN C
624 SE WHIMBREL LOOP
COLLEGE PLACE WA 99324

VERNON JUSTIN ERIC & NICHOLE MARIE
406 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

BLACKWELDER JOHN T & LOIS G
1240 LANCER DR
WALLA WALLA WA 99362

DUBLINSKI LAWRENCE H & ROSE A
755 SE HERON DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

OWEN SUSAN DENISE
764 SE QUAIL RUN
COLLEGE PLACE WA 99324

HOSKINS STEPHANIE F
708 SE GOLDENEYE DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

WORTHINGTON WILLIAM JOHN
226 SW KINGSTON AVE
PORTLAND OR 97205

DYBDAHL JON L & KATHY
367 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

BOARD JUDITH A
765 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

JOHN & SANDRA DAVIN LIVING TRUST
401 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

THOMPSON ALDEN L & WANDA D DECLARATION OF TRUST
1006 SE CRESTLANE DR
COLLEGE PLACE WA 99324

HINER ROBERT Q & KRISTINA M
398 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

CHOLITKUL SUWITDA
715 SE PHEASANT RUN
COLLEGE PLACE WA 99324

FRY PAM S
841 SE LARKSPUR PL
COLLEGE PLACE WA 99324

BRYANT JULIE M
640 SE WHIMBREL LOOP
COLLEGE PLACE WA 99324

SHAW HAVEN GENE
1086 SE FALCON DR
COLLEGE PLACE WA 99324

SAM LEFORE FRUIT FARMS INC
54103 LEFORE RD
MILTON FREEWATER OR 97862

GIAMMALVA SAM J & BARBARA S
1066 SE CRESTLANE DR
COLLEGE PLACE WA 99324

BAKER DELWYN R & SUSAN N
507 SE LARCH AVE
COLLEGE PLACE WA 99324

KEELE FAMILY TRUST
1099 SW CRESTLANE DR
COLLEGE PLACE WA 99324

ADAMS JANET
901 SE LARKSPUR PL
COLLEGE PLACE WA 99324

TELLO KAREN & JOSE L MORENO-CORONA
515 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

SAM LEFORE FRUIT FARMS INC
54103 LEFORE RD
MILTON FREEWATER OR 97862

ROTH D ALLAN & DIANA
1010 SE CRESTLANE DR
COLLEGE PLACE WA 99324

RUBOTTOM THOMAS W & DEBRA D
702 SE HERON DR
COLLEGE PLACE WA 99324

WRIGHT JEFFREY LLOYD
725 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

JOYAL JEANNE M
871 SE LARKSPUR PL
COLLEGE PLACE WA 99324

STILES HELEN L TRUSTEE
4147 W SILVER RIVER ST.
MERIDIAN ID 83646

ALDRIDGE ROBERT ANTHONY
719 SE PHEASANT RUN
COLLEGE PLACE WA 99324

BRYAN WILLIAM A IV
388 SE HIGLAND PARK DR
COLLEGE PLACE WA 99324

BOWMAN M KATHLEEN
381 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

BALAKIER MARY M
702 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

HOLSTEIN LILLIAN CYNTHIA
524 GOLDEN WEST DR
REDLANDS CA 92373

ESTEB MARK & SUSAN
725 1ST ST SOUTH #104
KIRKLAND WA 98003

THE ELMENDORF TRUST
630 SE WHIMBREL LOOP
COLLEGE PLACE WA 99324

SOLONIUK DONALD STEPHEN
22887 FOUR-S LANE
JULIAETTA ID 83535

LEFORE LVG TRST SAM & DONNA
54103 LEFORE RD
MILTON FREEWATER OR 97862

MESKE JUDY
705 SE CREEKSIDE DR
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VILLAGES OF GARRISON CREEK
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PHELPS TRAVIS M & ANNEMARIE T
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LONEY TERRY D & KATHERINE J
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JOHNSTON JEANINE D
711 SE SWAINSON LN
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ROBERTS ANGELA CAROL
815 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

RICE GARY BURNETT & AMY CHRISTINE
1016 SE CRESTLANE DR
COLLEGE PLACE WA 99324

BUTENDIECK AXEL & MERCEDES
95 WEDGEWOOD RD
WALLA WALLA WA 99362

VILLAGES OF GARRISON CREEK
PO BOX 694
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MILLIGAN JAMES H & BONNIE W
370 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

PETERSON JOHN E JR
723 SE PHEASANT RUN
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
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BOYD CHARLES C & COLLEEN LYNN
801 SE LARKSPUR PL
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ZAHL JERRY L & KATHRYN E
330 SE DAVIN DR
COLLEGE PLACE WA 99324

BRYAN WILLIAM A IV
388 SE HIGLAND PARK DR
COLLEGE PLACE WA 99324

TILLAY COLLEEN M
765 SE HERON DR
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MCFADDEN ALAN & LINDA
738 SE GOLDENEYE DR
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VILLAGES OF GARRISON CREEK
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STRATTON YVONNE E REV LIV TST
376 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

DURAND DARIN & BECKY SAMITORE-DURAND
369 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

THOMAS DONALD O & PHALBA O
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CAMARILLO CA 93012

ESPINOSA TRUST
614 SE WHIMBREL LOOP
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HALLSTED JAKE & SHAWN
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KATHY TX 77494

SMITH DOROTHY C & STUART L
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BEECROFT JOYCE E LIFE ESTATE
1046 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

BENZEL MARK ANDREW
1027 SE CRESTLANE DR
COLLEGE PLACE WA 99324

COLEMAN DONALD & DEBBIE
1046 SE CRESTLANE DR
COLLEGE PLACE WA 99324

SCHREINER LIVING TRUST
745 SE QUAIL RUN
COLLEGE PLACE WA 99324

ROBERTSON RODNEY J
1087 SE CRESTLANE DR
COLLEGE PLACE WA 99324

SCOFIELD RUTH M
705 SE QUAIL RUN
COLLEGE PLACE WA 99324

HINER JERRY L & GAYLE M
425 SE LARCH AVE
COLLEGE PLACE WA 99324

WADE JENNIFER M
705 SE HERON DR
COLLEGE PLACE WA 99324

EVANS LARRY ROBERT & MARIE
630 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

STEWART LYLE & WANDA
396 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

CORONADO JANE
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COLLEGE PLACE WA 99324

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HAMBLIN KAYLA M & IVAN J HUETRA
785 SE CREEKSIDE DR
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EDWARDS JACK L & CHARLENE L
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BLUE MT MEM GARDEN INC
315 W ALDER ST
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BARTLOW DENISE & RICHARD
1056 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

COLUMBO SUSAN G
331 COYOTE RIDGE DR
WALLA WALLA WA 99362

GUERIN JAMES R
775 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

PANASUK LARRY & SHIRLEY TRUSTEES
957 STOVALL RD
WALLA WALLA WA 99362

MAYNARD-REID PEDRITO & VIOLET
397 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

BOHLMAN BROCK K
594 W GRAY FOX CT
MERIDIAN ID 83646

MORRIS JOHN T & LINDA K
610 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

PAULSEN KAY
744 SE QUAIL RUN
COLLEGE PLACE WA 99324

SCHNICK BRIAN P & LARA E
715 SE HERON DR
COLLEGE PLACE WA 99324

KONTZ DONALD EDWARD JR
394 SE HIGHLAND PK DR
COLLEGE PLACE WA 99324

GULDHAMMER HENNING & KRISTTY
731 SE SWAINSON LN
COLLEGE PLACE WA 99324

HAMPSON W THOMAS
940 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

SCHROEDER RITA I
380 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

STROBEL RODD L & KIMBERLIE A
745 SE HERON DR
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VILLAGES OF GARRISON CREEK
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MILTON-FREEWATER OR 97862

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BROWN EARL L & KAREN M
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MESSENGER JONATHAN M & SIERRA W
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KELLY CLAUDIA LEE
970 SE PARKSIDE PL
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GALLEMORE ROBERT E & JUDY H
604 SE WHIMBREL LOOP
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GORASHI MASOOD M & ROBIN C
366 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

FIELD SUE ALLISON TRUST
519 GOLDEN WEST DRIVE
REDLANDS CA 92373

OLSON THOMAS & SANDRA LEFORE LIVING TRUST
1101 E GRAVELSTONE CT
HAYDEN ID 83835

COBLENS ROBERT P
1026 SE GARRISON VILLAGE WAY
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WOLF JON C & G MERLENE
714 SE QUAIL RUN
COLLEGE PLACE WA 99324

HAWKINS JAMES M & SHARRON O
820 SE PARKSIDE PL
COLLEGE PLACE WA 99324

HARRINGTON PAMELA P
5 W ALDER STE 215
WALLA WALLA WA 99362

RICH BRIAN W
805 SE CREEKSIDE DR
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ENSMINGER GLORIA G
772 GRANDVIEW AVE
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VILLAGES OF GARRISON CREEK
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STIMMEL DARREN & CRISTY
PO BOX 755
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STREAM TAMARA L
1096 SE FALCON DR
COLLEGE PLACE WA 99324

ROHDE ERIC & ANGELA
1047 SE CRESTLANE DR
COLLEGE PLACE WA 99324

PATIA KAITLYN G & MATTHEW W BOST
702 SE SWAINSON LN
COLLEGE PLACE WA 99324

HARRI JAMES E & MARY L
2223 OLD MILTON HWY
WALLA WALLA WA 99362

BOJANEK LYDIA
985 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

EDWARD JESSE
1003 SE CRESTLINE DR
COLLEGE PLACE WA 99324

MOHL HAIDEN WILLIAM
620 SE WHIMBREL LOOP
COLLEGE PLACE WA 99324

HETTERLEY NICHOLE & ANDREW D
505 SE LARCH AVE
COLLEGE PLACE WA 99324

LINDELL DAVID & MALINA
PO BOX 1283
PENDLETON OR 97801

MILLER BRIAN JOHN & MAKI N
1056 SE CRESTLANE DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

DOOCY MADONNA E
1006 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

PHASE FIVE DEVELOPMENT LLC
PO BOX 2053
WALLA WALLA WA 99362

MAAS MYRNA AS TRUSTEE OF THE
393 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

GRAHAM WINIFRED L
620 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

MARTINDALE TIMOTHY F & EVELYN
891 SE LARKSPUR PL
COLLEGE PLACE WA 99324

KOCH TERRY L & TERESA A
509 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

MORASCH EDITH ALENE
728 SE GOLDENEYE DR
COLLEGE PLACE WA 99324

KEARBEY MICHAEL SEAN
707 SE PHEASANT RUN
COLLEGE PLACE WA 99324

VAN BOENING RONALD A
1036 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

JENSEN JON WALTER
712 SE HERON DR
COLLEGE PLACE WA 99324

BAKLAND DEBRA KAY
724 SE QUAIL RUN
COLLEGE PLACE WA 99324

LAWRENCE R & GWENDLYN HAWKINS JOINT LVG TRST
374 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

FINK LEO D & ERLYS A
755 SE QUAIL RUN
COLLEGE PLACE WA 99324

DIXON TERRY L AND KATHY S
513 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

ZISKA JEANNE E
1086 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

EDLER RAYMOND & DIAH HERA
1007 SE CRESTLANE DR
COLLEGE PLACE WA 99324

W T GRIZZELL TRUST OF 2017
922 SPRINGVIEW CIRCLE
SAN RAMON CA 94583

BELL CHRISTIAN M & RAINEY M
701 SE SWAINSON LN
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

SORENSEN NEIL C
960 SE PARKSIDE PL
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

CRESS JOHN C & PAMELA D
1097 SE CRESTLANE DR
COLLEGE PLACE WA 99324

KLEBE DONALD E
762 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

JACQUE KARIE MARIE
634 SE WHIMBREL LOOP
COLLEGE PLACE WA 99324

ELSTON BIANCA L
635 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

JASO JOHN J & YVONNE C
725 SE HERON DR
COLLEGE PLACE WA 99324

CASSETTO KIMBERLY S & JONATHAN M
1026 SE CRESTLANE DR
COLLEGE PLACE WA 99324

WRIGHT JEFFREY L & SUE E
1067 SE CRESTLANE DR
COLLEGE PLACE WA 99324

TASH LIVING TRUST
715 SE QUAIL RUN
COLLEGE PLACE WA 99324

WESSMAN MARLON B & TONYA R
377 SE HIGHLAND PARK DR
COLLEGE PLACE WA 99324

RASMUSSEN LESTER ETUX LIFE
712 SE CREEKSIDE DR
COLLEGE PLACE WA 99324

VILLAGES OF GARRISON CREEK
PO BOX 694
COLLEGE PLACE WA 99324

LONGGOOD SANDRA L
742 SE HERON DR
COLLEGE PLACE WA 99324

FOSTER CYNTHIA G
811 SE LARKSPUR PL
COLLEGE PLACE WA 99324

CARLSON KURT
921 SE LARKSPUR PL
COLLEGE PLACE WA 99324

MC EVOY JACK D
1066 SE GARRISON VILLAGE WAY
COLLEGE PLACE WA 99324

HAUBRY SHORNA K
711 SE PHEASANT RUN
COLLEGE PLACE WA 99324

exhibit 9

Villages of Garrison Creek Phase XII & XIII – Site Posting – May 24, 2022

SE 6TH STREET RIGHT-OF-WAY



Villages of Garrison Creek Phase XII & XIII – Site Posting – May 24, 2022

GARRISON VILLAGE WAY ROUNDABOUT



Villages of Garrison Creek Phase XII & XIII – Site Posting – May 24, 2022

INTERSECTION OF GARRIONS VILLAGE WAY AND SWANSON LN



exhibit 10

Walla Walla Union-Bulletin
112 S 1st Ave
Walla Walla, WA 99362

WALLA WALLA UNION-BULLETIN
We Bring the Valley to You

City Of College Place
Lisa Neissl
625 S College Ave
College Place, WA 99324
USA

Order Confirmation

Order #:	30427
Order Ref #:	
Date:	5/20/2022
Advertiser #:	22369
Advertiser Name:	City Of College Place
Agency #:	
Agency Name:	
Account Manager:	Matt Lohrmann mattlohrmann@union-bulletin.com

$ 348.60

Ad No.	Date	Description	Position	Format
207190	5/24/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla Union Bulletin Broadsheet - CL-Legals	3.46 × 13.16 in × 2 col.
207191	5/24/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.
207192	5/25/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.
207193	5/26/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.
207194	5/27/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.
207195	5/28/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.
207196	5/29/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.

Walla Walla Union-Bulletin
112 S 1st Ave
Walla Walla, WA 99362

WALLA WALLA UNION-BULLETIN
We Bring the Valley to You

207197	5/30/2022	Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the	Walla Walla CL Online - CL-Legals	3.46 × 13.16 in × 2 col.

Summary	
Total Net Amount	**$ 348.60**
Taxes	$ 0.00
Total Amount	$ 348.60

Remittance Address:

Walla Walla Union-Bulletin
PO Box 2848
Yakima, WA 98907
Tel: (206) 464-2550

Walla Walla Union-Bulletin

112 S 1st Ave
Walla Walla, WA 99362

Classified Category: Legals|Public Notices

Notice is hereby given on this date, May 24, 2022 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed online at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

Proposal: The application is for a 70 lot, single family subdivision with associated improvements within the neighborhood known as the Villages of Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.
Name of Applicant: Phase Five Development LLC – Doug Botimer
Date of Application: November 18, 2021
Date of Completeness/Consistency: December 14, 2021
Notice of Application: May 24, 2022
Location of Project: 46.044401, -118.374014 North site of Garrison Village Way between SE Larch Ave and SE Crestlane Dr.
Comprehensive Land Use Designation: Single Family Residential
Zoning Designation: SFR – Single Family Residential
Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324. **Written comments must be received before 4:00 p.m. on the following date: June 3, 2022.** Comments should be mailed to 625 S College Ave, College Place, WA 99324 attention Jon Rickard, Community Development Director or email to jrickard@cpwa.us.
Public Hearing: The College Place Hearing Examiner on **June 8, 2022** will hold a public hearing at 10:00 a.m. via Hybrid Meeting Public Hearing (live in person and Zoom) to consider the above mentioned proposal. Public Comment will be taken during the hearing in addition to the written public comment period. You may participate in multiple ways:
• Live, In-person testimony at the meeting location - City Hall - 625 S College Ave. College Place, WA 99324Live,
• Virtual testimony - Join using the Zoom Attendee link: https://us06web.zoom.us/j/86826807091 and meeting ID is 868 2680 7091
o Raise your hand when comments are requested.
• Live, Telephone testimony - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

The City of College Place has made a preliminary determination of consistency for this proposal. The proposal is subject to development regulations contained in the College Place Municipal Code, International Building Code, International Fire Code, and College Place Standard Specifications. The following permits and /or studies are required: Grading Permit; Building Permit; Right-of-Way Permit; City Water and Sewer Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit (DOE); Stormwater Report; Soils Investigation; and Cultural Resource Study.
The following existing environmental documents may be used to evaluate this proposal: The 2018 City of College Place Comprehensive Plan and subsequent updates; The Supplemental Environmental Impact Statement for the College Place 2003 Comprehensive Plan; Conceptual Preliminary Plat Survey – April 18, 2022; Preliminary Engineering Plans – April 13, 2022; Conceptual Landscaping Plans – April 19, 2022; Preliminary Drainage Report – November 15, 2021; SEPA Checklist prepared November 11, 2021; Geotechnical Report – June 2021; Trip Generation Letter – November 16, 2021; Traffic Impact Analysis – April 19, 2022; Draft Declaration of CCR's; Cultural Resource Survey Report – December 1, 2021; Resolution No. 534 – VGC PUD Approval – August 1996; and response letter to the Request for Additional Information – April 18, 2022.
The City of College Place uses the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-340(2). This may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared.
The SEPA responsible official has preliminarily determined that the proposal is not subject to SEPA threshold determination requirements, the responsible official expects to issue the following threshold determination: Determination of Non Significance (DNS).
A final decision on the application will be made within 90 days of the date of completeness/consistency.

Documents, proposal, and supplemental documents are available for review online at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code. (Pub.May 24, 2022)

exhibit 11

From:	Jon Rickard
Bcc:	"info@villagesofgarrisoncreek.com"; "Bud Shaw"; "Marie Evans"; "lrobertevans@aol.com"; "Bryan,Alex"; "Jane.shaw46@gmail.com"; "Susan Clardy"; "Tamara Stream"; "Jeremy Manning"; "Diane Pease"; "Pam Harrington"; "Ray Goff"; "Lisa Sasser-Harvey"; "Frankie Laufer"; "Beth Pinkers"; "John Gisler"; "Daryl Schreiner"; "McKinley"; "Dick Cook"; "Donald Coleman"; "Ki Bealey"; "Preston Frederickson"; "Nabiel Shawa"; "Neal Chavre"; "Kurt Carlson"; "yvonne john"; "JoAnn Wiggins"; "Gordon R Mattison"; "JOHN LINDA MORRIS"; "Dan Halstrom"; "P.J. Bender"; "D Edward Kontz jr"; "Mario Delgadillo"; "Kaitlyn Patia"; "Alden Thompson"; "Jeff Sperline"; "Trish Usab"; "Kathryn McKinley"
Subject:	Villages of Garrison Creek Phase XII & XIII - Public Notice
Date:	Tuesday, May 24, 2022 2:02:33 PM
Attachments:	image003.png

To whom it may concern,

The Notice of Application (NOA) will publish today for the Village of Garrison Creek Phase XII & XIII project. The NOA and project support documents can be viewed on the project webpage at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

Jon Rickard
Community Development Director
City of College Place
509-394-8524

* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

exhibit 12

From: Jon Rickard

To: Angie Peters (angie@valleytransit.com); Ashley Morton (AshleyMorton@ctuir.org); Barb McKinney (bmckinney@wwcountyroads.com); Bob Hubenthal (hubenbj@dshs.wa.gov); Bryan Maas (bmaas@columbiarea.coop); Carl Merkle (CarlMerkle@ctuir.org); Catherine Dickson (catherinedickson@ctuir.org); Centurylink (relocations@centurylink.com); Chris Walker (cwalker@noanet.net); DAHP SEPA (sepa@dahp.wa.gov); Dave Karl (david.karl@dfw.wa.gov); Dept of Natural Resources (sepacenter@dnr.wa.gov); DOH SEPA Review Team (SEPA.reviewteam@doh.wa.gov); Don Gibbard (dgibbard@pocketinet.com); Doug Case; Elizabeth Brochu (siskroad@msn.com); Elizabeth Chamberlain (echamberlain@wallawallawa.gov); Emergency Management Dept (emd@co.walla-walla.wa.us); George Bennett (george.bennett@wallawalla.edu); Grant Glaus (gglaus@columbiarea.com); Green Tank Water Dist. # 11 (glmccracken@hotmail.com); Hallie Ladd (hlad461@ecy.wa.gov); Jacob Prilucik (PrilucJ@wsdot.wa.gov); James Fry (jfry@cpps.org); James Payne (james@fwwm.org); John Boose (JBoose@cpwa.us); Jonathan D. Maland (jmaland@wallawallawa.gov); kbealey@ci.walla-walla.wa.us; Kelly Cooper (Kelly.Cooper@DOH.WA.GOV); Kenneth Hutchinson (khutchinson@bpa.gov); Kristi Scherger (KScherger@cpwa.us); "kyle.wright@pacificorp.com"; Lauren Prentice (lprentice@co.walla-walla.wa.us); Mark Eberlein (mark.eberlein@dhs.gov); Mark Grandstaff (Mark.Grandstaff@dfw.wa.gov); Michael Rizzitiello (MRizzitiello@cpwa.us); Mike Jackson (mjack5051@gmail.com); Pat Reay (pr@portwallawalla.com); Paul Gonseth (Gonsetp@wsdot.wa.gov); Phil Barber (philip.barber@cngc.com); Preston Frederickson (pfred@wallawallawa.gov); Randy Kline (randy.kline@parks.wa.gov); "Randy.Swearingin@pacificorp.com"; Reviewteam (reviewteam@cted.wa.gov); Rob Whitlam (Rob.Whitlam@dahp.wa.gov); Robert McAndrews; ron.coffell@cngc.com; Sandy L Shelin (Sandy.L.Shelin@usace.army.mil); Scott Hall; Sepaunit (sepaunit@ecy.wa.gov); Tim Erkel (Tim.R.Erkel@usace.army.mil); Timothy J. Barrett; Todd Brandenburg (todd@PocketiNet.com); Tom Schirm (Thomas.Schirm@dfw.wa.gov); Walla Walla County Department of Community Health (health@co.walla-walla.wa.us); William Bloom (William.bloom@cngc.com); WSDOT Project Notice (scplanning@wsdot.wa.gov)

Cc: Paul Inwards (pinwards@jub.com); Doug Botimer (botimerdoug@gmail.com)

Subject: NOA - Villages of Garrison Creek Phase XII & XIII - Preliminary Plat

Date: Tuesday, May 24, 2022 2:27:09 PM

Attachments: NOA.Villages.Garrison.Creek.2022.05.24.pdf
DNS.VGC.Phase.XII.&.XIII.2022.05.24!.pdf
05 SEPA_PHASE FIVE LLC_Signed.pdf
GarrisonCreekPrelimPlat.pdf
image002.png

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Proposal: The application is for a 70 lot, single family subdivision with associated improvements within the neighborhood known as the Villages of Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.

Name of Applicant: Phase Five Development LLC – Doug Botimer

Date of Application: November 18, 2021

Date of Completeness/Consistency: December 14, 2021

Notice of Application: May 24, 2022

Location of Project: 46.044401, -118.374014 North site of Garrison Village Way between SE Larch Ave and SE Crestlane Dr.

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: SFR – Single Family Residential

Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324. **Written comments must be received before 4:00 p.m. on the following date: June 3, 2022**. Comments should be mailed to 625 S College Ave, College Place, WA 99324 attention Jon Rickard, Community Development Director or email to jrickard@cpwa.us.

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- Live, In-person testimony at the meeting location - City Hall - 625 S College Ave. College Place, WA 99324Live,
- Virtual testimony - Join using the Zoom Attendee link: https://us06web.zoom.us/j/86826807091 and meeting ID is 868 2680 7091
    - Raise your hand when comments are requested.

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Documents, proposal, and supplemental documents are available for review online at https://www.cpwa.us/government/villages_at_garrison_creek_xii_and_xiii.php

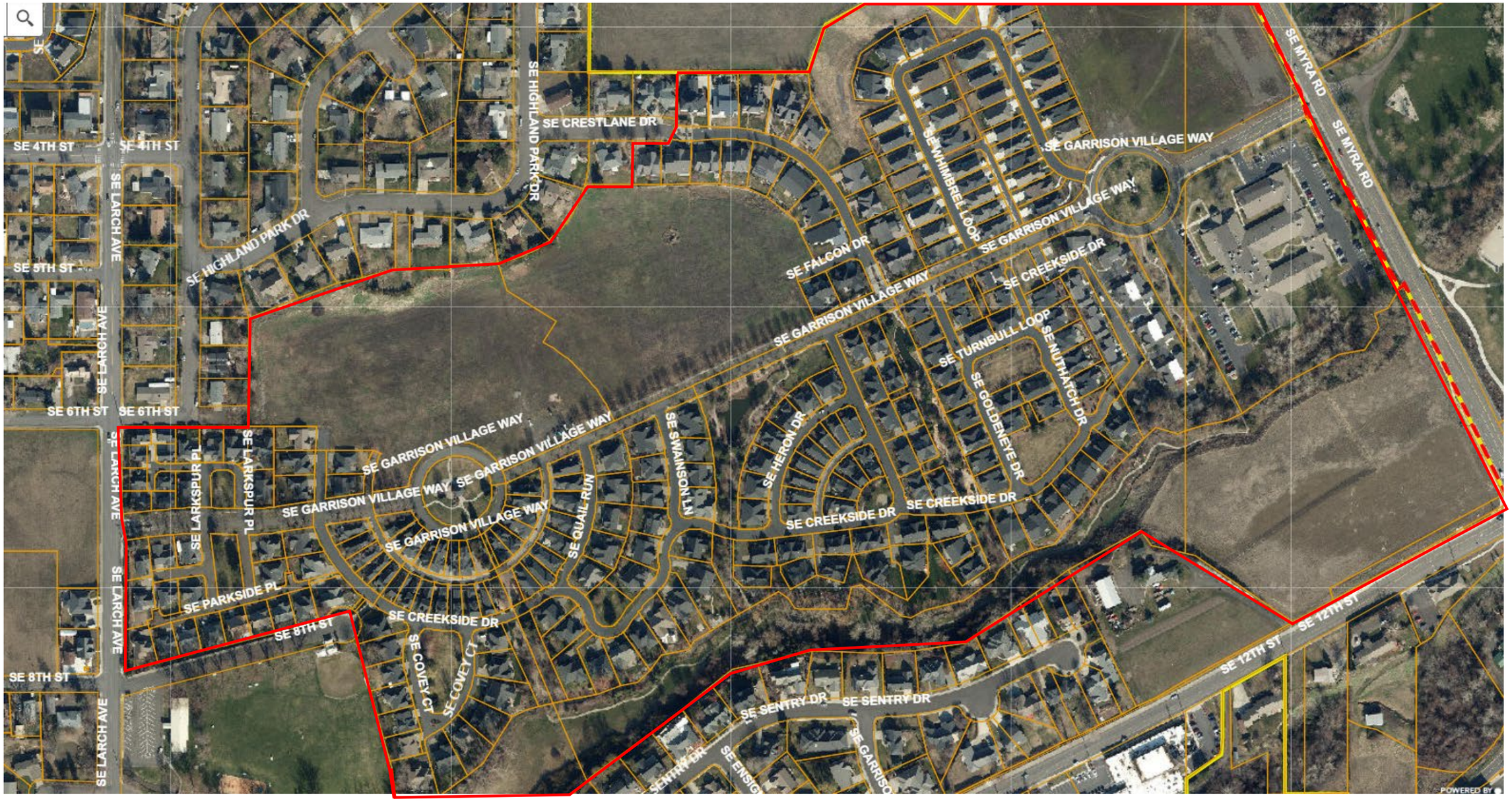
All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

Jon Rickard
Community Development Director
City of College Place
509-394-8524

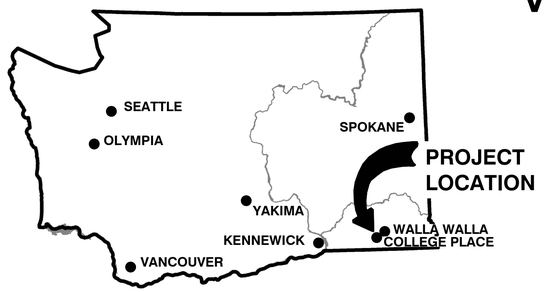
* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

exhibit 13

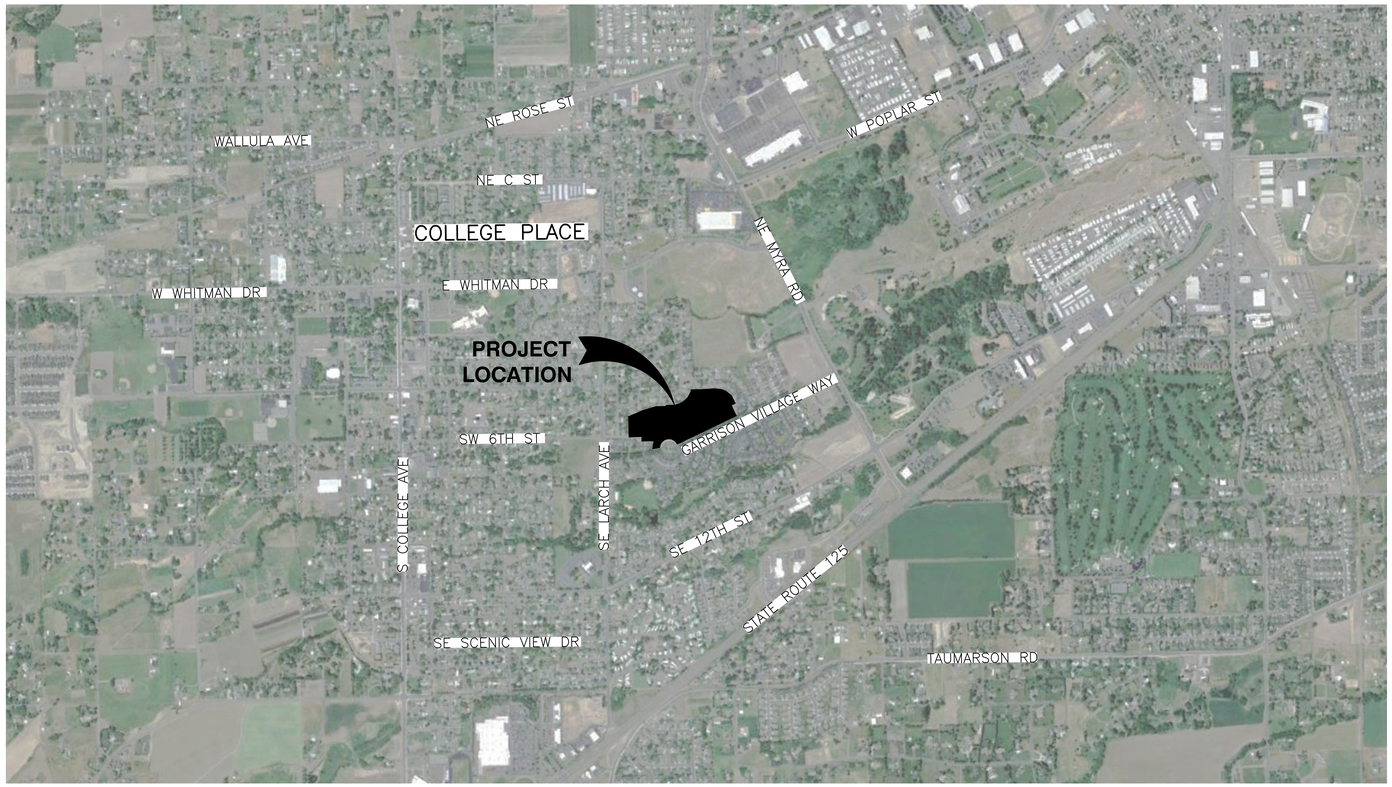
VILLAGES OF GARRISON CREEK AND SURROUNDING AREA



VILLAGES OF GARRISON CREEK PHASES XII & XIII
PRELIMINARY ENGINEERING PLANS
COLLEGE PLACE, WASHINGTON



LOCATION MAP



VICINITY MAP

J-U-B- PROJECT NUMBER: 30-21-039

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

OWNER/DEVELOPER

PHASE FIVE DEVELOPMENT, LLC
P.O. BOX 2053
WALLA WALLA, WA 99362
(509) 525-2597 DOUG BOTIMER
doug@botimerassociates.com

ENGINEER

J-U-B ENGINEERS, INC.

PAUL INWARDS, P.E.
3611 S. ZINTEL WAY
KENNEWICK, WA 99337
(509) 783-2144
pinwards@jub.com

REUSE OF DOCUMENTS

J-U-B grants to CLIENT a nonexclusive, non-transferable license to use the Drawings, Specifications and/or Contract Documents (Documents) as follows:

CLIENT may make and retain copies of the Documents for reference, but J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B. The Documents are not intended for use in creating dtm for grading or earthwork, survey staking layout (unless specifically identified as such in the documents), or property boundary layouts.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

If the Documents are provided in electronic format, the electronic documents are subject to the provisions of J-U-B's "electronic document/data limited license" found at edocs.jub.com.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION
SCOTT J. INWARDS — 14444 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

PRELIMINARY ENGINEERING PLANS
LOCATED IN THE NE 1/4 OF SEC. 36, T.7 N., R.35 E., W.M.
CITY OF COLLGE PLACE, WALLA WALLA COUNTY, WASHINGTON

FILE : 30-21-039_C-001
JUB PROJ. # : 30-21-039
DRAWN BY: VKC
DESIGN BY: PI
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/13/2022

SHEET NUMBER:
C-001

0 30 60
SCALE IN FEET

EXISTING GROUND CONTOURS, TYP.

FINISHED GRADE CONTOURS, TYP.

CONNECT TO EXISTING CITY STORM DRAIN FROM HIGHLAND PARK DRIVE

PROPOSED PATH

PROPOSED STORM DRAIN POND

NO PARKING THIS SIDE

NO PARKING BOTH SIDES

PEDESTRIAN ROUTE

PROJECT BOUNDARY BEGIN PRIVATE ROADS

NO PARKING THIS SIDE (W OF CREEKSIDE)

SAWCUT AND MATCH EXISTING PAVEMENT

MATCHLINE INSET

CLOCK TOWER ROUNDABOUT PARK

SE QUAIL RUN

SE GARRISON VILLAGE WAY

CREEKSIDE DR

ALLEY

PHASE XIII

PHASE XII

W HIGHLAND PARK N DR

6TH ST.

MATCHLINE

INSET
1" = 30'

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
SCOTT J. [illegible]
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

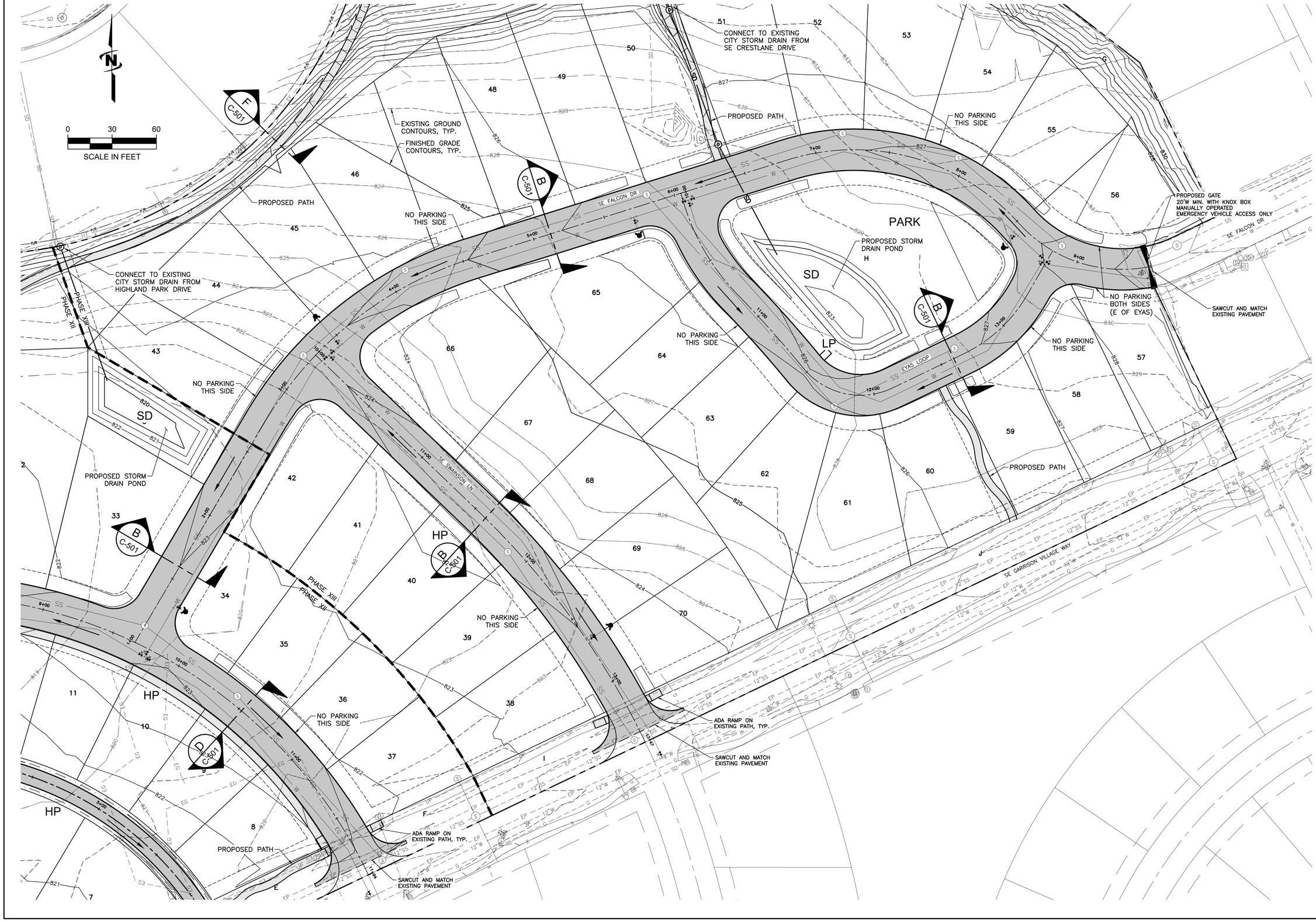
GRADING AND STORM DRAIN PLAN WEST

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LAST UPDATED: 4/14/2022

SHEET NUMBER:
C-201



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

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VILLAGES OF GARRISON CREEK PHASES XII & XIII
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GRADING AND STORM DRAIN PLAN EAST EAST

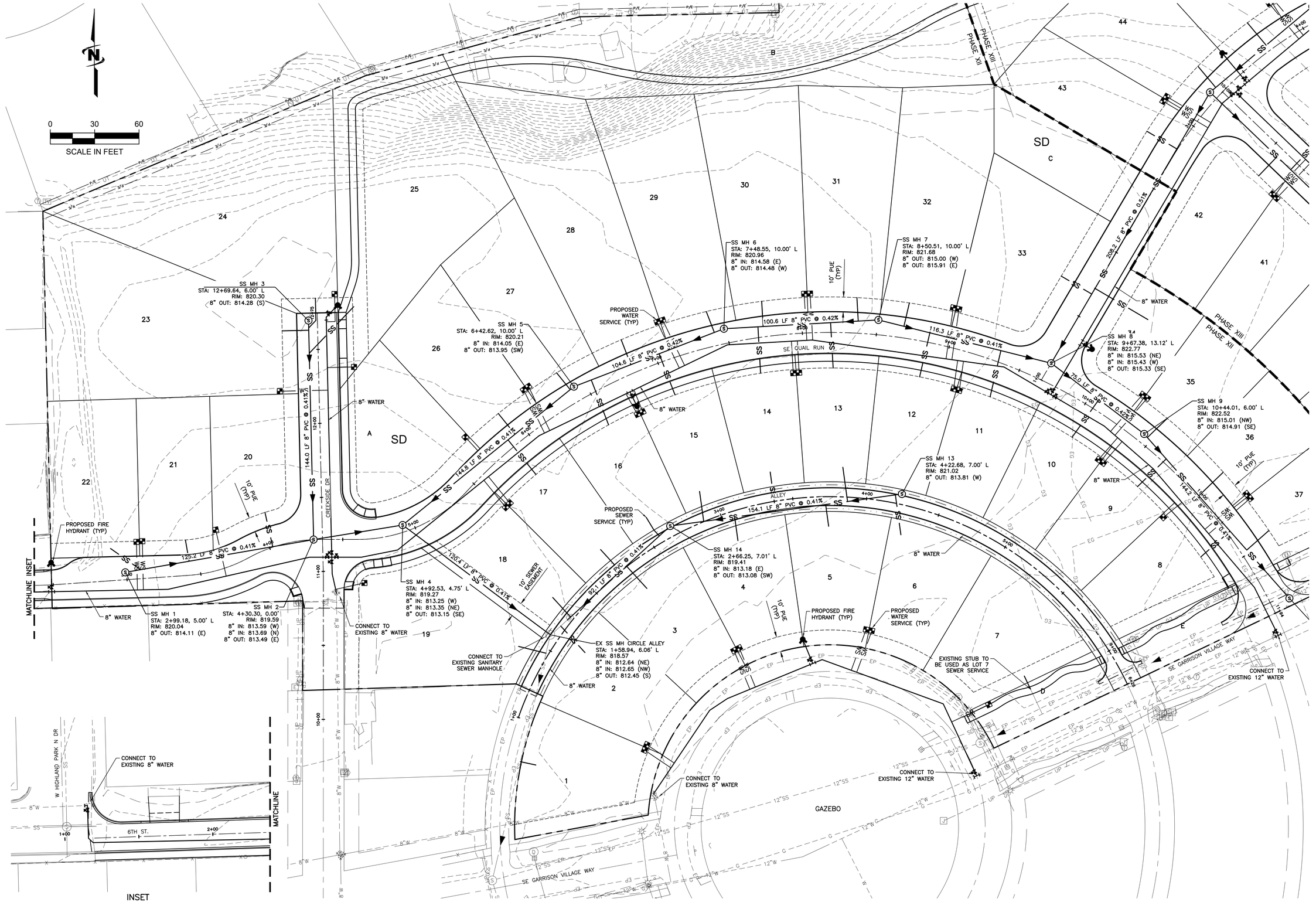
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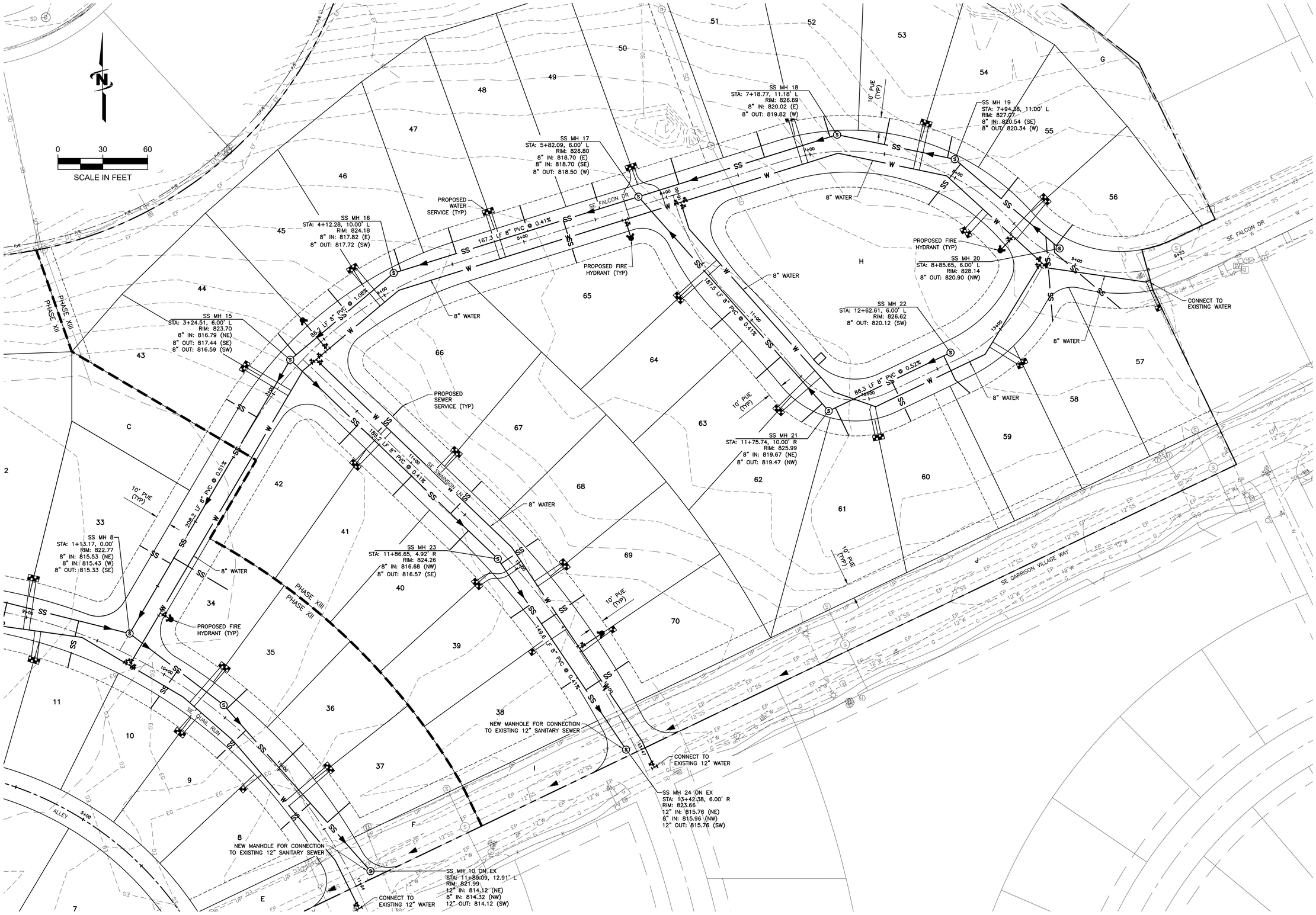
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VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

SEWER AND WATER PLAN WEST

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SEWER AND WATER PLAN EAST

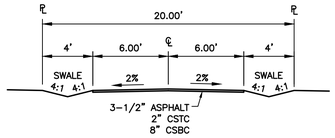
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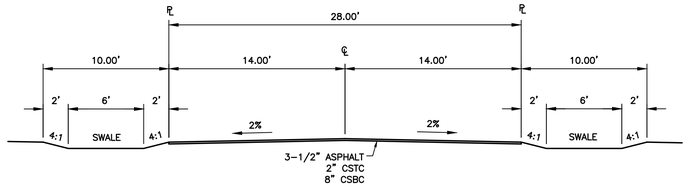
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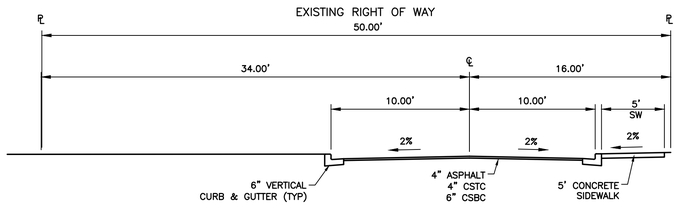
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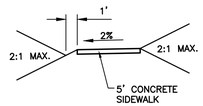
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SCALE:NTS



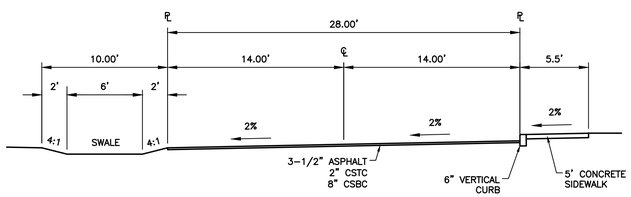
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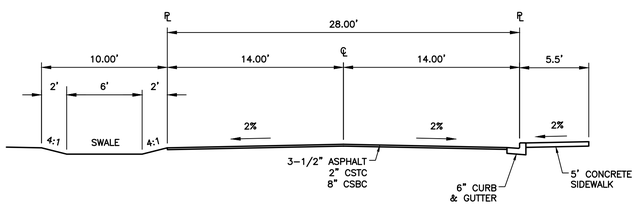
C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE:NTS
* MODIFIED CITY STANDARD PLAN 110.06,
SEE CITY STANDARDS FOR ADDITIONAL DETAIL



F TYPICAL PATH SECTION
SCALE:NTS



D QUAIL RUN 28' STREET SECTION
SCALE:NTS



E CREEKSIDE DRIVE (N OF 6TH) 28' STREET SECTION
SCALE:NTS

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SCOTT J. [illegible]
EXPIRES 11/11/11
PROFESSIONAL ENGINEER

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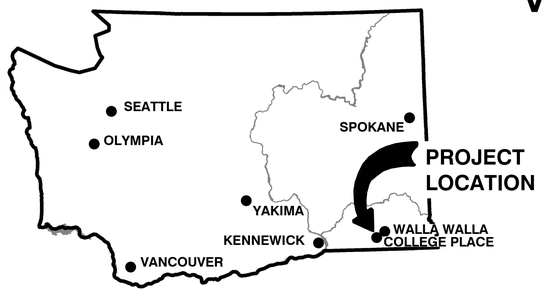
VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TYPICAL SECTIONS

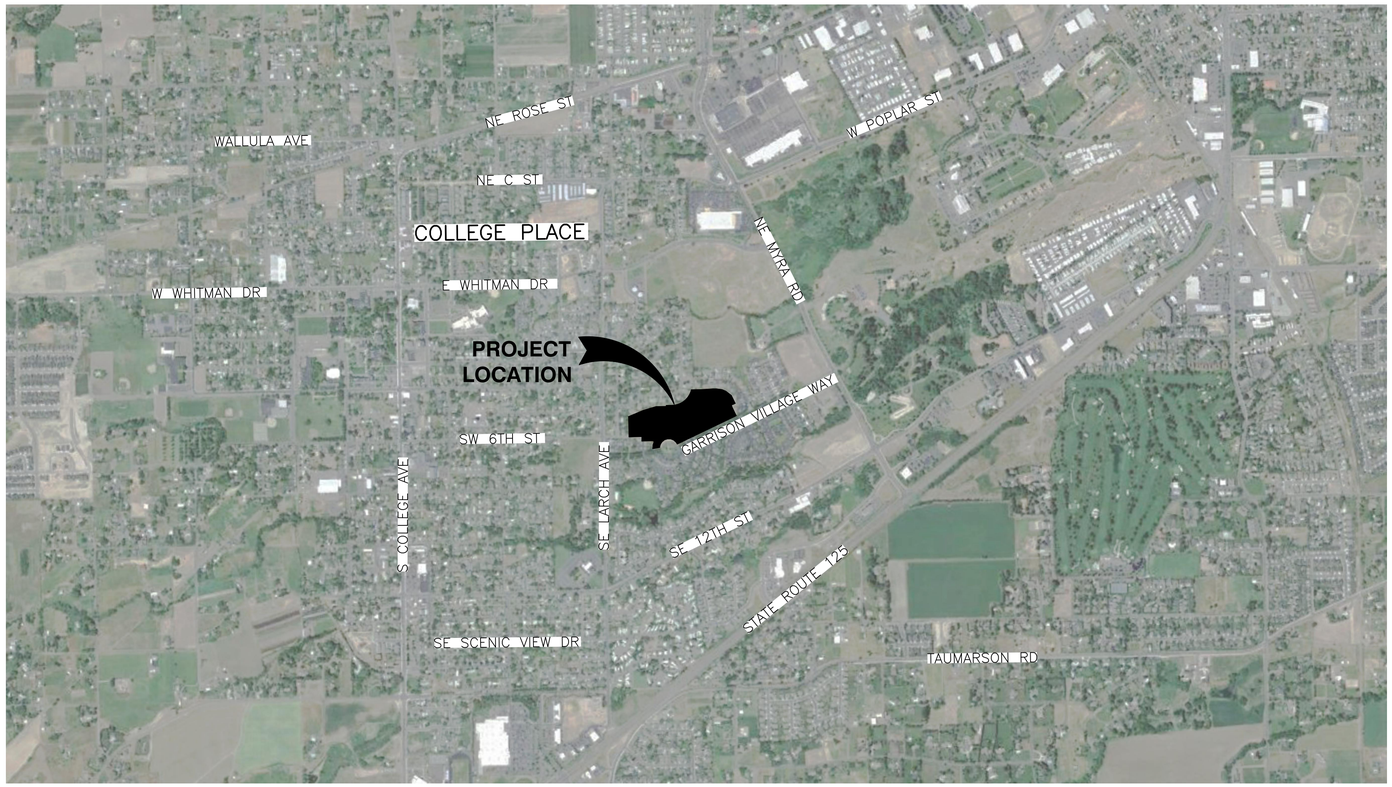
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JUB PROJ. # : 30-21-039
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DESIGN BY: ----
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LAST UPDATED: 4/14/2022

SHEET NUMBER:
C-501

VILLAGES OF GARRISON CREEK PHASES XII & XIII
PRELIMINARY ENGINEERING PLANS
COLLEGE PLACE, WASHINGTON



LOCATION MAP



VICINITY MAP

J-U-B- PROJECT NUMBER: 30-21-039

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

OWNER/DEVELOPER

PHASE FIVE DEVELOPMENT, LLC
P.O. BOX 2053
WALLA WALLA, WA 99362
(509) 525-2597 DOUG BOTIMER
doug@botimerassociates.com

ENGINEER

J-U-B ENGINEERS, INC.

PAUL INWARDS, P.E.
3611 S. ZINTEL WAY
KENNEWICK, WA 99337
(509) 783-2144
pinwards@jub.com

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CLIENT may make and retain copies of the Documents for reference, but J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B. The Documents are not intended for use in creating dtm for grading or earthwork, survey staking layout (unless specifically identified as such in the documents), or property boundary layouts.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

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PRELIMINARY PLANS NOT FOR CONSTRUCTION
SCOTT J. INWARDS — 14444 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

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VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

PRELIMINARY ENGINEERING PLANS
LOCATED IN THE NE 1/4 OF SEC. 36, T.7 N., R.35 E., W.M.
CITY OF COLLGE PLACE, WALLA WALLA COUNTY, WASHINGTON

FILE : 30-21-039_C-001
JUB PROJ. # : 30-21-039
DRAWN BY: VKC
DESIGN BY: PI
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/13/2022

SHEET NUMBER:
C-001

0 30 60
SCALE IN FEET

EXISTING GROUND CONTOURS, TYP.

FINISHED GRADE CONTOURS, TYP.

CONNECT TO EXISTING CITY STORM DRAIN FROM HIGHLAND PARK DRIVE

PROPOSED PATH

PROPOSED STORM DRAIN POND

NO PARKING THIS SIDE

NO PARKING BOTH SIDES

PEDESTRIAN ROUTE

PROJECT BOUNDARY BEGIN PRIVATE ROADS

NO PARKING THIS SIDE (W OF CREEKSIDE)

SAWCUT AND MATCH EXISTING PAVEMENT

MATCHLINE INSET

CLOCK TOWER ROUNDABOUT PARK

SE QUAIL RUN

SE GARRISON VILLAGE WAY

CREEKSIDE DR

ALLEY

PHASE XIII

PHASE XII

W HIGHLAND PARK N DR

6TH ST.

MATCHLINE

INSET
1" = 30'

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SCOTT J. [illegible]
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

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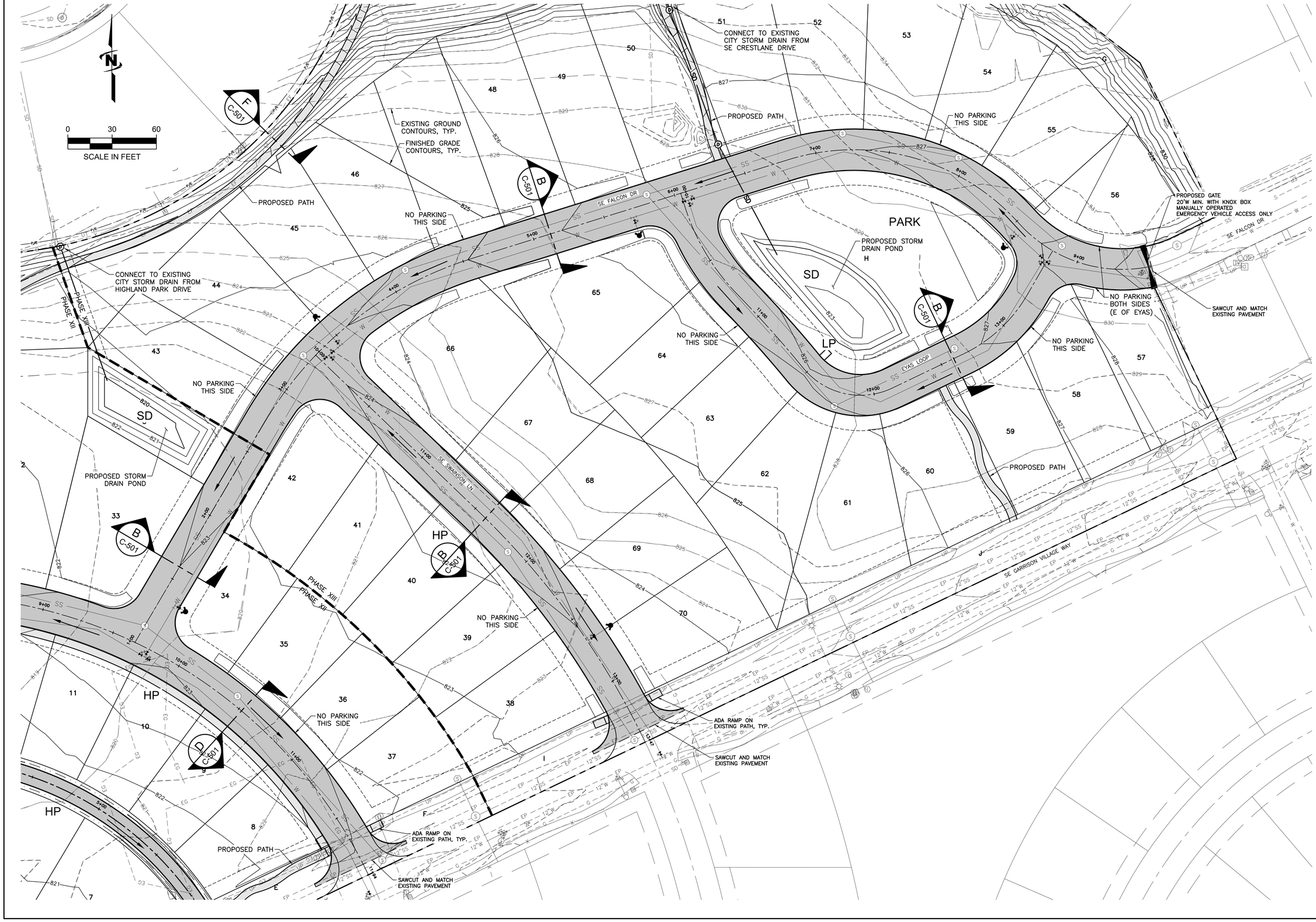
GRADING AND STORM DRAIN PLAN WEST

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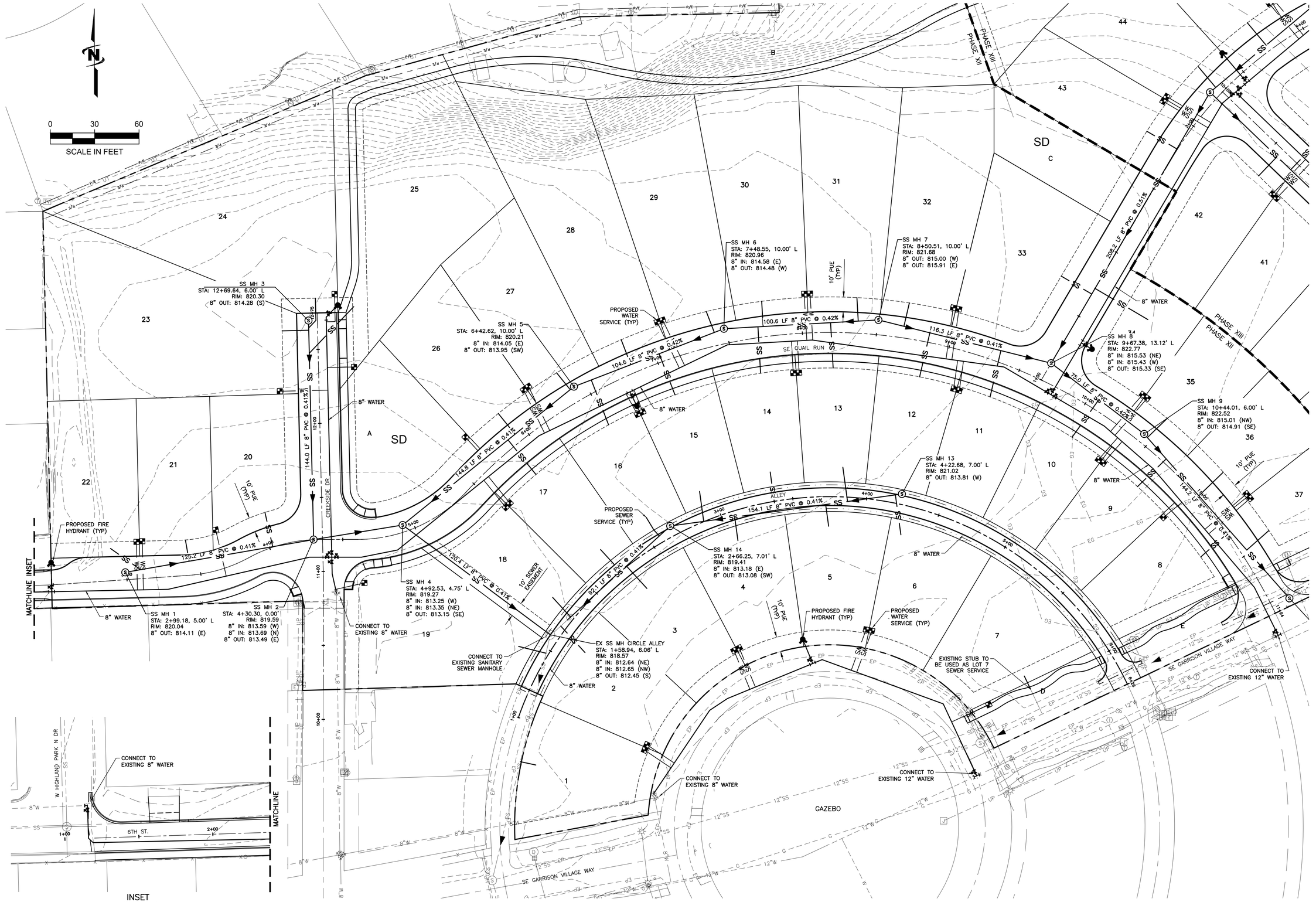
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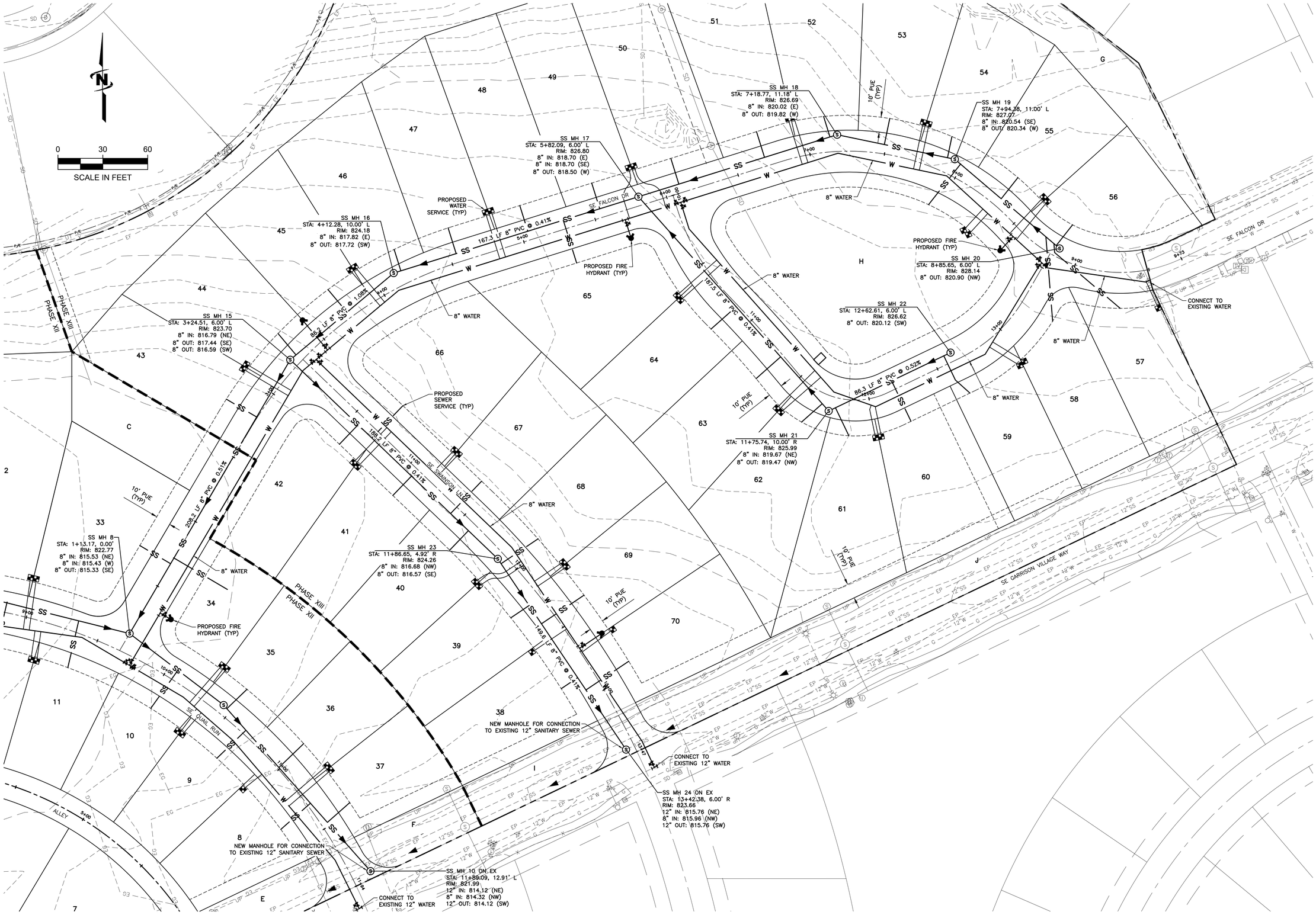
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SEWER AND WATER PLAN WEST

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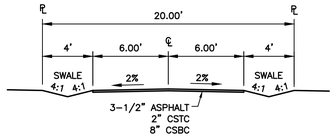
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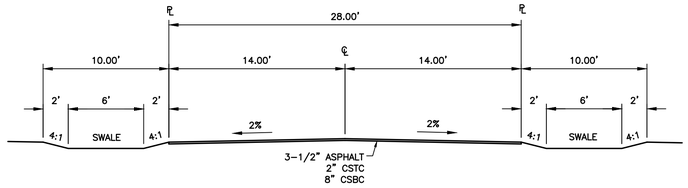
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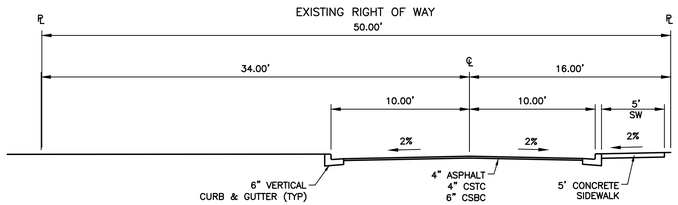
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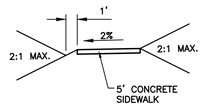
A TYPICAL ALLEY SECTION
SCALE:NTS



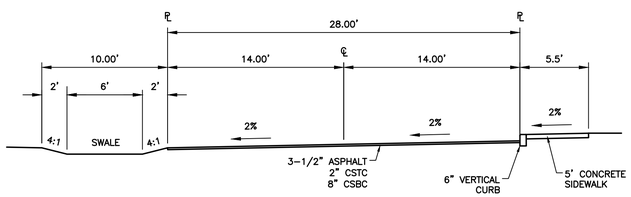
B TYPICAL 28' STREET SECTION
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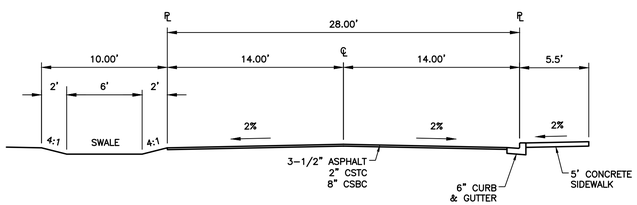
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F TYPICAL PATH SECTION
SCALE:NTS



D QUAIL RUN 28' STREET SECTION
SCALE:NTS



E CREEKSIDE DRIVE (N OF 6TH) 28' STREET SECTION
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VILLAGES OF GARRISON CREEK PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TYPICAL SECTIONS

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C-501

CHAPTER 17.33 - PUD PLANNED UNIT DEVELOPMENT DISTRICT

exhibit 16

17.33.010 - Purpose.

The planned unit development district is a floating (unmapped) zone which is "anchored" to the land after approval of an applicant's petition for rezone. The planned unit development (PUD) district has the following purposes:

A. To permit flexibility that will encourage a more creative approach in the development of land, and will result in a more efficient, aesthetic and desirable use of open space, layout of streets, utility systems and other public improvements, while at the same time maintaining substantially the same overall dwelling unit density and area coverage.

B. To allow development which is as good or better than that resulting from traditional lot-by-lot development, by applying unified design to larger land areas, while still maintaining the same principles and purposes inherent in the requirements applying to individual lots.

C. To permit flexibility in design, placement of buildings, use of open spaces, off-street parking and circulation plans, and to best utilize the potentials of the site's unique features in a manner which preserves or creates environmental amenities superior to those generally found in traditional land development.

(Ord. 539 § 11.00, 1984)

17.33.020 - Approval procedure.

The procedure for approval of a PUD consists of the following four principal steps:

A. Planning commission review of conceptual PUD;

B. Planning commission review and recommendation to council on the preliminary PUD;

C. City council review and approval of the preliminary PUD;

D. City council review and approval of the final PUD.

(Ord. 539 § 11.01, 1984)

17.33.030 - Phased development.

Development of a planned unit development may be phased, in which case all the property anticipated for PUD development shall be submitted as a preliminary PUD, showing a conceptual depiction of the property's eventual development through all phases. Subsequent to planning commission and council review and approval of the preliminary PUD, portions of the development may be submitted as final PUD's for review and ultimate approval by the council.

(Ord. 539 § 11.02, 1984)

17.33.040 - Combined preliminary and final PUD.

In all cases the preliminary PUD and the final PUD may be combined and together processed through review as a final PUD; provided, however, in this case, the planning commission (prior to council consideration) shall review and make a recommendation on the combined preliminary and final PUD.

(Ord. 539 § 11.03, 1984)

17.33.050 - Conceptual PUD—Application.

A. PUD projects may be applied for by:
    1. The owner of all property involved, if under one ownership; or by
    2. An application filed jointly, by all owners having title to all of the property proposed for the PUD project, if there is more than one owner; or by
    3. A governmental agency.
B. The applicant shall file with the administrator a conceptual PUD which includes the following:
    1. Written documents including but not limited to:
        a. Legal description,
        b. Statement of present ownership,
        c. Statement of intent as to final ownership, including any and all plans for rental, sale or combination thereof and basic content of covenants and continuous maintenance provisions for the development,
        d. Statement of planning objectives to be achieved by the PUD, including a description of the nature of the development and its relation to the comprehensive plan and an explanation of the factors that determined the particular scheme proposed,
        e. Written description of the site including topography, soil type, significant land forms, bodies of water, vegetation and any unique physical features of the land,
        f. Specific quantitative information such as number and types of structure, proposed dwelling unit density, amount of common and private open space and proposed uses,
        g. Tentative schedule of development,
        h. Fee as prescribed by Chapter 17.78 of this title;
    2. Graphic and illustrative documents, including but not limited to:
        a. A vicinity map showing subject property in relation to surrounding properties,
        b. Six copies of a conceptual plan showing proposed topographic contours, designated placement and location, all buildings, rights-of-way, easements, parking areas, recreation areas, other open space and a preliminary utility and drainage layout.

(Ord. 539 § 11.04, 1984)

17.33.060 - Conceptual PUD—Planning commission consideration.

The planning commission shall consider the conceptual PUD at a public meeting. After review of the application, the planning commission shall advise in writing the applicant as to the compliance of the proposal with the adopted plans, policies and ordinances of the city. This is intended to be a general review of the proposal and the findings of the planning commission are not to be considered all inclusive or final.

(Ord. 539 § 11.05, 1984)

17.33.070 - Preliminary PUD—Hearing before planning commission.

A. A preliminary PUD shall consist of the items in Sections 17.33.050(A)(1) and (A)(2)(a) and detailed site plans showing proposed topographic contours, designated placement, location and dimension of all buildings, right-of-way, easements, parking areas (including individual spaces), recreation areas, other open space, preliminary landscape treatment, fences and a preliminary utility and drainage layout.
B. The preliminary PUD shall be considered at a public hearing before the planning commission after notice given as required by Chapter 17.75 of this title.
C. Following the public hearing, the commission may recommend approval or denial of the application and accompanying PUD plans or recommend imposition of such conditions of approval as are in its judgment necessary to ensure conformity to all applicable criteria and regulations and the purposes of the PUD district. Prior to the commission's recommending approval or approval with conditions, it must first conclude that the planned unit development:
    1. Will not be detrimental to surrounding land use and that land surrounding the proposed development can be planned in coordination with the proposed development so as to be mutually compatible;
    2. Streets and sidewalks (both public and private) existing and proposed, are suitable and adequate to carry anticipated on- and off-site traffic;
    3. Utility services and other improvements existing and proposed are adequate for development;
    4. Each phase of the proposed development as it is planned to be completed, includes the required parking spaces, open spaces and landscaping necessary to create a desirable and stable development;
    5. That the unique physical features of the site have been protected and enhanced in a manner which creates a desirable environment;
    6. The proposed development conforms with the purposes and standards prescribed in this chapter; and
    7. That development aspects of the PUD complement the 1983 comprehensive plan.
D. The commission's recommendation for approval, conditional approval or denial, together with findings of fact supporting such determination shall be forwarded to the council for consideration at their public meeting.

(Ord. 539 § 11.06, 1984)

17.33.080 - Preliminary PUD—Hearing before council.

Upon receipt of the planning commission's recommendation, the city council shall advertise and hold a public hearing as required by state statute. At the public hearing council shall consider the planning commission's recommendation and any other relevant information presented by persons appearing before it. Following the public hearing, the council may approve the preliminary PUD, may approve the same with conditions, remand for

reconsideration before the planning commission, or may deny it. In case of phased or staged PUDs, the council, if it approves the preliminary PUD, shall prescribe a timetable for the development of subsequent phases. See Section 17.33.100. All council determinations shall be supported by findings of fact and shall be final.

(Ord. 539 § 11.07, 1984)

17.33.090 - Preliminary PUD—Effect.

Approval by council of the preliminary PUD shall constitute authorization for the developer to prepare detailed construction plans, profiles and specification for the required public improvements, if any, for approval by the city engineer. Upon approval by the city engineer, the developer may develop the PUDs public facilities and improvements in strict accordance with such construction plans, the approved PUD plans and the provisions of this chapter.

(Ord. 539 § 11.08, 1984)

17.33.100 - Preliminary PUD—Approval expiration.

Preliminary PUD approval shall be effective for 24 months from the date of approval by the city council during which time a final PUD for the first phase of a staged PUD shall be submitted. In the case of phased PUDs, subsequent final PUD phases shall be submitted in accordance with a timetable approved by council. If the final PUD or initial phase of a staged PUD is not submitted within the two-year approval period, the preliminary PUD shall be null and void, unless the city council grants an extension, not to exceed one year, to preliminary PUD approval.

(Ord. 539 § 11.09, 1984)

17.33.110 - Final PUD—Application.

The applicant may file with the administrator within the time period specified in Section 17.33.100 a final PUD conforming to the approved preliminary PUD. In addition to the information required under Section 17.33.050 for the preliminary PUD, a final PUD application shall include the following:

A. A survey of the subject property, showing existing and proposed contours, buildings (including dimensions and placement), trees over four inches in diameter, fences, utility and vehicular easements, rights-of-way and existing land use;

B. Elevation and perspective drawings of project structures and improvements;

C. Covenants, homeowners agreements or other provisions which will govern the use, maintenance and perpetual care of the PUD and all of its open space and recreational facilities;

D. An off-street parking plan;

E. A circulation plan indicating the proposed movement of vehicles and pedestrians within and along the periphery of the development;

F. Landscaping and tree planting plan;

G. Utilities and drainage plan;

H. A bond issued by a surety company authorized to do business in the state to be executed between the city and the property developer or other guarantee acceptable to the city, in an amount equal to 125

percent of the city engineer's estimate of the cost of all public improvements and utilities still remaining to be completed and conditioned upon the property developer's completion of such portions of the project according to the approved construction plans and the provisions of this chapter. In addition, the bond or other suitable guarantee acceptable to the city shall provide that no change, extension of time, alteration or addition to the project will in any way affect the obligation of the bond or other suitable guarantee acceptable to the city. When a bond or other suitable guarantee acceptable to the city is forfeited, any balance remaining after completion of public improvements may be returned to the bonding agency or appropriate party. See Section 17.33.180.

(Ord. 539 § 11.10, 1984)

17.33.120 - Final PUD—Hearing before council.

A. The final PUD shall be transmitted to the city council for consideration at a public hearing with notice given as provided in Chapter 17.75 of this title. At its public hearing the council shall determine:
   1. Whether conditions imposed when the preliminary PUD was approved have been met;
   2. Whether the bond, if there is one, by its essential terms guarantees completion of improvements;
   3. Whether the provisions of this chapter and any other applicable laws have been satisfied.
B. Following the public hearing, the council may approve the final PUD, may approve the same with conditions, or may deny it. The council's determination shall be supported by findings of fact and shall be final.

(Ord. 539 § 11.11, 1984)

17.33.130 - Final PUD approval—Effect.

Approval by the council of the final PUD and execution of the bond as provided in Section 17.33.110 shall authorize the property developer to proceed with the project and shall bind such developer to the implementation of such final PUD and to the construction and maintenance of the planned unit development in strict adherence to the approved plans and the provisions of this chapter. See Section 17.33.180.

(Ord. 539 § 11.12, 1984)

17.33.140 - Building permits—Issued when.

The building official shall issue only building permits and certificates of occupancy which specifically conform to the approved final PUD and with all other applicable city ordinances and regulations. The construction and development of all open spaces and public recreation facilities of each project phase must be completed before any certificates of occupancy will be issued.

(Ord. 539 § 11.13, 1984)

17.33.150 - Zoning map revision.

After final approval by city council, the official zoning map shall be revised to indicate the establishment of a PUD thereon.

(Ord. 539 § 11.14, 1984)

17.33.160 - Platting requirement—Sales of lots.

A. Platting shall be required of all PUDs that involve the subdivision of lands in accordance with the procedure set forth in Title 16 of this code.

B. Lots in a platted PUD may be sold to separate owners in accordance with the plat filed and approved in connection herewith. No sale shall be permitted which conveys or otherwise subdivides a lot in such a manner as will create a new lot line, except as provided for in Section 17.33.170.

(Ord. 539 § 11.15, 1984)

17.33.170 - Adjustment.

A. No major changes such as rearrangement of lots, blocks, streets, buildings or other significant changes may be made to an approved final PUD except upon approval of the planning commission and council after each has held a public hearing with notice given in accordance with Chapter 17.75 of this title.

B. The administrator is authorized to allow minor adjustments in the placement, height or dimensions of buildings and improvements or the adjustment of property lot lines, provided such minor adjustments do not increase the number of dwelling units authorized in the PUD, nor decrease the required amount of parking or loading facilities or open space, nor change any points of ingress or egress to the site or otherwise violate any provisions of this chapter.

(Ord. 539 § 11.16, 1984)

17.33.180 - Final PUD approval expiration—Bond forfeiture.

A. If construction has not been started within two years from the effective date of approval of a final PUD, or if construction has been commenced but work has been abandoned for a period of one year or more and if no extension of time has been granted as provided in subsection B of this section, authorization granted for the PUD and all permits related thereto shall expire and be null and void and the land shall automatically, without further public hearing, be returned to its previous zoning district classification before the PUD district rezone was granted; further, such period of inactivity shall authorize forfeiture of any bond executed between the property developer and the city, allowing completion of required improvements obliged by bond execution.

B. In connection with proceedings of Section 17.33.170 A, the city council may after public hearing grant relief to the developer of the PUD by approving an extension of the time limit for commencement of construction and may make adjustments to the approved schedule of development, provided the council can justify:

1. That termination of PUD approval would result in an unreasonable hardship to the developer of the land involved; and
2. The unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners of the community.

(Ord. 539 § 11.17, 1984)

17.33.190 - Permitted location—Minimum size.

A. A planned unit development district may locate in any district and may consist of projects that are residential, commercial or industrial in nature or a mixture of land uses.

B. No PUD shall be developed on land smaller than two acres in size.

(Ord. 539 § 11.18, 1984)

17.33.200 - Common open space requirement and maintenance.

A. Each PUD containing residential development shall provide not less than 15 percent of the total site area for usable common open space. PUDs consisting of commercial or industrial uses shall provide ten percent of the total site for usable common open space. Common open space shall be concentrated in large, homogeneous units and designed to provide for passive or active recreation. Common open space shall not include:

1. Areas reserved for the exclusive use or benefit of an individual tenant or owner;
2. Dedicated vehicular and pedestrian right-of-way, easement or off-street parking areas.

B. There shall be adequate provision for the permanent retention and perpetual maintenance of such common open space. The open space may be privately reserved for use in common or dedicated to the public. If in common ownership, maintenance of open space may be required through means of an association. The articles establishing such association shall be reviewed and approved by the city council and shall be recorded and filed with Walla Walla County.

(Ord. 539 § 11.19, 1984)

17.33.210 - Variations in requirements.

In considering a proposed PUD, the approval thereof may involve modifications in the regulations and standards of this title so as to appropriately apply such regulations to the unified development of the site. In modifying such regulations the following limitations shall apply:

A. Minimum lot area and yard (setback) requirements of other sections of this title are waived within the planned unit development district.

B. Distances between all structures in a PUD shall at a minimum comply with the standards prescribed by the most current edition of the Uniform Building and Fire Codes (prepared by the International Conference of Building Officials and NFPA) adopted by the city.

C. The total required off-street parking and loading facilities shall not be less than the sum of the required parking and loading facilities for the various uses computed separately.

D. The maximum number of dwelling units permitted in a PUD shall be determined by dividing the net development area* by the minimum lot area per dwelling unit required by the zoning district that corresponds to the 1983 comprehensive plan designation (or any amendments thereto) of the subject property. (See table below for corresponding designations). This total may be exceeded by 15 percent and an additional five percent for developments which incorporate any or all of the following:

1. Street and lot orientation to maximize solar access;

2. Tree plantings selected to avoid winter shading of structures;
3. Solar access covenants; or
4. Use of solar water heaters, passive solar space heat or other conservation/solar features.

1983 Comprehensive Plan Designation	**Corresponding District**
5.8 dwelling units/acre	R-75 single-family residential
7.2 dwelling units/acre	R-60 single-family residential
over 9.5 dwelling units/acre	RM multifamily residential

sz;8q * Net development area is that area designed exclusively for residential and open space use, excluding area set aside for streets, churches, schools, commercial and/or industrial uses.

(Ord. 539 § 11.20, 1984)

exhibit 17

1096 SE Garrison Village Way
College Place, WA. 99324
January 18, 2022

City of College Place
Community Development Department
625 S College Avenue
College Place, WA. 99324

RE: Objection to Determination of Complete Application issued 12/14/2021
Objection to SEPA threshold determination of non-significance
Phase Five Development, LLC, Application to subdivide
Tax Parcels 350738130021 & 350736130020

To whom it may concern,

I am writing to object to the issuance by of City of College Place of a Determination of Complete Application, as well as the city's SEPA threshold determination of non-significance, in relation to the 10/25/2021 Planning Application submitted by Phase Five Development, LLC, seeking approval to subdivide Tax Parcels 350738130021 & 350736130020 into 72 residential lots.

The Determination of Complete Application was issued in error by the city of College Place because there were numerous, material, minimum requirements which omitted by the Applicant, and overlooked by staff. As a result, the city must withdraw their Determination of Complete Application, and reset the clock. The Applicant must be required to address each and every of the following items, to the satisfaction of all parties, before the City may consider issuing a new Determination of Complete Application.

Omissions/Objections are as follows:

- The Determination of Complete Application was issued in error because, Applicant is not entitled to claim grandfathered status under the original PUD approved by City Resolution #534, because the PUD should have expired under the RCW (see attached Exhibit A).

- The Determination of Complete Application was issued in error because, the PUD should have expired, no later than December 31, 2016, under the terms of

approval. Resolution # 534, Exhibit A, Paragraph 16 of the Conditions of Approval, cites a *"Phasing" schedule as follows: "Subsequent Phases - Yearly and consisting of approximately 20 units each."* Based on this Phasing Schedule, following development of Phase I (19 Units) beginning in the Spring of 1997, and Phase II (24 Units) within 12 months of the beginning of Phase I (Spring of 1998), the remaining 375 lots (maximum allowed) were expected to be developed over the subsequent 225 months. Absent an "Agreement" approved by the City Council, to deviate from this condition, the PUD expired by no later than December 31, 2016.

- The City issued their Determination of Complete Application in error because the Application package failed to comply with requirement #27 of the original PUD approval which calls for the submission of a plan showing "coordinated, all-weather surfaced walkways throughout the entire PUD." **No such a plan exists in this record.** The Cities Director of Community Development (Jon Rickard) has told me that he thinks the sidewalks within the subdivision may serve that purpose. A review of the extensive pedestrian walkways/trails One addition to sidewalks) located throughout Phases I, II, V, VI, VII, VIII, IX, and X proves that sidewalks located along motor roadways designated for motor vehicles, were not a part of the equation when requirement #27 was incorporated into Resolution 534.

- The City issued their Determination of Complete Application in error because Applicant failed to construct Garrison Village Way in compliance with Resolution # 534, Exhibit A, Paragraph 10 of the Conditions of Approval: Village Way must be of sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes, to the approval of the City Engineer.

- The City issued their Determination of Complete Application in error because Applicant failed to delineate all recorded easements affecting subject property.

- The City issued their Determination of Complete Application in error because Applicant failed to provide documentation of the fact that he has secured joint access and use easements over SE Creekside Drive (north of Garrison Village Way), the existing alley way in the northwest quadrant of the Gazebo Circle (north of Garrison Village Way), nor SE Falcon Drive and SE Crestlane Drive. These roadways are cited on property owned by the Villages of Garrison Creek Master Property Management Association, and not subject to Applicants use by

virtue of Applicants de-annexation on the subject parcels from the Villages of Garrison Creek Master Property Management Association.

- The City issued their Determination of Complete Application in error because the Applicant violated the terms of Resolution 534 by dedicating any open area, within Phase 10, and therefore violated the terms of approval. The City of College Place erred in allowing that violation, and should deny this application based upon that violation.

- Following the intent of the city's original approval, Phases I, II, V, VI, VII, VIII, IX, and X were developed, with dedicated open space equal to 18% of the gross area of those phases. This is/was precedent setting.

- The City issued their Determination of Complete Application in error because Applicant failed to delineate 18% of open space or 115,205 square feet of open space (exclusive of streets). Applicants failure to reflect this open area constitutes an egregious omission, and therefore an incomplete application.

The City of College Place must withdraw their Determination of Complete Application, and require the Applicant to conform with all aspects of the law.

Very truly yours,

Daniel N Halstrom

EXHIBIT A

In Washington State the code ties the time limit for the initial phase to State requirements for final plats (RCW 58.17.170). Time limits are also detailed under RCW 58.17.143. For subsequent phases, the code references time limits set forth by RCW 58.17.140 or "other" approved phasing plan for the development.

RCW 58.17.140

Time limitation for approval or disapproval of plats—Extensions.
(1) Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within ninety days from date of filing thereof unless the applicant consents to an extension of such time period or the ninety day limitation is extended to include up to twenty-one days as specified under RCW **58.17.095**(3): PROVIDED, That if an environmental impact statement is required as provided in RCW **43.21C.030**, the ninety day period shall not include the time spent preparing and circulating the environmental impact statement by the local government agency.
(2) Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period.
(3)(a) Except as provided by (b) of this subsection, a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.
(b) A final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within ten years of the date of preliminary plat approval if the project is not subject to requirements adopted under chapter **90.58** RCW

and the date of preliminary plat approval is on or before December 31, 2007.
(4) Nothing contained in this section shall act to prevent any city, town, or county from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements.

[2013 c 16 § 1; 2012 c 92 § 1; 2010 c 79 § 1; 1995 c 68 § 1; 1986 c 233 § 2; 1983 c 121 § 3; 1981 c 293 § 7; 1974 ex.s. c 134 § 8; 1969 ex.s. c 271 § 14.]

RCW 90.58.143

Time requirements—Substantial development permits, variances, conditional use permits.
(1) The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized under this chapter. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the master program and this chapter, local government may adopt different time limits from those set forth in subsections (2) and (3) of this section as a part of action on a substantial development permit.
(2) Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.
(3) Authorization to conduct construction activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request

for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.
(4) The effective date of a substantial development permit shall be the date of filing as provided in RCW **90.58.140**(6). The permit time periods in subsections (2) and (3) of this section do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.
[1997 c 429 § 51; 1996 c 62 § 1.]

RCW 58.17.170

Written approval of subdivision—Original of final plat to be filed—Copies—Periods of validity, governance.
(1) When the legislative body of the city, town, or county, or such other agency as authorized by RCW **58.17.100**, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer. One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.
(2)(a) Except as provided by (b) of this subsection, any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of seven years from the date of filing if the date of filing is on or before December 31, 2014, and for a period of five years from the date of filing if the date of filing is on or after January 1, 2015.
(b) Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of ten years

from the date of filing if the project is not subject to requirements adopted under chapter **90.58** RCW and the date of filing is on or before December 31, 2007.
(3)(a) Except as provided by (b) of this subsection, a subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW **58.17.150** (1) and (3) for a period of seven years after final plat approval if the date of final plat approval is on or before December 31, 2014, and for a period of five years after final plat approval if the date of final plat approval is on or after January 1, 2015, unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.
(b) A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW **58.17.150** (1) and (3) for a period of ten years after final plat approval if the project is not subject to requirements adopted under chapter **90.58** RCW and the date of final plat approval is on or before December 31, 2007, unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.
[2017 c 161 § 2; 2013 c 16 § 2; 2012 c 92 § 2; 2010 c 79 § 2; 1981 c 293 § 10; 1969 ex.s. c 271 § 17.]

An example of the application of the RCW, by other municipalities in Washington State is as follows:

> Project phasing.
> A. If a proposed PUD is to be constructed in phases, the applicant shall submit a phasing plan with the application materials. The phasing plan may include a time schedule for completion that extends beyond five years, the normal amount of time allotted to complete a PUD. The time schedule may be approved as an element of the phasing plan in which case the time schedule will become the official time schedule for the PUD for the purpose of establishing the expiration date.

B. If a project is to be phased, it shall be designed such that each phase can stand alone so that if subsequent phases are not constructed, the completed portion of the project constitutes a coherent development logically interconnected with surrounding areas.
C. Certain project elements, such as open space and recreational amenities, must be provided for each phase of development in rough proportion to the size of the particular phase within the whole project. In certain circumstances, this may also require that infrastructure improvements shown within a later phase of the project may be required to be constructed with an earlier phase, or appropriate securities provided to ensure that construction occurs even if the later phase never takes place.
Time limits and extensions.
A. The PUD approval shall be valid for five years from the day it is approved by the city council or the term of validity of the associated plat or general binding site plan approval, whichever is greater, unless an extended time limit is established in an approved phasing plan at the time of initial PUD approval. Construction on any phases of a PUD must have commenced prior to the expiration of the PUD approval. Once construction of a PUD has been initiated, the PUD master plan, and any approved PUD site plan, become binding on the property included in the PUD in perpetuity, unless a PUD amendment is processed and approved by the city.
B. A PUD approval may be extended by resolution of the city council for a maximum of one year; provided, that:
1. A written request for extension has been received at least 30 days prior to the date of expiration. The applicant is responsible for the timely and proper submittal of a request for extension. Extension requests received later than 30 days before the expiration of the PUD will not be accepted; and
2. The applicant demonstrates that extraordinary and unforeseen circumstances have precluded compliance with the five-year time limit.

C. The city council may authorize two one-year time extensions subject to the requirements of subsection (B) of this section. Each extension must be considered individually.

D. No provision herein shall be interpreted to allow expiration of a PUD or phase of a PUD when a portion of the PUD or an earlier phase of the PUD has been constructed. The purpose of this section is to ensure that a PUD cannot be partially constructed and abandoned to utilize the underlying zoning regulations without the express review and approval of the city through a PUD amendment.

Enforcement.

The approved PUD site plan and master plan are binding and shall be a restriction on development which runs with the land. Any unauthorized deviation therefrom shall be punishable and enforceable as a violation of this title.

exhibit 18

Villages of Garrison Creek
Traffic Impact Analysis

College Place, WA

April 18, 2022

Prepared by:

J-U-B ENGINEERS, Inc.
3611 South Zintel Way
Kennewick, Washington 99337

Villages of Garrison Creek
Traffic Impact Analysis

College Place, WA

April 18, 2022



Prepared by:
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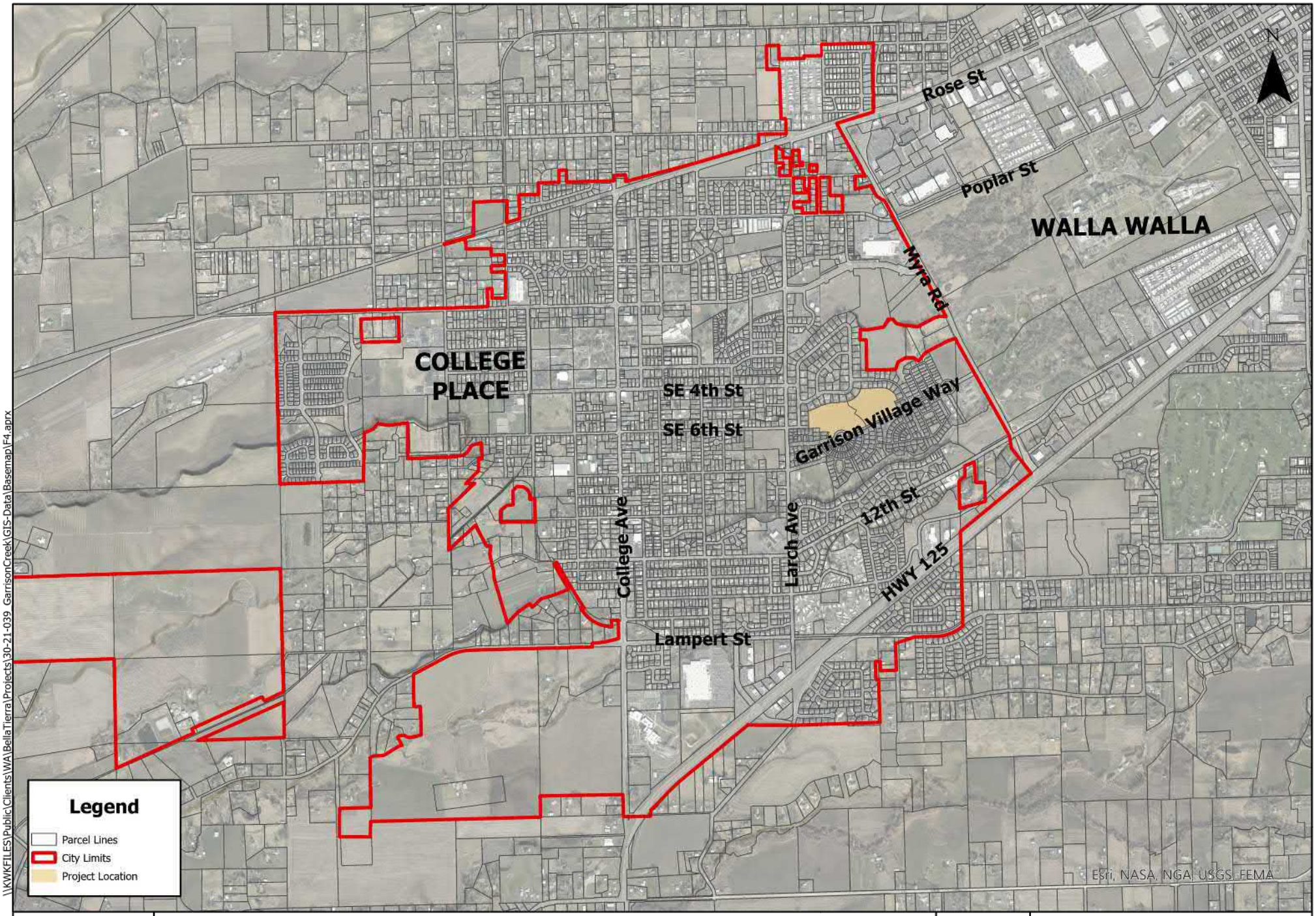
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Appendix G: Pedestrian Crossing Guidance (WSDOT and MUTCD)

Introduction

The Villages of Garrison Creek Phases XII and XIII are proposed for infill residential development as the last two phases of a Planned Unit Development. A Traffic Impact Analysis (TIA) was completed in 2004 for Phase XI of the development which included both residential and commercial development. That study included assumptions consistent with the zoning of the area such that both residential and commercial development would be forth coming. The recommendations of the study included a traffic signal at the intersection of Garrison Village Way/Myra Road. Various delays have caused delays in the implementation of the full development, including the commercial portion, which is not included in this submittal. Thus the traffic signal has not been constructed.

This TIA is being undertaken to address current concerns of both the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road and when a traffic signal will be warranted, and the safe crossing of Myra Road for the pedestrians that cross to access the Fort Walla Walla Park. A vicinity map is shown in Figure 1.

This report describes existing conditions at the three studied intersections in the vicinity of the proposed project, including Garrison Village Way/Myra Road, Myra Road/Dalles Military Road/12th Street, and Larch Avenue/6th Street. Anticipated future conditions with and without the proposed development will also be discussed, as well as the analysis of the need for a traffic signal at Garrison Village Way and safe pedestrian crossing of Myra Road.



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VICINITY MAP

FIGURE **1**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA

Existing Conditions

This section will discuss key roadways and intersection characteristics, land use, traffic volumes, traffic operations and transit. Collision history will be addressed in a later section. Intersection lane configurations and traffic control at study intersections are shown in Figure 2.

Roadway Characteristics

Myra Road is a north-south four lane minor arterial roadway that connects to SR 125 to the south and US 12 to the north. The speed limit is 35 MPH. The width of Myra Road is approximately 44 feet with curb, gutter, sidewalks and streetlights on both sides. Myra Road has traffic signals installed as well as turn lanes at intersections with functionally classified roads in the vicinity of the proposed development.

Garrison Village Way is a two-lane east-west local street that is two lanes wide and connects to Myra Road on the east and Larch Street on the west. Within the development it is narrow and without pavement markings. At the eastern end it is wider at approximately 36' due to the anticipation that it will eventually serve commercial development on the northwest corner of the intersection with Myra Road. At the intersection with Myra Road Garrison Village Way (GVW) is Stop Controlled and provides an eastbound lane for left turns and a lane for right turns. At the intersection with Larch Street GVW is approximately 26' wide but includes a raised landscaped median which limits the approach to a single lane approaching the stop sign at Larch Avenue.

Larch Avenue is a 2 lane north-south minor arterial with a speed limit of 30 MPH. The street is approximately 40' wide with curb, gutter, sidewalks and streetlights on both sides.

Dalles Military Road/12th Street is a two-lane east-west minor arterial with a speed limit of 35 MPH. The street is approximately 40' wide with curb, gutter, sidewalks and streetlights on both sides.

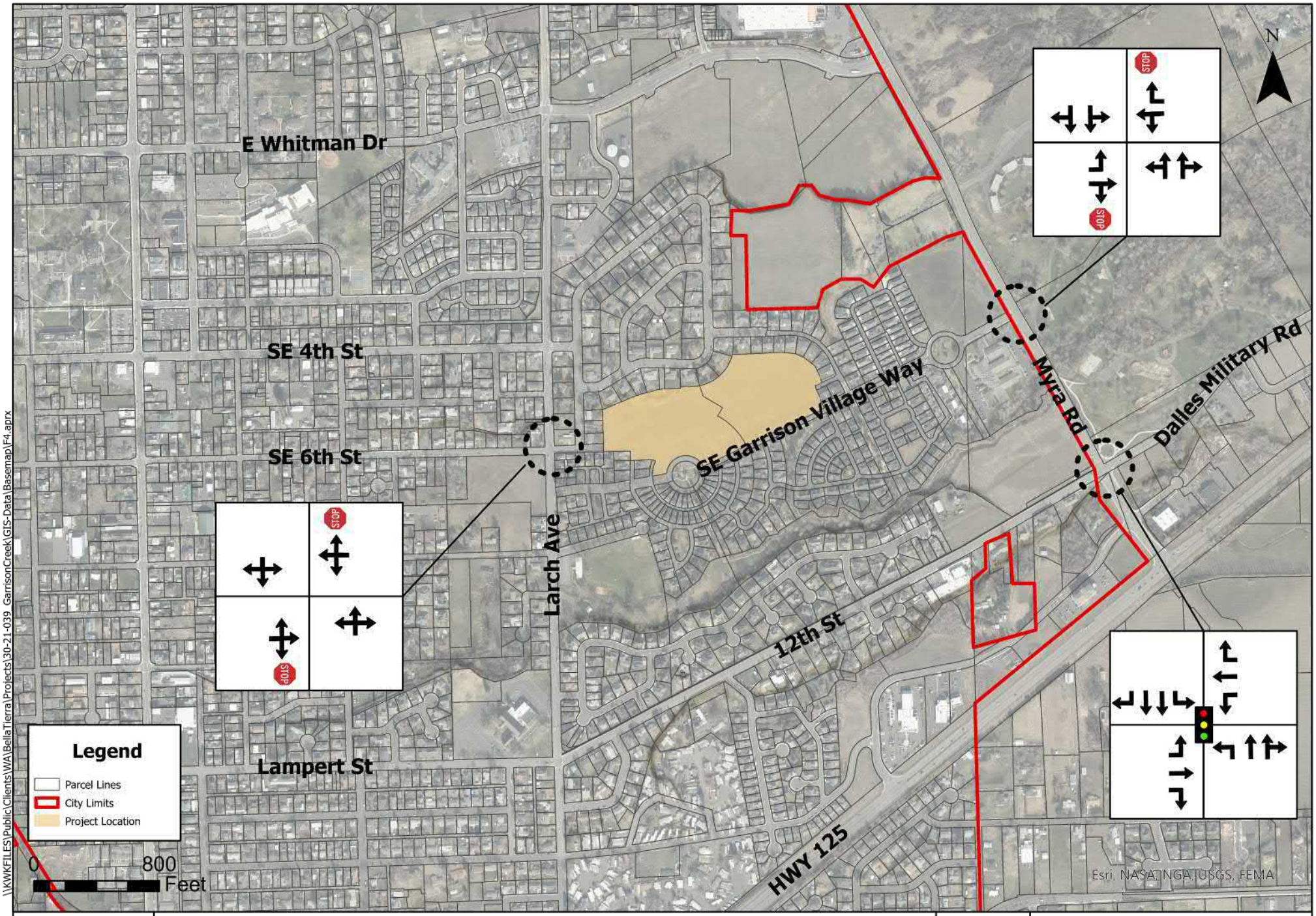
6th Street is a local two-lane street that will provide access to the proposed phases of Villages of Garrison Creek. On the studied portion east of Larch Street it is approximately 36' wide and has curb and gutter on both sides with sidewalk on the south side only. West of Larch Street, 6th Street continues west to College Avenue and beyond.

Land Use

Land use in the vicinity of the proposed development is residential to the west. To the north includes residential but also has commercial properties north of Whitman Street including Home Depot and the Blue Mountain Mall. To the east is residential and some parcels zoned commercial and beyond Myra Road lies the Fort Walla Walla Park and Museum. To the south there are residential properties as well as undeveloped commercial land.

Traffic Volumes

Turning movement counts were collected at the intersections of Garrison Village Way/Myra Road, Myra Road/Dalles Military Road and Larch Avenue/6th Street in March 2022. The count at GVW/Myra Road was from 7:00 AM – 7:00 PM in order to perform a traffic signal warrant analysis, while the other two counts were during the PM peak period only. Counts were collected on days prior to Spring Break at the local schools including Whitman College to ensure they were indicative of typical volumes. The PM peak hour occurred between 4:30 – 5:30. These volumes are shown in Figure 3. The detailed traffic count data is included in Appendix A.



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EXISTING LANE CONFIGURATIONS AND TRAFFIC CONTROL

FIGURE **2**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA



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2022 EXISTING PM PEAK HOUR TRAFFIC VOLUMES

FIGURE **3**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA

Traffic Operations

The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection and the perception by motorists and passengers. Service levels are identified by letter designation, A – F, with LOS "A" representing the best operating conditions and LOS "F" the worst. Each LOS represents a range of operating conditions and one or more Measures Of Effectiveness (MOE's) are used to quantify the LOS of a roadway element.

For intersections the MOE used is average control delay in seconds per vehicle. While there are several methodologies for estimating the LOS of intersections, the most commonly used is presented in the Highway Capacity Manual and is the methodology used in this study (HCM 6th Edition). The Highway Capacity Manual LOS criteria for intersections are summarized in Table 1.

For unsignalized intersections "delay" is based on the availability of gaps in the major street to allow minor street movements to occur. The methodology prioritizes each movement at an unsignalized intersection consistent with rules that govern right-of-way for drivers. In other words major street through and right turn traffic has absolute priority over all other movements. Major street left turns must yield to opposing through traffic and right turns. Minor street through traffic and right turns yield to major street higher priority movements, and the minor street left turns have the lowest priority and must yield to all other movements. As traffic volumes increase, the availability of gaps will decrease and greater delay tends to result in driver frustration and anxiety, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution. Typical standards for Level of Service are LOS "D" in urban areas and "C" in rural areas.

Table 1. Level of Service Criteria for Intersections

Level of Service (LOS)	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	< =10	< =10
B	>10 - < 20	>10 - < 15
C	>20 - < 35	>15 - < 25
D	>35 - < 55	>25 - < 35
E	>55 - < 80	>35 - < 50
F	>80	>50

Capacity Analysis was performed for the existing PM peak hour traffic volumes with the existing lane configurations and traffic control. Detailed Capacity Analysis worksheets are included in Appendix B. The results are summarized in Table 2. As shown all three study intersections currently function with acceptable Levels of Service.

Table 2. Summary of Existing PM Peak Hour Intersection Delay (sec) and Level of Service

Intersection	Existing 2022	
	Overall Intersection	Worst Movement
Myra Road/Garrison Village Way	*	21.9/C --EB
Myra Road/Dalles Military Road/12th Street	24.7/C	32.3/C—NB
Larch Ave/6th Street	*-	13.7/B--WB

LEGEND
* Uncontrolled movement (major street through) not provided for Two-Way Stop-Controlled Intersections
21.9/C Delay in average seconds per vehicle/Level of Service
NB = northbound, SB = southbound, WB = westbound, EB = eastbound

Transit

Transit service in Walla Walla and College Place is provided by Valley Transit. In the vicinity of the proposed development transit service is provided by Route 2 College Place on Larch Avenue every 30 minutes throughout the day with a stop just south of 6th Street in the southbound direction and operating in a loop. Route 6, the Medical VA Loop provides service every half hour on Myra Road with stops in the northbound direction with stops opposite Garrison Village Way at Fort Walla Walla as well as on the northeast corner of Dalles Military Road/Myra Road.

Future Conditions

This section will describe the Future Conditions without the proposed development, describe the proposed development as well as trip generation and distribution to arrive at future traffic volumes with the proposed development. Anticipated traffic operations with the proposed development as well as traffic signal warrants, a safety evaluation and safe pedestrian treatment will also be discussed.

2027 No-Build Conditions

Discussions with the City of College Place and the City of Walla Walla identified two approved developments that must be accounted for in background traffic growth. These developments are summarized below:

- Myra-Offner Mixed-Use development – situated north of Rose Street and east of Myra Road includes 215 single family residential units, 100 multi-family residential units, as well as storage spaces and some retail.
- The Village at Fort Walla Walla – situated west of Myra Road and south of Whitman Avenue, this development has five phases that include residential apartments, grocery store and mixed use retail as well as medical facilities and an unknown future phase.

Trips associated with these developments are included in Appendix C. Anticipated trips attributed to these approved developments along with 1% growth of existing traffic volumes at study intersections to represent background growth as a result of new development outside the study area were combined to estimate future year 2027 No-Build PM Peak Hour traffic volumes at study intersections and are shown in Figure 4.

Capacity Analysis was performed using the existing lane configurations and traffic control and the 2027 No-Build traffic volumes shown in Figure 4. The results, shown in Table 3 below, indicate that all study intersections are anticipated to continue to function with acceptable delay and LOS, although the eastbound approach of Garrison Village Way is expected to fall into the LOS "D" range.

Table 3. Summary of 2027 No-Build PM Peak Hour Intersection Delay (sec) and Level of Service

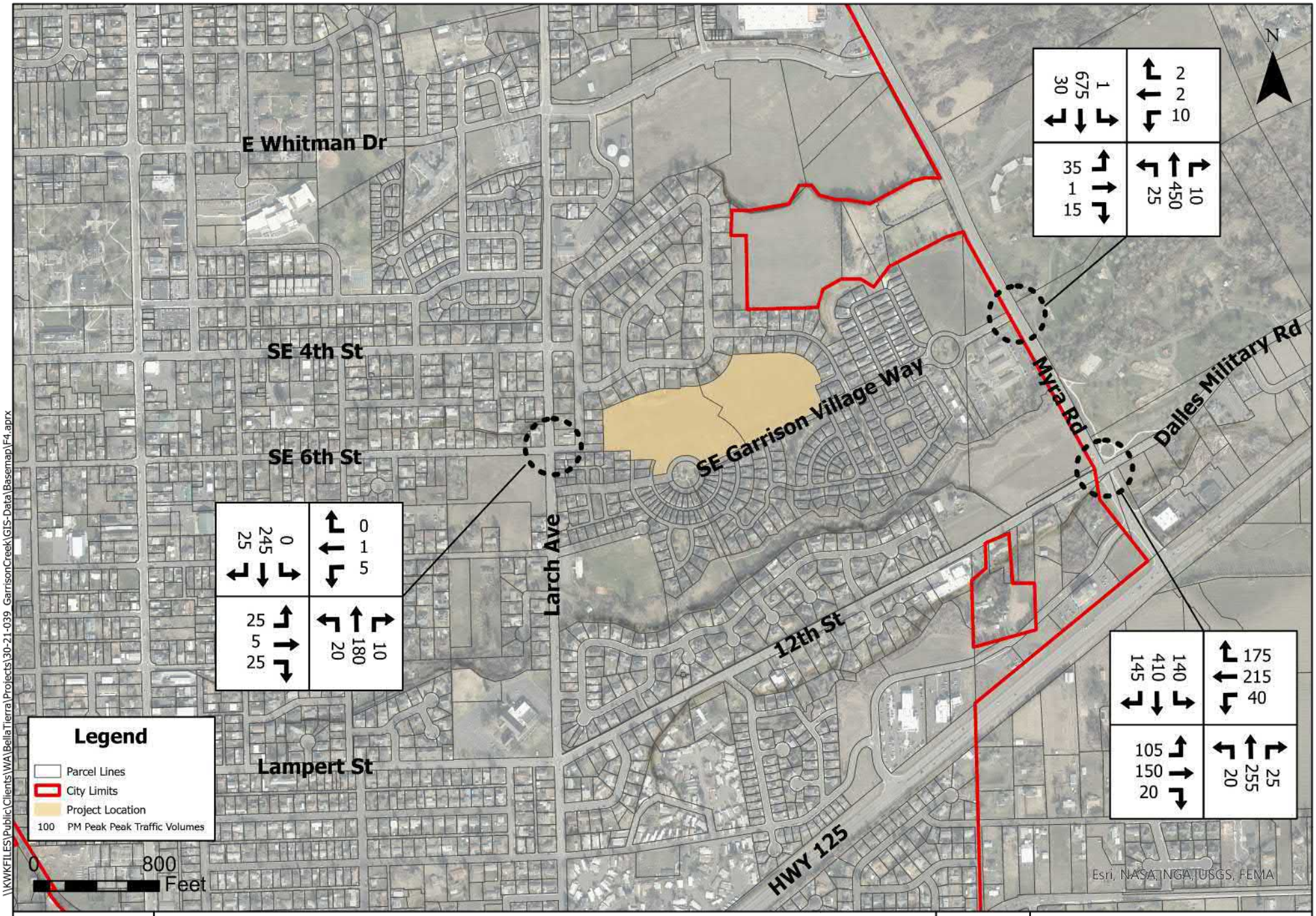
Intersection	Existing 2022		2027 No-Build	
	Overall Intersection	Worst Movement	Overall Intersection	Worst Movement
Myra Road/Garrison Village Way	*	21.9/C --EB	*	26.6/D—EB
Myra Road/Dalles Military Road/12th Street	24.7/C	32.3/C—NB	25.2/C	33.0/C—NB
Larch Ave/ 6th Street	*-	13.7/B--WB	*	14.1/B—WB

LEGEND

* Uncontrolled movement (major street through) not provided for Two-Way Stop-Controlled Intersections

21.9/C Delay in average seconds per vehicle/Level of Service

NB = northbound, SB = southbound, WB = westbound, EB = eastbound



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2027 NO-BUILD PM PEAK HOUR TRAFFIC VOLUMES

FIGURE **4**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA

Proposed Development

The subject property consists of two parcels (350736130021 & 350736130020) that total 14.69 acres situated north of SE Garrison Village Way, west of SE Myra Road and east of SE Larch Avenue.

The land is currently undeveloped but lies within a grandfathered Planned Unit Development as previously proposed phases of the Villages of Garrison Creek. The land is identified as Single Family Residential in the City Comprehensive Plan and is zoned as Planned Unit Development. It is in an area of the City of College Place that is primed for infill residential development. The proposed development includes 70 single family residential lots. A Site Plan is shown in Appendix D.

Access to the site will be via SE 6th Street and SE Garrison Village Way on the west and SE Garrison Village Way on the east. Accesses are proposed on the south side of the development to SE Garrison Way opposite existing SE Swainson, SE Quail Run, two alleys and SE Creekside Drive as well as on the west side of the development at a newly created intersection of Quail Run with SE 6th Street being extended eastward to Creekside Drive and connecting with SE Quail Run. An access connecting to existing SE Fallon Drive on the east side of the development will be gated and used exclusively for emergency access due to the adjacent neighborhood being a gated community. Construction of the development includes two phases and will commence in 2022 with a completion date unknown. All internal streets are narrower than is typical in the city, and as such on-street parking will be allowed on only one side of the street of most streets, with no parking allowed in the narrow alleys.

No change in traffic control is anticipated at the intersection of SE 6th Street/SE Larch Avenue, with the westbound approach being stop controlled. The new north legs of intersections are anticipated to be stop controlled southbound at SE Garrison Village Way.

2027 Build Scenario Traffic Volumes

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) which provides typical trip generation rates based on national averages of a multitude of land uses, is the widely accepted professional source for trip generation rates in the industry. The weekday trip generation rate for a single family residential development are shown in Table 4. No discounts for pass-by trips are included in this estimate.

Table 4. Trip Generation Rates

Measure	Average Weekday	AM Peak Hour	PM Peak Hour
Average Trip Generation Rate per unit	9.44	0.74	0.99
Percent In	50%	25%	63%
Percent Out	50%	75%	37%
Total Trips	661	52	69
Trips Inbound	330	13	43
Trips Outbound	330	39	26

Land Use (ITE Code): Single Family Residential (210)
Independent Variable: Dwelling Units
Number of Units: 70

Based on opportunities for shopping, employment, location of schools, the roadway network and general travel patterns it is estimated that approximately 60% of the trips from this development will use SE Garrison Village Way to the east to go north or south on SE Myra Road. The other 40% of traffic is anticipated to go west on SE 6th Avenue to head north or south on SE Larch Avenue. Trip distribution and number of PM peak hour trips for all study intersections are shown in Figure 5.

The site-generated trips shown in Figure 5 were added to the 2027 No-Build volumes shown in Figure 4 to represent the estimated 2027 Build Scenario traffic volumes shown in Figure 6.1. Vicinity Map

Traffic Operations

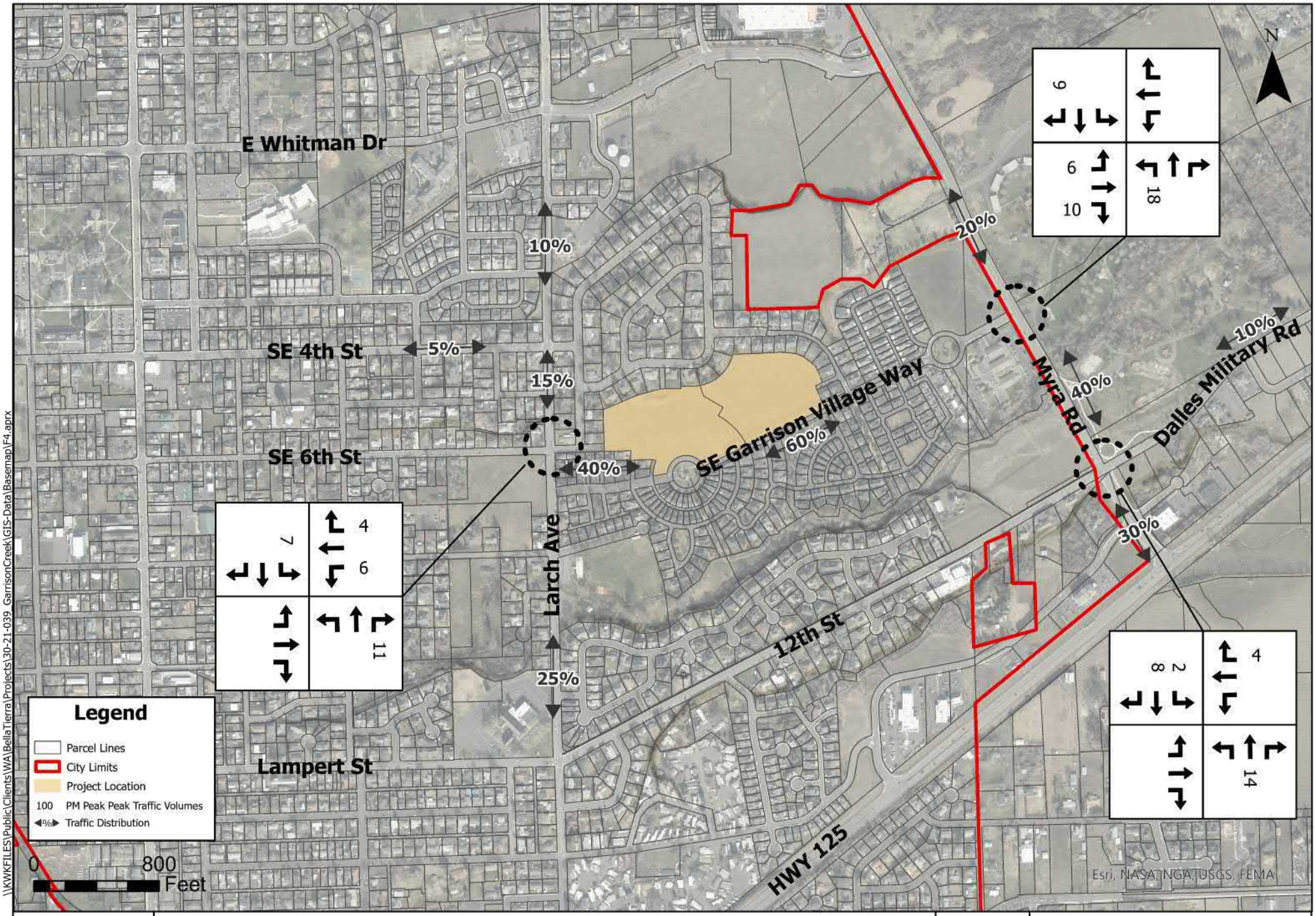
A capacity analysis was again performed using the 2027 Build Scenario traffic volumes. Capacity worksheets again are included in Appendix B, with the results of the analysis summarized in Table 5. As anticipated, additional delay will be experienced at study intersections, but all will continue to operate with acceptable delay and LOS.

Table 5. Summary of 2027 Build PM Peak Hour Intersection Delay (sec) and Level of Service

Intersection	Existing 2022		2027 No-Build		2027 Build	
	Overall Intersection	Worst Movement	Overall Intersection	Worst Movement	Overall Intersection	Worst Movement
Myra Road/ Garrison Village Way	*	21.9/C --EB	*	26.6/D—EB	*	31.0/D—EB
Myra Road/ Dalles Military Road/12th Street	24.7/C	32.0/C—NB	25.2/C	33.0/C--NB	25.3/C	33.2/C--NB
Larch Avenue/ 6th Street	*-	13.7/B--WB	*	14.1/B—WB	*	13.8/—EB**

LEGEND

* Uncontrolled movement (major street through) not provided for Two-Way Stop-Controlled Intersections
21.9/C Delay in average seconds per vehicle/Level of Service
NB = northbound, SB = southbound, WB = westbound, EB = eastbound
** the average delay for the WB approach actually goes down because of the additional of right turn vehicles, making the EB approach the worst approach in this scenario.



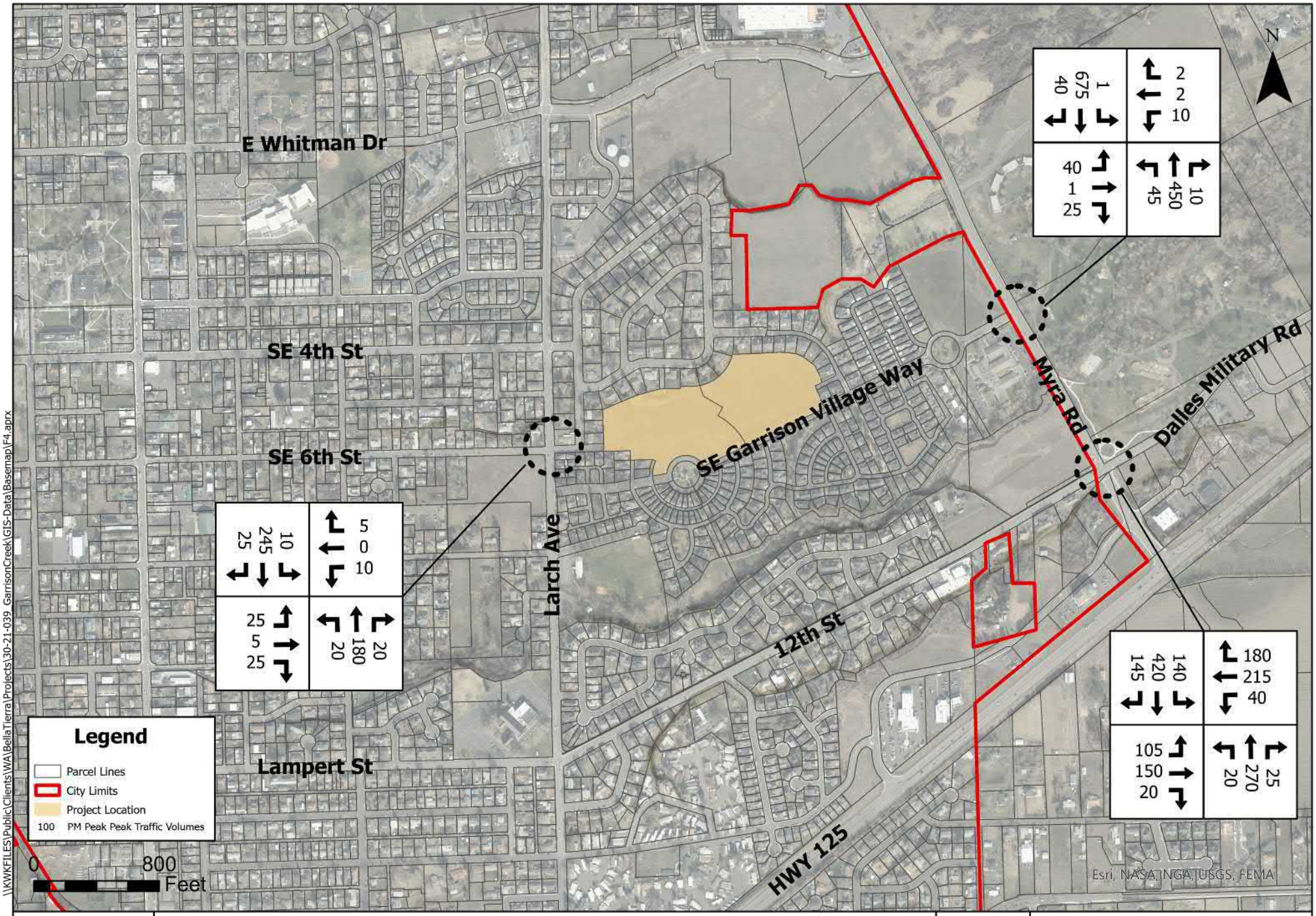
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TRIP DISTRIBUTION
PM PEAK HOUR SITE GENERATED TRIPS

FIGURE **5**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA



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2027 BUILD PM PEAK HOUR TRAFFIC VOLUMES

FIGURE **6**

THE VILLAGES OF GARRISON CREEK
COLLEGE PLACE, WA

Traffic Signal Warrant Analysis

As mentioned earlier, when previous phases of development within the Villages of Garrison Creek were evaluated it was determined that the intersection of Myra Road/Garrison Village Way would need a traffic signal to provide acceptable Levels of Service with the development proposed at that time. Portions of that development were never built. The City of Walla Walla and City of College Place were interested to learn with this new study how this intersection stands with respect to meeting traffic signal warrants. A traffic signal would be one means of providing a safe opportunity for pedestrians to cross Myra Road.

There are nine traffic signal warrants identified in the Manual on Uniform Traffic Control Devices (MUTCD). Typically, the most pertinent warrants evaluate traffic volumes on the major and minor streets to determine if traffic volumes exceed certain thresholds for an 8-hour warrant, 4-hour warrant or a peak hour warrant. Other warrants examine pedestrian volumes, school crossings, crash experience and other roadway network type features. The MUTCD indicates that satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. Many jurisdictions prefer that the 8-hour warrant be met in order to ensure that significant expenditures for a traffic signal are providing benefits throughout the day.

A brief discussion of the traffic signal warrant analysis performed for this study is summarized below, with more details provided in Appendix E.

8-Hour Warrant

The major street volume on Myra Road exceeds the minimum threshold for all 12 hours of data collected as part of this study for the 8-hour Warrant 1, Condition A Minimum Vehicular Volume (major street volume exceed 500 vehicles and minor street exceed 150 vehicles). For Condition B for the Interruption of Continuous Traffic (major street 750 vehicles, minor street 75 vehicles) there are 7 hours of this aspect of the warrant are met.

However, there are no hours for either Condition A or Condition B that are met for the minor street traffic volume. In fact, the highest hourly volume of traffic for the two side street approaches (from Garrison Village Way on the west and the Fort Walla Walla Park on the east), is only 47 vehicles. It should be noted here that because of the existence of an exclusive eastbound right turn lane, many of these vehicles can turn right with reasonable delay and should be reduced from the minor street approach volume. Of the 12-hour volumes collected nearly 200 of the 450 vehicles turned right, meaning that only approximately 250 turned left or went through that would receive significant benefits from a traffic signal.

4-Hour and Peak Hour Warrant

It is fairly obvious that if zero hours of the 8-hour warrant are met for both major and minor street volumes that no hours of either the 4-hour or Peak Hour warrants would be met since their thresholds are even higher in order to meet fewer hours during the day.

Pedestrian Warrant

During the timeframe of the traffic counts conducted the maximum pedestrian volume crossing Myra Road was 4 in any given hour. The minimum pedestrian volume to meet the demand for a traffic signal warrant is 100 pedestrians for 4 hours or approximately 130 during the peak hour. With such a wide discrepancy, it is unlikely that the amount of pedestrian travel crossing Myra Road would meet these thresholds in the foreseeable future.

Future Conditions

The PM peak hour capacity analysis discussed earlier indicated that acceptable Levels of Service are anticipated for the eastbound approach of Garrison Village Way at Myra Road. Traffic volumes were evaluated to determine the 8th highest hour of the day upon which to perform a sensitivity analysis. The 8th highest hour has 19 left turns at 11:00 AM. In order to meet the 8-hour warrant there would need to be 75 left turns for each of eight hours. In order to generate enough trips to meet Condition B of the 8-hour signal warrant, in addition to the new trips added by the proposed development, an additional 47 trips would need to be added by the future commercial development.

A set of assumptions on trip distribution and hourly distribution of traffic estimates that approximately 2,600 daily trips would need to be added by the commercial development. These assumptions are included in Appendix E. Table 5 of the 2004 TIA performed estimated that there would be over 16,000 projected trips associated with commercial development. This would be a relatively small portions (15-20%) of the commercial development that would be needed to add enough traffic to justify the installation of a traffic signal. For example the daily trips associated with two of the smaller components of the commercial development, a restaurant and coffee shop, were projected to add 2,850 trips. The other assumptions included a supermarket, book superstore and shopping center.

Safety Analysis

Collision History

Collision history for the last five years was researched for the study area from January 2016 – December 2020. This analysis assumes that a collision rate less than the critical collision rate for the intersection is typically considered to be within acceptable parameters. A collision rate above the critical rate is worthy of further examination. The detailed collision data can be found in the Appendix F.

Table 6 below summarizes the collision history at study intersections. Collision rates at the three study intersections are well below the critical accident rate. There were no fatalities or serious injuries during the five year study period, nor were there any collisions involving a bicycle or pedestrian. Five of the collisions at the Myra Road/Dalles Military Road resulted in a possible injury while one was a suspected minor injury. Given the low collision rate, no further evaluation was conducted to reduce collisions in the study area.

Table 6. Collision Analysis for Study Area Intersections

Intersection	Collision Type					Total Collisions	Critical Rate	Collision Rate
	Rear End	Opposite direction, one left turn	Angle	Object	Pedestrian/ Bicycle			
Myra Rd/ Garrison Village Way	-	1	-	-	-	1	0.855	0.096
Myra Road/Dalles Military Rd/ 12th St	6	3	3	2	2	14	0.82	0.484
Larch Ave/6th St	-	-	-	1	1	1	0.964	0.108

Turn Lane Evaluation

An evaluation of the need for exclusive turn lanes was performed at the intersection Myra Road/Garrison Village Way for safety purposes. The WSDOT Design Manual provides exhibits to assist in this evaluation in Chapter 1310 for unsignalized intersection. The 2027 Build Scenario forecast volumes were used with the appropriate exhibits.

The right-turn evaluation (WSDOT Exhibit 1310-19) shown in Figure 7 indicates that for southbound Myra Road a right turn pocket or taper could be considered. It is recommended that a right turn lane not be installed at this time for multiple reasons: the speed limit is lower than the 40 MPH typically used for the WSDOT evaluation, the plotted point for future conditions is only marginally into the region for consideration of a right turn lane, the extra width of a right turn lane would increase the pedestrian time to cross Myra road, and since this particular intersection is anticipated to have a traffic signal in the future when commercial development is constructed then the right turn lane should be re-evaluated for capacity purposes at that time.

With respect to the need for a northbound left-turn lane on Myra Road, the guidelines (Exhibit 1310-8) shown in Figure 8 for left turn storage on a four-lane roadway indicates the plotted point is slightly above or to the right of the need for a left turn lane. It is recommended that with the low collision rate at the Myra Road/Garrison Village Way, and the fact that only one collision during the last 5 years involved a northbound left turn, that the construction of the northbound left turn lane be constructed at the same time as the traffic signal to accommodate the future commercial development on the northwest corner. The proportionate share of that improvement that should be born by this development is 3.5% since the proposed 70 lots associated with this development is anticipated to add approximately 45 trips to the intersection of a total of 1,300 trips.

Pedestrian Crossing

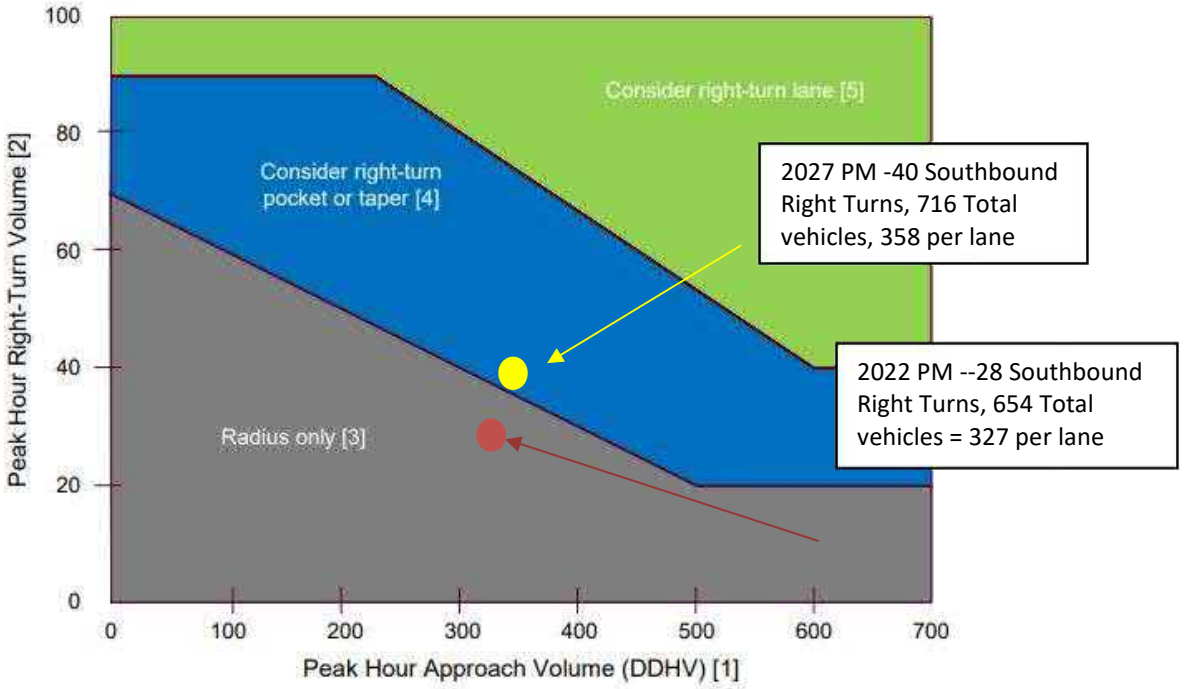
Research was performed regarding potential safety improvements to assist bicycles and pedestrians to cross Myra Road. The Washington State Department of Transportation (WSDOT) has “Enhancement Criteria for Uncontrolled Pedestrian Crossing Locations” to assist in such evaluation and planning efforts. The guidance is pertinent to crossings without the provision of stop signs, traffic signals or roundabouts and is included in Appendix G.

With respect to the crossing of Myra Road, the guidance indicates that the installation of a marked crosswalk on a facility with more than 9,000 vehicles per day and four or more lanes of traffic would alone be insufficient, and that additional enhancements would be recommended. The WSDOT ‘Enhancement Criteria for Uncontrolled Pedestrian Crossing Locations’ provides pedestrian enhancement criteria for uncontrolled pedestrian crossing locations on WSDOT facilities. Based on the criteria provided, enhancements would be required on a similar WSDOT facility. It is recommended that these guidelines be followed based on best practices and for regional consistency.

A list of potential enhancements to consider is provided. It identifies a number of different potential enhancements including Rapid Flashing Beacons (RFB) or warning beacons, and Pedestrian Hybrid Beacons (PHB) which has a minimum threshold of 20 pedestrians per hour. It is recommended that since there is no history of pedestrian related collisions, and the number of pedestrians counted during the time of data collection for this study was low, that the City of Walla Walla and College Place continue to monitor the intersection regarding pedestrian safety as well as pedestrian activity to determine if the level of pedestrian activity is high enough to warrant a marked crossing and additional enhancement. If the City of Walla Walla and College Place choose to install a marked crosswalk in the future, it is recommended that additional enhancement be included in accordance with the MUTCD and WSDOT guidelines. Information from the MUTCD is also included in Appendix G.

Figure 7. Right Turn Lane Evaluation at Myra Road /Garrison Village Way

Exhibit 1310-19 Right-Turn Lane Guidelines



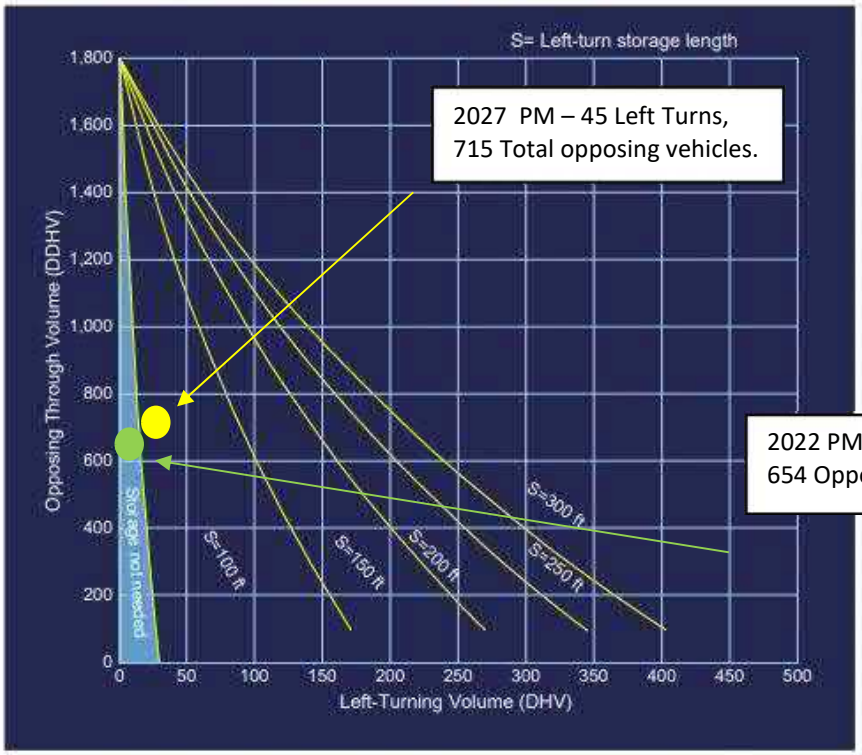
Notes:

[1] For two-lane highways, use the peak hour DDHV (through + right-turn). For multilane, highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
[2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
- The posted speed is 45 mph or below
- The right-turn volume is greater than 40 VPH
- The peak hour approach volume (DDHV) is less than 300 VPH

[3] For right-turn corner design, see Exhibit 1310-6.
[4] For right-turn pocket or taper design, see Exhibit 1310-20.
[5] For right-turn lane design, see Exhibit 1310-21.

Figure 8. Left Turn Lane Evaluation at Myra Road/Garrison Village Way

Exhibit 1310-8 Left-Turn Storage Guidelines: Four-Lane, Unsignalized



Determine the storage length on two-lane highways by using Exhibit 1310-9 through Exhibit 1310-11. On four-lane highways, use Exhibit 1310-8. These lengths do not consider trucks. Use Exhibit 1310-12 for storage length when trucks are present.

Use turn simulation software (such as AutoTURN®) to verify that left-turn movements for the design vehicle(s) do not have conflicts. Design opposing left-turn design vehicle paths with a minimum 4-foot (12-foot desirable) clearance between opposing turning paths.

Where one-way left-turn channelization with curbing is to be provided, evaluate surface water runoff and design additional drainage facilities if needed to control the runoff.

Provide illumination at left-turn lanes in accordance with the guidelines in Chapter 1040.

Summary and Recommendations

The Villages of Garrison Creek Phases XII and XIII are for additional residential development. A Traffic Impact Analysis (TIA) was completed in 2004 for Phase XI of the development which included both residential and commercial development. The previous study identified the need for a traffic signal at the intersection of Garrison Village Way (GVW)/Myra Road. Various delays have caused delays in the implementation of the full development, including the commercial portion, which is not included in this submittal. Thus, the traffic signal has not been constructed.

This TIA has addressed current concerns of both the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road and when a traffic signal will be warranted, and the safe crossing of Myra Road for the substantial number of pedestrians that cross to access the Fort Walla Walla Park.

Three study intersections of GVW/Myra Road, Myra Road/Dalles Military Road/12th Street, and Larch Avenue/6th Street were evaluated. Existing traffic operations analysis indicate that all study intersections function with acceptable delay and Levels of Service, with all being LOS "C" or better. The proposed development will add 69 PM peak hour trips to the roadway network. These additional trips along with 1% per year background growth and trips to account for approved developments will cause the LOS to fall to "D" at the intersection of GVW/Myra Road, but this is still acceptable.

Interest in the need for the traffic signal called for by previous studies at GVW/Myra Road was evaluated. No hours of the 8-hour signal warrant are met. The analysis indicates that with approximately 15-20% of the potential commercial development on the northwest corner of the intersection as described in the 2004 TIA the traffic signal would be warranted.

It is recommended that a southbound right turn lane from Myra Road to GVW not be installed at this time for multiple reasons: the speed limit is lower than the 40 MPH typically used for the WSDOT evaluation, the plotted point for future conditions is only marginally into the region for consideration of a right turn lane, the extra width of a right turn lane would increase the pedestrian time to cross Myra road, and this particular intersection is anticipated to have a traffic signal in the future when commercial development is constructed the right turn lane should be evaluated for capacity purposes at that time.

It is recommended that with the low collision rate at the Myra Road/GVW, and the fact that only one collision during the last 5 years involved a northbound left turn, that the construction of the northbound left turn lane be constructed at the same time as the traffic signal to accommodate the future commercial development on the northwest corner. The proportionate share of that improvement that should be borne by this development is 3.3% since the proposed 70 lots associated with this development is anticipated to add approximately 45 trips to the intersection of a total of 1,301 trips.

It is recommended that since there is no history of pedestrian related collisions, and the number of pedestrians counted during the time of data collection for this study was low, that the City of Walla Walla and College Place continue to monitor the intersection regarding pedestrian safety as well as pedestrian activity to determine if the level of pedestrian activity is high enough (20 pedestrians in an hour) to warrant a marked crossing and additional enhancement.

Appendix A

Traffic Count Data

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3611 S Zintel Way
Kennewick, WA 99337

Default Comments
Change These in The Preferences Window
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File Name : Myra-Garrison_2022AllDayCombined
Site Code : 00000000
Start Date : 3/15/2022
Page No : 1

Groups Printed- Unshifted

	MYRA ROAD From North					GARRISON VILLAGE From East					MYRA ROAD From South					GARRISON VILLAGE From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	57	5	0	62	0	0	0	0	0	3	90	0	0	93	4	0	4	0	8	163
07:30 AM	0	65	6	0	71	1	0	0	0	1	5	110	0	0	115	11	0	4	1	16	203
07:45 AM	0	103	8	0	111	0	0	0	0	0	2	130	0	0	132	8	0	5	2	15	258
Total	0	225	19	0	244	1	0	0	0	1	10	330	0	0	340	23	0	13	3	39	624
08:00 AM	1	92	5	1	99	0	0	0	1	1	3	99	2	0	104	1	0	3	0	4	208
08:15 AM	0	78	7	0	85	1	0	1	0	2	4	80	0	0	84	5	0	1	0	6	177
08:30 AM	0	72	3	0	75	0	0	0	0	0	2	90	1	0	93	3	0	3	2	8	176
08:45 AM	0	65	3	1	69	0	0	0	1	1	1	91	0	1	93	8	0	2	0	10	173
Total	1	307	18	2	328	1	0	1	2	4	10	360	3	1	374	17	0	9	2	28	734
09:00 AM	0	79	5	0	84	1	0	0	0	1	6	83	0	0	89	1	0	1	0	2	176
09:15 AM	0	73	6	0	79	0	0	0	0	0	1	96	0	0	97	7	0	2	2	11	187
09:30 AM	0	78	1	0	79	0	0	0	0	0	3	80	0	0	83	7	0	3	0	10	172
09:45 AM	1	102	6	0	109	0	0	2	0	2	2	83	1	1	87	3	0	3	0	6	204
Total	1	332	18	0	351	1	0	2	0	3	12	342	1	1	356	18	0	9	2	29	739
10:00 AM	2	70	7	0	79	1	1	0	0	2	4	82	1	0	87	8	1	4	0	13	181
10:15 AM	0	95	5	2	102	1	0	3	1	5	8	87	4	0	99	6	0	4	1	11	217
10:30 AM	0	102	2	0	104	0	0	0	0	0	4	77	4	0	85	5	0	5	0	10	199
10:45 AM	0	87	6	0	93	0	0	1	2	3	4	86	0	1	91	6	0	5	0	11	198
Total	2	354	20	2	378	2	1	4	3	10	20	332	9	1	362	25	1	18	1	45	795
11:00 AM	0	106	4	0	110	0	0	0	0	0	3	99	1	0	103	10	0	0	1	11	224
11:15 AM	0	102	7	0	109	0	0	1	0	1	1	71	0	1	73	2	1	6	0	9	192
11:30 AM	1	85	7	0	93	0	0	0	0	0	3	109	1	0	113	5	0	3	0	8	214
11:45 AM	1	100	5	0	106	1	0	2	1	4	4	104	3	0	111	2	2	2	2	8	229
Total	2	393	23	0	418	1	0	3	1	5	11	383	5	1	400	19	3	11	3	36	859
12:00 PM	2	103	18	1	124	0	0	0	0	0	5	93	0	0	98	2	0	5	0	7	229
12:15 PM	2	98	10	0	110	3	0	0	0	3	5	107	1	0	113	5	0	2	0	7	233
12:30 PM	1	124	5	0	130	1	0	1	0	2	8	104	1	0	113	2	0	1	0	3	248
12:45 PM	1	125	5	0	131	1	1	0	1	3	2	101	3	0	106	5	2	3	1	11	251
Total	6	450	38	1	495	5	1	1	1	8	20	405	5	0	430	14	2	11	1	28	961
01:00 PM	0	99	3	0	102	0	0	2	0	2	3	97	3	0	103	2	0	3	0	5	212
01:15 PM	0	103	9	0	112	2	1	1	1	5	5	113	2	0	120	5	0	4	0	9	246
01:30 PM	0	99	3	1	103	1	2	0	0	3	4	108	1	0	113	7	1	2	0	10	229
01:45 PM	1	92	8	0	101	2	0	2	0	4	7	97	1	0	105	13	1	4	0	18	228
Total	1	393	23	1	418	5	3	5	1	14	19	415	7	0	441	27	2	13	0	42	915

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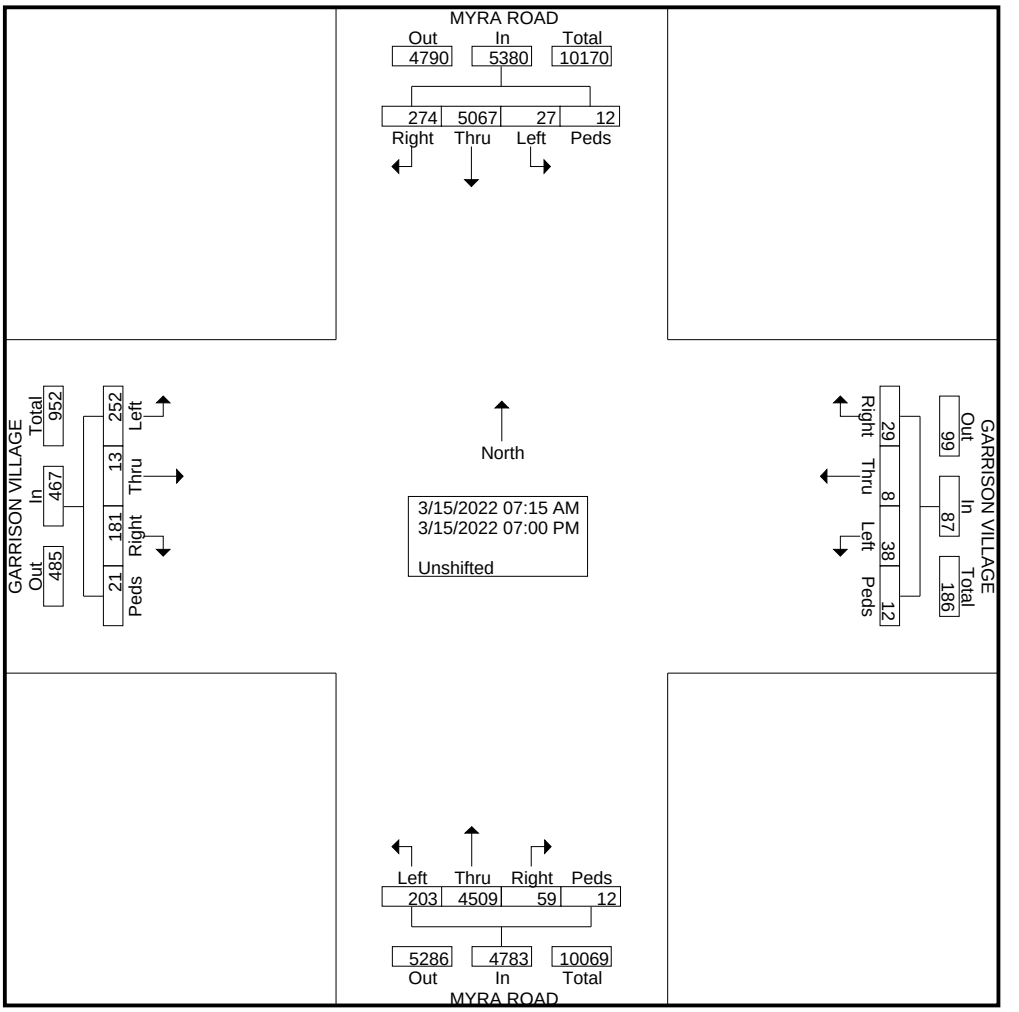
Groups Printed- Unshifted

	MYRA ROAD From North					GARRISON VILLAGE From East					MYRA ROAD From South					GARRISON VILLAGE From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
02:00 PM	1	112	4	0	117	2	0	2	0	4	4	98	3	0	105	7	0	6	1	14	240
02:15 PM	1	113	5	0	119	0	0	1	0	1	0	118	0	0	118	5	0	5	0	10	248
02:30 PM	0	114	8	0	122	0	0	1	0	1	4	94	2	0	100	7	1	3	0	11	234
02:45 PM	3	122	3	1	129	2	0	1	1	4	7	96	0	0	103	4	0	4	0	8	244
Total	5	461	20	1	487	4	0	5	1	10	15	406	5	0	426	23	1	18	1	43	966
03:00 PM	0	131	9	1	141	0	1	0	0	1	11	94	0	0	105	5	1	9	0	15	262
03:15 PM	0	160	6	0	166	1	0	2	0	3	6	128	1	0	135	6	0	2	1	9	313
03:30 PM	1	155	5	0	161	2	0	1	0	3	4	100	4	2	110	1	0	5	2	8	282
03:45 PM	0	141	10	0	151	1	0	0	0	1	1	140	4	0	145	5	1	8	1	15	312
Total	1	587	30	1	619	4	1	3	0	8	22	462	9	2	495	17	2	24	4	47	1169
04:00 PM	2	144	5	0	151	1	0	0	0	1	8	110	0	0	118	8	0	8	0	16	286
04:15 PM	2	131	5	0	138	2	0	1	0	3	2	105	2	0	109	2	0	6	0	8	258
04:30 PM	0	178	8	1	187	2	0	0	0	2	7	92	3	0	102	9	0	5	0	14	305
04:45 PM	1	133	7	0	141	4	2	2	0	8	5	101	3	0	109	1	1	1	0	3	261
Total	5	586	25	1	617	9	2	3	0	14	22	408	8	0	438	20	1	20	0	41	1110
05:00 PM	0	155	7	0	162	1	0	0	0	1	4	104	3	1	112	12	0	4	2	18	293
05:15 PM	0	159	6	0	165	1	0	0	2	3	7	100	0	1	108	11	0	3	1	15	291
05:30 PM	1	124	6	0	131	1	0	0	0	1	5	85	0	4	94	0	1	4	0	5	231
05:45 PM	0	96	4	0	100	0	0	1	0	1	6	89	0	0	95	3	0	5	0	8	204
Total	1	534	23	0	558	3	0	1	2	6	22	378	3	6	409	26	1	16	3	46	1019
06:00 PM	0	109	5	0	114	1	0	0	0	1	2	88	0	0	90	3	0	5	0	8	213
06:15 PM	0	85	4	0	89	0	0	0	0	0	6	68	2	0	76	6	0	4	0	10	175
06:30 PM	0	81	3	0	84	0	0	1	0	1	5	63	0	0	68	7	0	5	0	12	165
06:45 PM	1	86	4	3	94	1	0	0	1	2	7	69	2	0	78	5	0	3	0	8	182
Total	1	361	16	3	381	2	0	1	1	4	20	288	4	0	312	21	0	17	0	38	735
07:00 PM	1	84	1	0	86	0	0	0	0	0	0	0	0	0	0	2	0	2	1	5	91
Grand Total	27	5067	274	12	5380	38	8	29	12	87	203	4509	59	12	4783	252	13	181	21	467	10717
Apprch %	0.5	94.2	5.1	0.2		43.7	9.2	33.3	13.8		4.2	94.3	1.2	0.3		54	2.8	38.8	4.5		
Total %	0.3	47.3	2.6	0.1	50.2	0.4	0.1	0.3	0.1	0.8	1.9	42.1	0.6	0.1	44.6	2.4	0.1	1.7	0.2	4.4	

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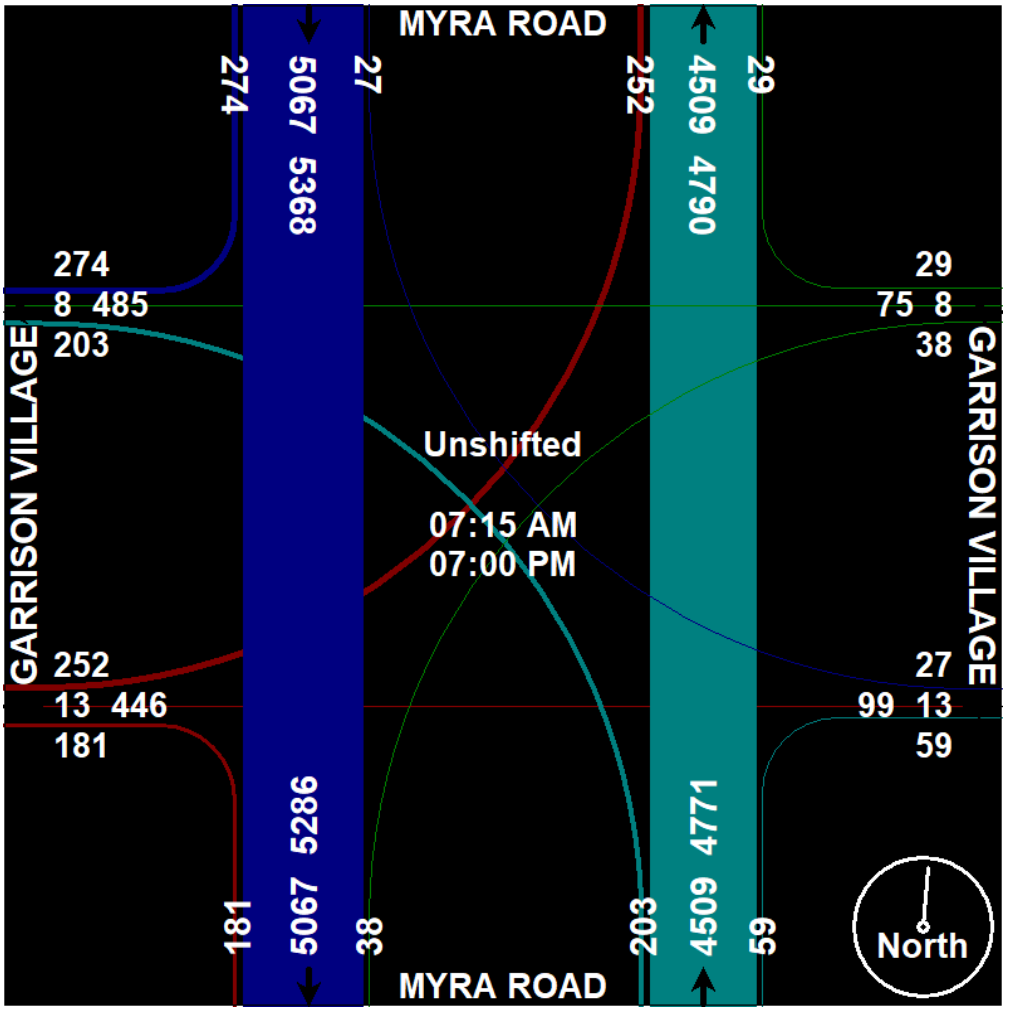
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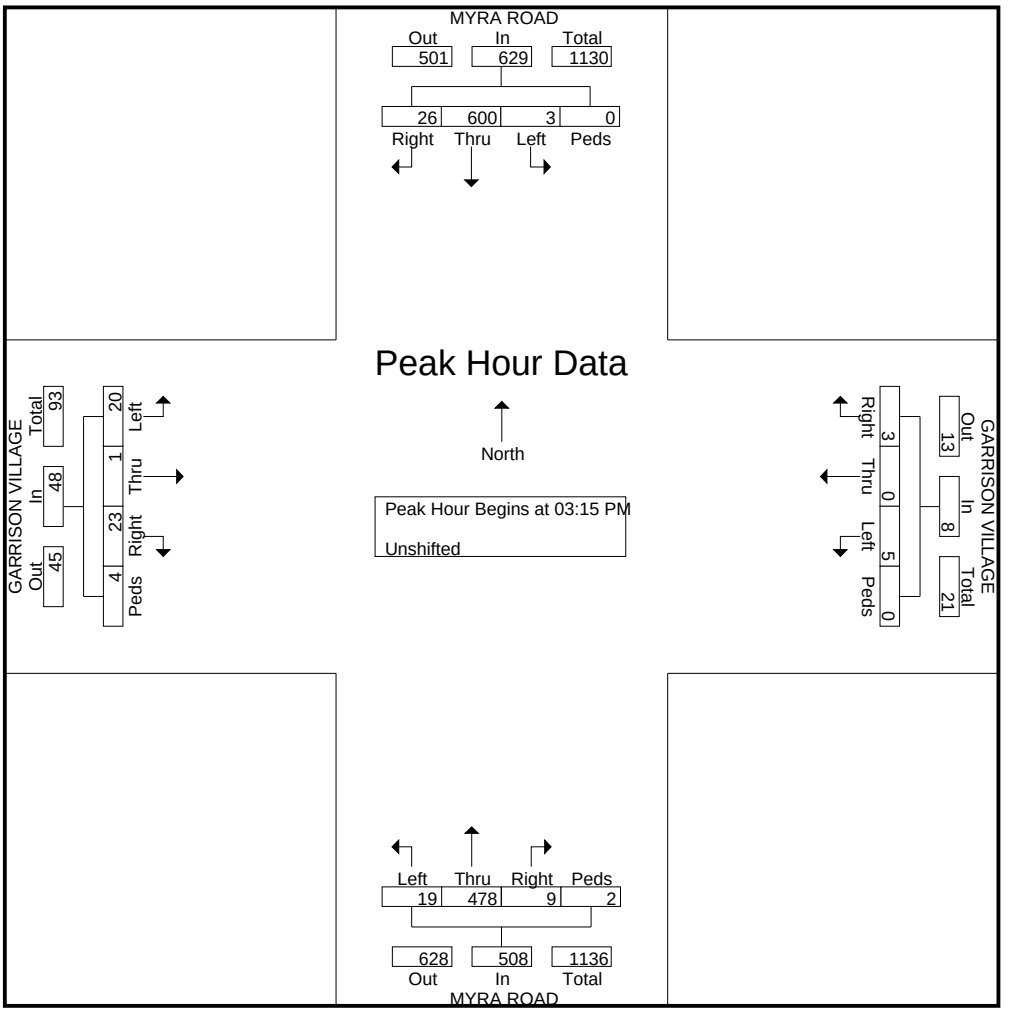


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	MYRA ROAD From North					GARRISON VILLAGE From East					MYRA ROAD From South					GARRISON VILLAGE From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:15 AM to 07:00 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 03:15 PM																					
03:15 PM	0	**160**	6	0	**166**	1	0	**2**	0	**3**	6	128	1	0	135	6	0	2	1	9	**313**
03:30 PM	1	155	5	0	161	**2**	0	1	0	3	4	100	**4**	**2**	110	1	0	5	**2**	8	282
03:45 PM	0	141	**10**	0	151	1	0	0	0	1	1	**140**	4	0	**145**	5	**1**	**8**	1	15	312
04:00 PM	**2**	144	5	0	151	1	0	0	0	1	**8**	110	0	0	118	**8**	0	8	0	**16**	286
Total Volume	3	600	26	0	629	5	0	3	0	8	19	478	9	2	508	20	1	23	4	48	1193
% App. Total	0.5	95.4	4.1	0		62.5	0	37.5	0		3.7	94.1	1.8	0.4		41.7	2.1	47.9	8.3		
PHF	.375	.938	.650	.000	.947	.625	.000	.375	.000	.667	.594	.854	.563	.250	.876	.625	.250	.719	.500	.750	.953

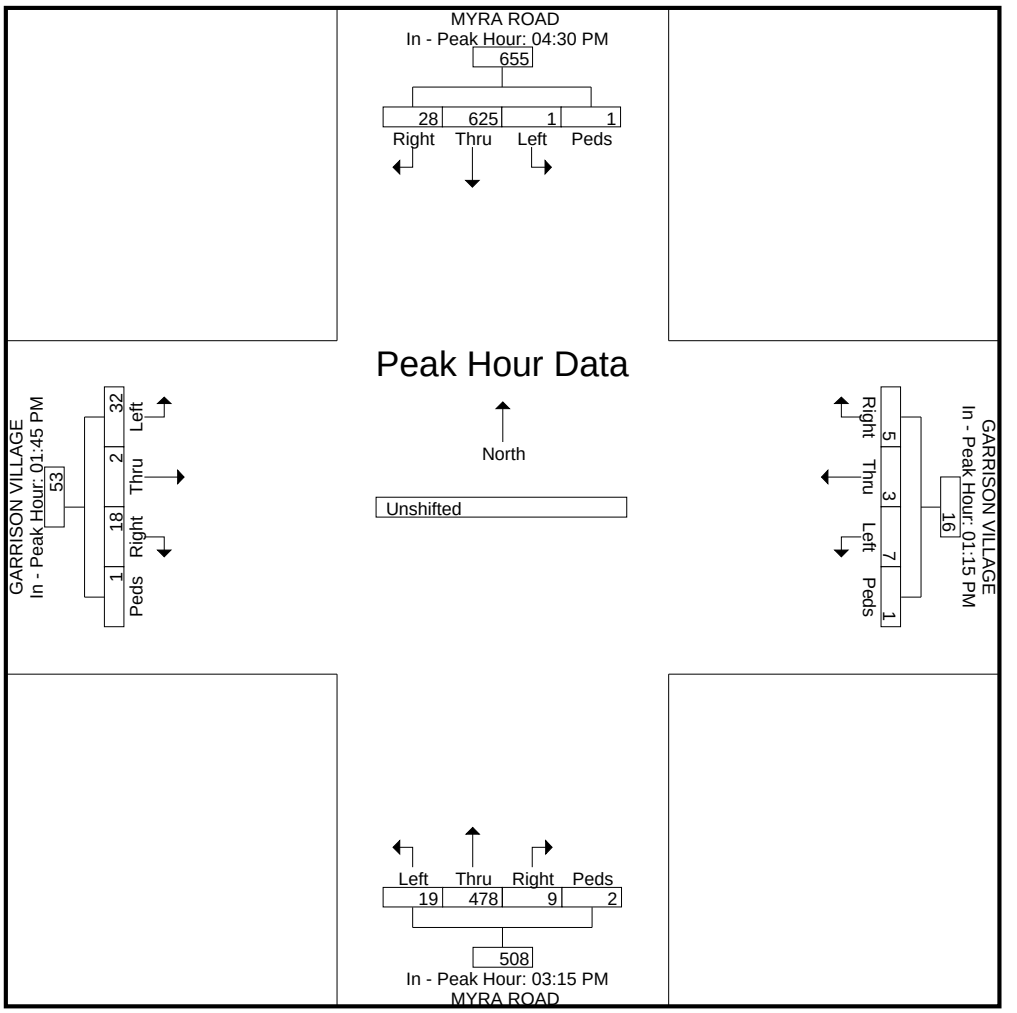


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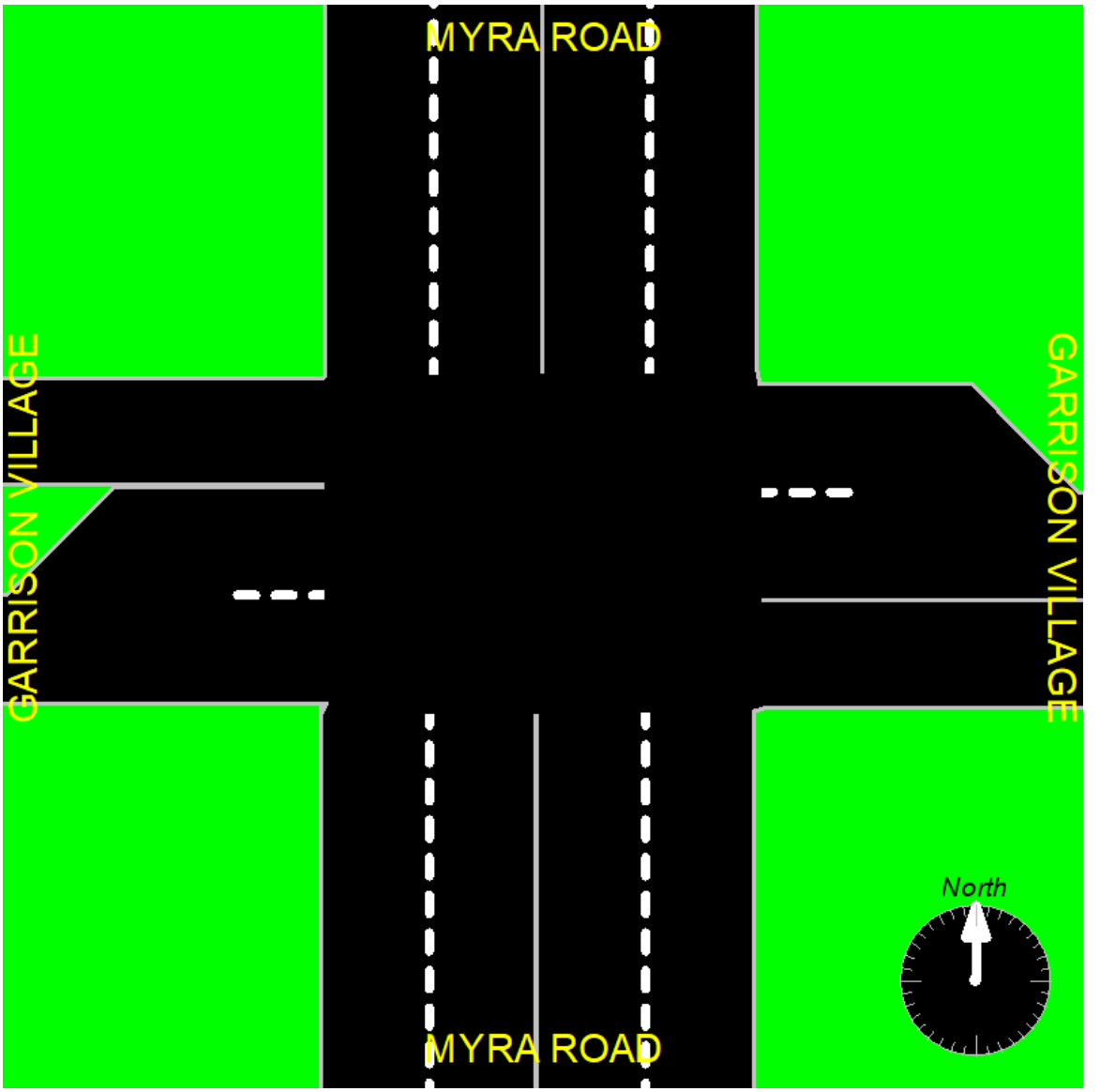
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Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:15 AM to 07:00 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:30 PM					01:15 PM					03:15 PM					01:45 PM					
+0 mins.	0	**178**	**8**	**1**	**187**	**2**	1	1	**1**	**5**	6	128	1	0	135	**13**	**1**	4	0	**18**	
+15 mins.	**1**	133	7	0	141	1	**2**	0	0	3	4	100	**4**	**2**	110	7	0	**6**	**1**	14	
+30 mins.	0	155	7	0	162	2	0	**2**	0	4	1	**140**	4	0	**145**	5	0	5	0	10	
+45 mins.	0	159	6	0	165	2	0	2	0	4	**8**	110	0	0	118	7	1	3	0	11	
Total Volume	1	625	28	1	655	7	3	5	1	16	19	478	9	2	508	32	2	18	1	53	
% App. Total	0.2	95.4	4.3	0.2		43.8	18.8	31.2	6.2		3.7	94.1	1.8	0.4		60.4	3.8	34	1.9		
PHF	.250	.878	.875	.250	.876	.875	.375	.625	.250	.800	.594	.854	.563	.250	.876	.615	.500	.750	.250	.736	



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Then Click the Comments Tab

File Name : myra-dallesmillitary_2022pmcombined
Site Code : 00000000
Start Date : 3/16/2022
Page No : 1

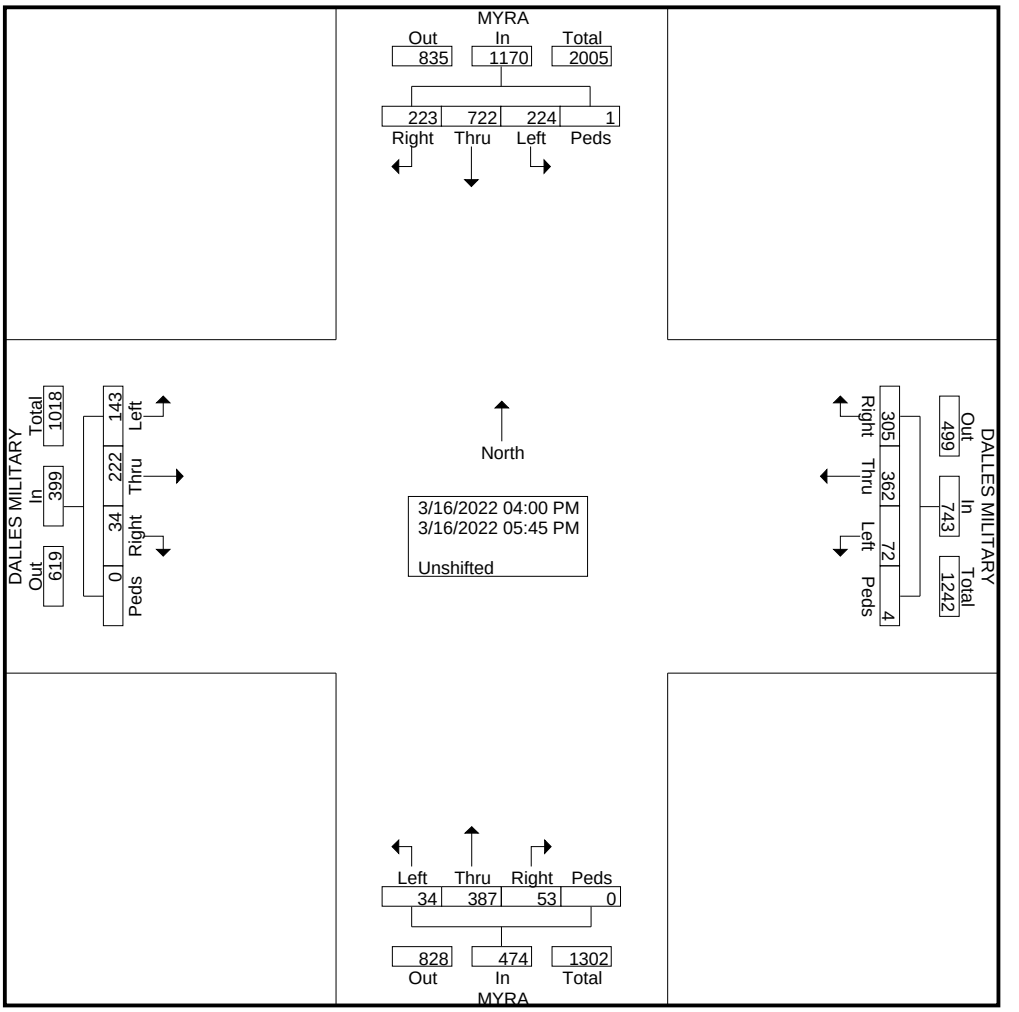
Groups Printed- Unshifted

	MYRA From North					DALLES MILITARY From East					MYRA From South					DALLES MILITARY From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
04:00 PM	24	99	21	0	144	12	48	35	0	95	6	63	11	0	80	21	26	7	0	54	373
04:15 PM	36	94	26	0	156	12	41	34	1	88	4	56	11	0	71	31	37	8	0	76	391
04:30 PM	24	101	31	0	156	4	34	46	1	85	4	39	7	0	50	23	33	3	0	59	350
04:45 PM	31	90	35	0	156	5	35	29	0	69	3	51	3	0	57	17	30	2	0	49	331
Total	115	384	113	0	612	33	158	144	2	337	17	209	32	0	258	92	126	20	0	238	1445
05:00 PM	39	111	31	0	181	10	59	48	0	117	2	61	8	0	71	22	44	6	0	72	441
05:15 PM	35	84	39	0	158	13	55	46	0	114	9	58	8	0	75	19	26	3	0	48	395
05:30 PM	22	81	26	1	130	8	45	30	1	84	6	59	5	0	70	10	26	5	0	41	325
05:45 PM	13	62	14	0	89	8	45	37	1	91	0	0	0	0	0	0	0	0	0	0	180
Total	109	338	110	1	558	39	204	161	2	406	17	178	21	0	216	51	96	14	0	161	1341
Grand Total	224	722	223	1	1170	72	362	305	4	743	34	387	53	0	474	143	222	34	0	399	2786
Apprch %	19.1	61.7	19.1	0.1		9.7	48.7	41	0.5		7.2	81.6	11.2	0		35.8	55.6	8.5	0		
Total %	8	25.9	8	0	42	2.6	13	10.9	0.1	26.7	1.2	13.9	1.9	0	17	5.1	8	1.2	0	14.3	

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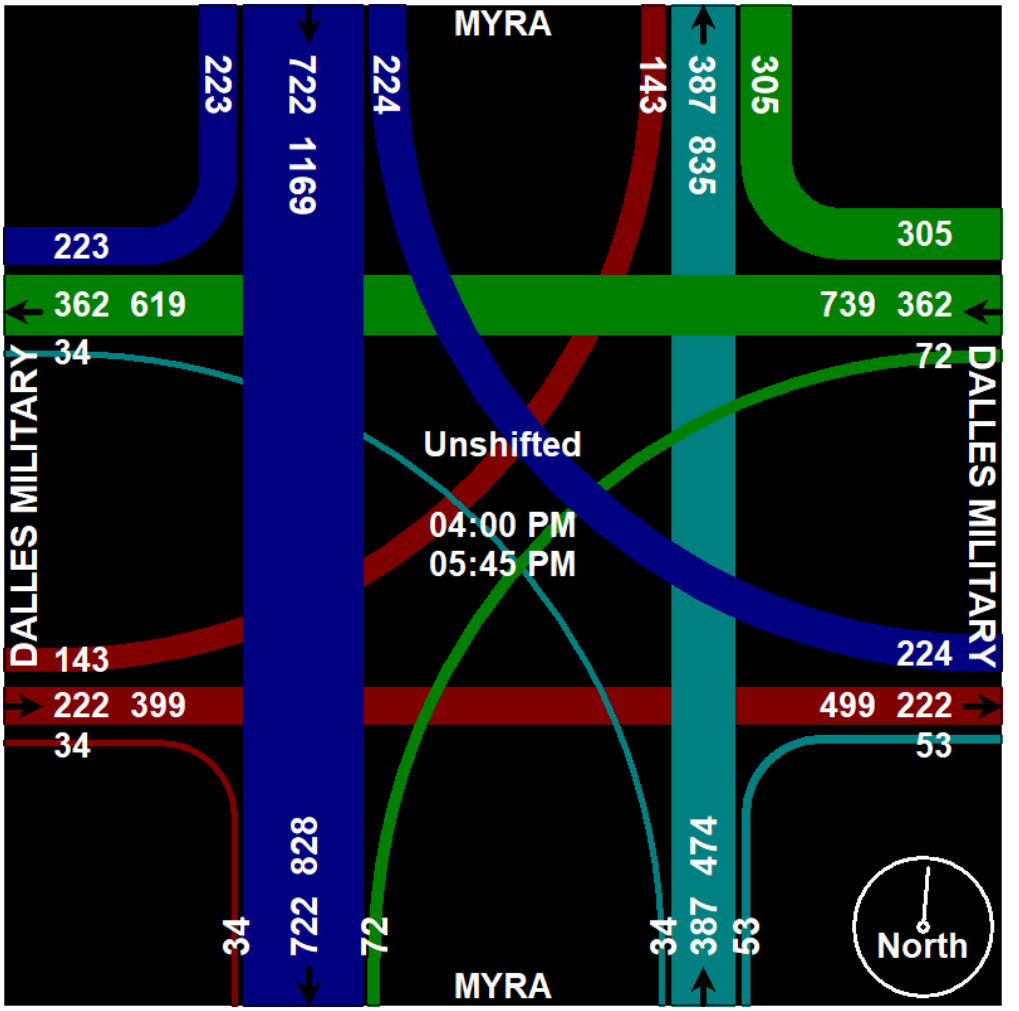
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Site Code : 00000000
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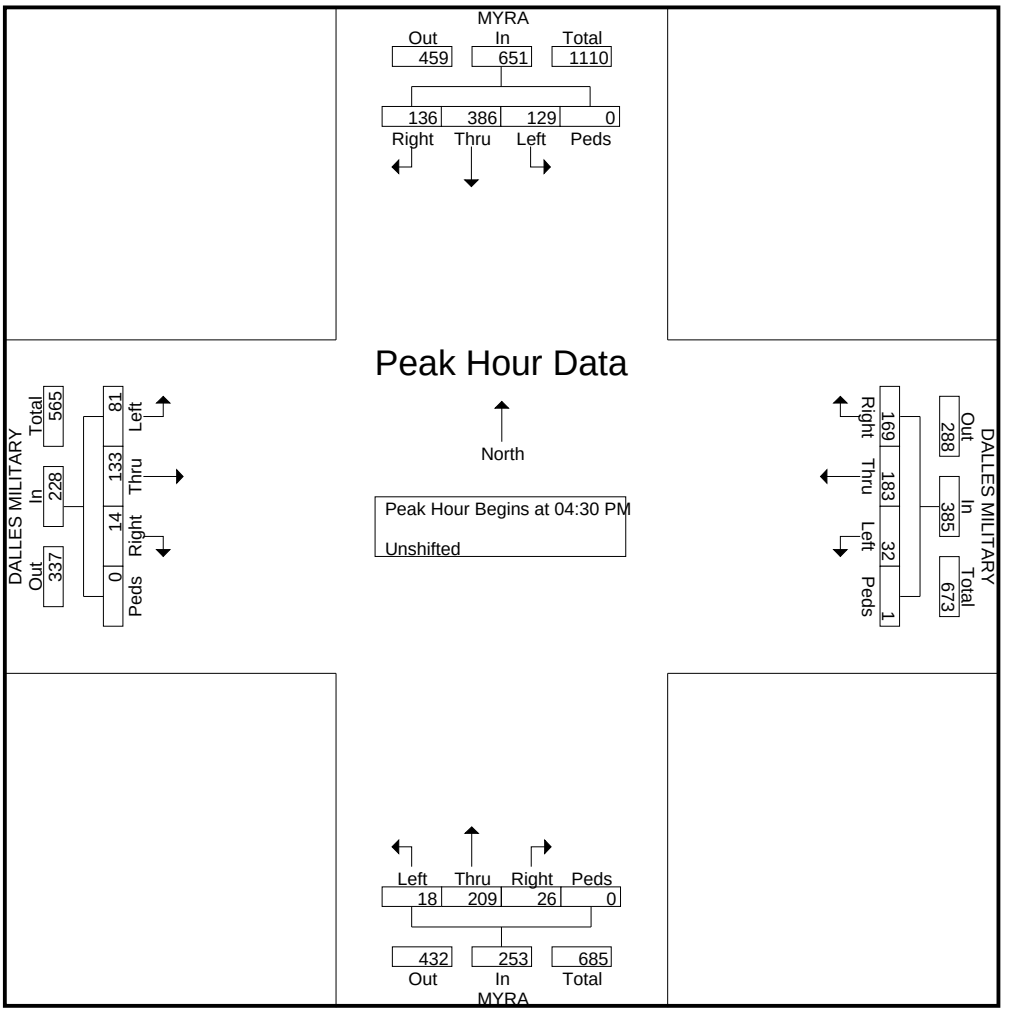


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File Name : myra-dallesmillitary_2022pmcombined
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Start Date : 3/16/2022
Page No : 4

	MYRA From North					DALLES MILITARY From East					MYRA From South					DALLES MILITARY From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	24	101	31	0	156	4	34	46	**1**	85	4	39	7	0	50	**23**	33	3	0	59	350
04:45 PM	31	90	35	0	156	5	35	29	0	69	3	51	3	0	57	17	30	2	0	49	331
05:00 PM	**39**	**111**	31	0	**181**	10	**59**	**48**	0	**117**	2	**61**	**8**	0	71	22	**44**	**6**	0	**72**	**441**
05:15 PM	35	84	**39**	0	158	**13**	55	46	0	114	**9**	58	8	0	**75**	19	26	3	0	48	395
Total Volume	129	386	136	0	651	32	183	169	1	385	18	209	26	0	253	81	133	14	0	228	1517
% App. Total	19.8	59.3	20.9	0		8.3	47.5	43.9	0.3		7.1	82.6	10.3	0		35.5	58.3	6.1	0		
PHF	.827	.869	.872	.000	.899	.615	.775	.880	.250	.823	.500	.857	.813	.000	.843	.880	.756	.583	.000	.792	.860

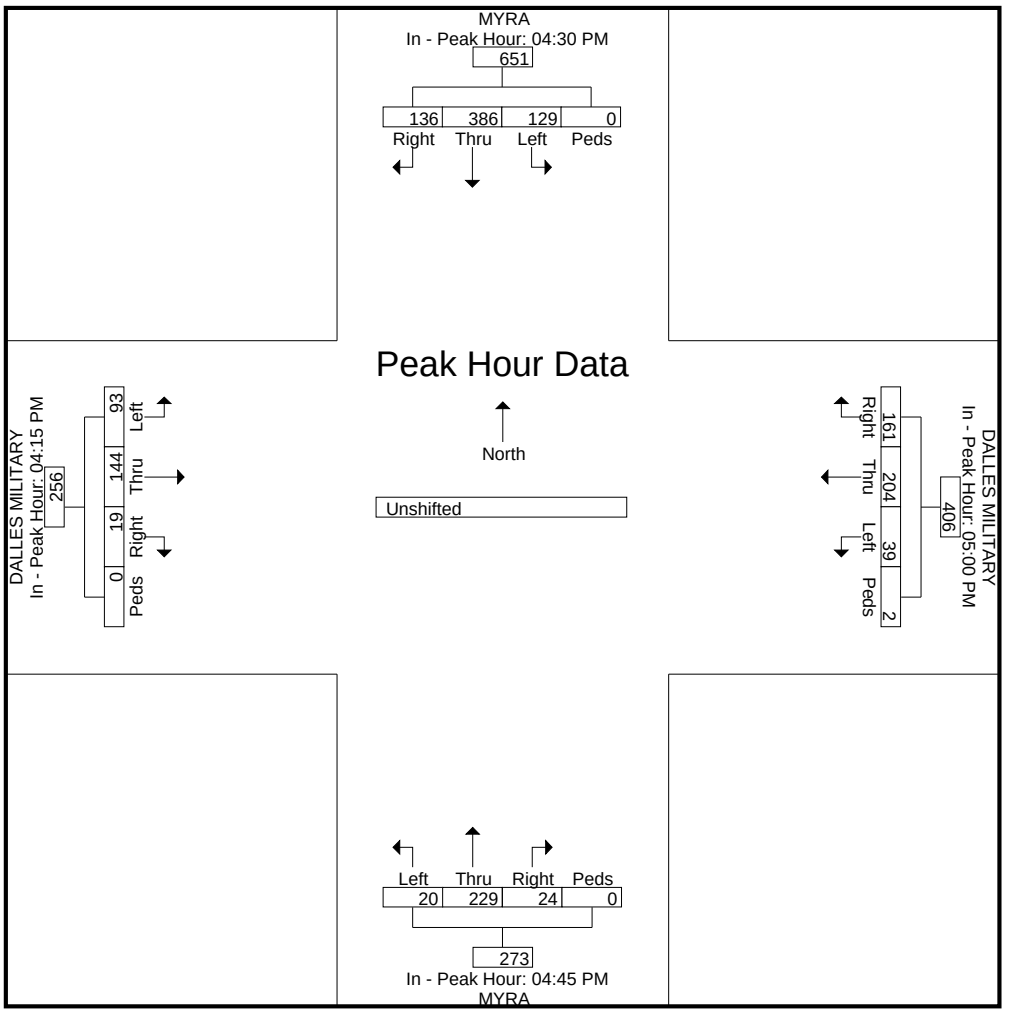


J-U-B ENGINEERS, Inc

3611 S Zintel Way
Kennewick, WA 99337

File Name : myra-dallesmillitary_2022pmcombined
Site Code : 00000000
Start Date : 3/16/2022
Page No : 5

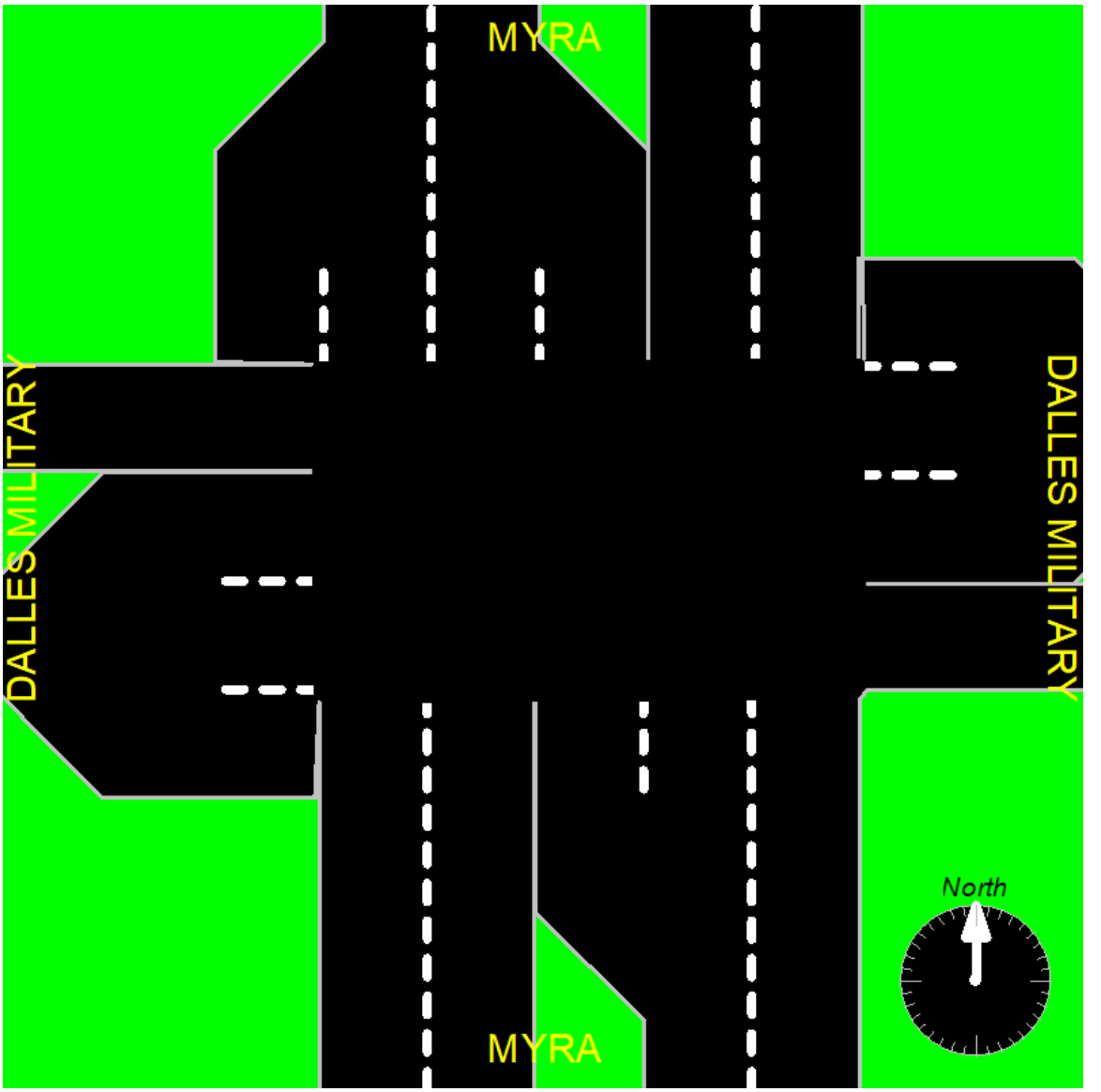
	MYRA From North					DALLES MILITARY From East					MYRA From South					DALLES MILITARY From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Each Approach Begins at:																					
	04:30 PM					05:00 PM					04:45 PM					04:15 PM					
+0 mins.	24	101	31	0	156	10	**59**	**48**	0	**117**	3	51	3	0	57	**31**	37	**8**	0	**76**	
+15 mins.	31	90	35	0	156	**13**	55	46	0	114	2	**61**	**8**	0	71	23	33	3	0	59	
+30 mins.	**39**	**111**	31	0	**181**	8	45	30	**1**	84	**9**	58	8	0	**75**	17	30	2	0	49	
+45 mins.	35	84	**39**	0	158	8	45	37	1	91	6	59	5	0	70	22	**44**	6	0	72	
Total Volume	129	386	136	0	651	39	204	161	2	406	20	229	24	0	273	93	144	19	0	256	
% App. Total	19.8	59.3	20.9	0		9.6	50.2	39.7	0.5		7.3	83.9	8.8	0		36.3	56.2	7.4	0		
PHF	.827	.869	.872	.000	.899	.750	.864	.839	.500	.868	.556	.939	.750	.000	.910	.750	.818	.594	.000	.842	



J-U-B ENGINEERS, Inc

3611 S Zintel Way
Kennewick, WA 99337

File Name : myra-dallesmillitary_2022pmcombined
Site Code : 00000000
Start Date : 3/16/2022
Page No : 6



Start Date: 3/16/2022
Start Time: 4:00:00 PM

	LARCH From North			6TH From East			LARCH From South			6TH From West			TOTAL	PK HR
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
4:00 PM	0	41	6	1	0	0	4	32	4	7	0	7	102	490
4:15 PM	0	55	12	2	0	0	10	40	0	6	1	4	**130**	**508**
4:30 PM	0	57	6	1	0	0	5	47	3	6	0	13	**138**	506
4:45 PM	0	56	4	1	0	0	3	42	4	5	1	4	**120**	480
5:00 PM	0	65	3	1	1	0	2	40	1	5	1	1	**120**	450
5:15 PM	0	57	3	4	0	0	3	52	2	1	4	2	128	
5:30 PM	0	48	4	3	0	0	2	43	4	5	0	3	112	
5:45 PM	0	34	4	0	0	0	2	42	3	2	1	2	90	
TOTAL	0	413	42	13	1	0	31	338	21	37	8	36	940	
PK HR	**0**	**233**	**25**	**5**	**1**	**0**	**20**	**169**	**8**	**22**	**3**	**22**	**508**	

Appendix B

Capacity Analysis Worksheets

HCS7 Two-Way Stop-Control Report

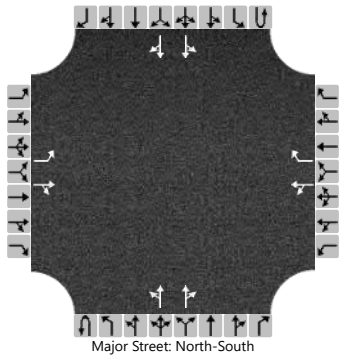
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/11/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	Myra/Garrison Village Way
Jurisdiction	Colleege Place/Walla Wall
East/West Street	Garrison Village Way
North/South Street	Myra Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	1	0	0	2	0	0	0	2	0
Configuration		L		TR		LT		R		LT		TR		LT		TR
Volume (veh/h)		33	1	13		8	2	2		23	397	9		1	625	28
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		35		15		11		2		24				1		
Capacity, c (veh/h)		205		541		234		786		884				1117		
v/c Ratio		0.17		0.03		0.05		0.00		0.03				0.00		
95% Queue Length, Q_{95} (veh)		0.6		0.1		0.1		0.0		0.1				0.0		
Control Delay (s/veh)		26.2		11.8		21.1		9.6		9.2				8.2		
Level of Service (LOS)		D		B		C		A		A				A		
Approach Delay (s/veh)	21.9				19.2				0.6				0.0			
Approach LOS	C				C											

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HCS7 Two-Way Stop-Control Report

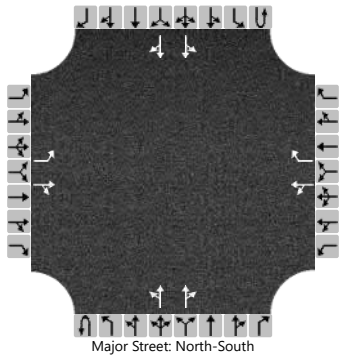
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/11/2022
Analysis Year	2027
Time Analyzed	PM Peak Hour - No-Build
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	Myra/Garrison Village Way
Jurisdiction	Colleege Place/Walla Wall
East/West Street	Garrison Village Way
North/South Street	Myra Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	1	0	0	2	0	0	0	2	0
Configuration		L		TR		LT		R		LT		TR		LT		TR
Volume (veh/h)		35	1	15		10	2	2		25	450	10		1	675	30
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized					No											
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37		17		13		2		27				1		
Capacity, c (veh/h)		154		459		190		726		774				1036		
v/c Ratio		0.24		0.04		0.07		0.00		0.03				0.00		
95% Queue Length, Q_{95} (veh)		0.9		0.1		0.2		0.0		0.1				0.0		
Control Delay (s/veh)		35.6		13.2		25.3		10.0		9.8				8.5		
Level of Service (LOS)		E		B		D		A		A				A		
Approach Delay (s/veh)	28.6				23.2				0.7				0.0			
Approach LOS	D				C											

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HCS7 Two-Way Stop-Control Report

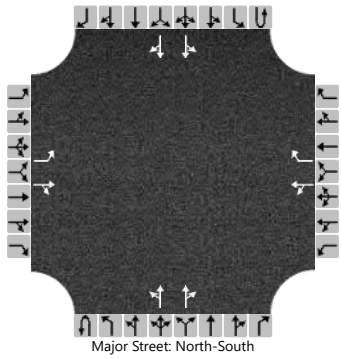
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/11/2022
Analysis Year	2027
Time Analyzed	PM Peak Hour - Build
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	Myra/Garrison Village Way
Jurisdiction	Colleege Place/Walla Wall
East/West Street	Garrison Village Way
North/South Street	Myra Road
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	1	0	0	2	0	0	0	2	0
Configuration		L		TR		LT		R		LT		TR		LT		TR
Volume (veh/h)		40	1	25		10	2	2		45	450	10		1	675	40
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized						No										
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.56	6.56	6.96		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		43		28		13		2		48				1		
Capacity, c (veh/h)		137		477		168		726		765				1036		
v/c Ratio		0.31		0.06		0.08		0.00		0.06				0.00		
95% Queue Length, Q_{95} (veh)		1.2		0.2		0.2		0.0		0.2				0.0		
Control Delay (s/veh)		42.6		13.0		28.2		10.0		10.0				8.5		
Level of Service (LOS)		E		B		D		A		B				A		
Approach Delay (s/veh)		31.0				25.6				1.2				0.0		
Approach LOS		D				D										

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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	93	144	19	39	204	161	20	229	24	129	386	136
Future Volume (veh/h)	93	144	19	39	204	161	20	229	24	129	386	136
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	101	157	21	42	222	175	22	249	26	140	420	148
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	552	826	700	647	785	666	272	682	71	380	906	404
Arrive On Green	0.08	0.44	0.44	0.06	0.42	0.42	0.04	0.21	0.21	0.08	0.25	0.25
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	3250	336	1781	3554	1585
Grp Volume(v), veh/h	101	157	21	42	222	175	22	135	140	140	420	148
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1777	1810	1781	1777	1585
Q Serve(g_s), s	2.9	4.9	0.7	1.2	7.4	6.9	0.9	6.2	6.3	5.6	9.5	7.3
Cycle Q Clear(g_c), s	2.9	4.9	0.7	1.2	7.4	6.9	0.9	6.2	6.3	5.6	9.5	7.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.19	1.00		1.00
Lane Grp Cap(c), veh/h	552	826	700	647	785	666	272	373	380	380	906	404
V/C Ratio(X)	0.18	0.19	0.03	0.06	0.28	0.26	0.08	0.36	0.37	0.37	0.46	0.37
Avail Cap(c_a), veh/h	787	826	700	921	785	666	580	653	665	608	1306	582
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.0	16.2	15.0	13.4	18.2	18.0	27.5	32.2	32.2	25.3	30.0	29.2
Incr Delay (d2), s/veh	0.2	0.1	0.0	0.0	0.9	1.0	0.1	0.4	0.4	0.6	0.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.0	0.3	0.5	3.3	2.6	0.4	2.6	2.7	2.4	4.0	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.2	16.3	15.1	13.5	19.1	19.0	27.6	32.6	32.7	25.9	30.3	29.6
LnGrp LOS	B	B	B	B	B	B	C	C	C	C	C	C
Approach Vol, veh/h		279			439			297			708	
Approach Delay, s/veh		15.1			18.5			32.3			29.3	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.5	29.3	12.4	45.0	12.8	25.0	10.4	47.1
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	35.0	20.0	40.0	20.0	35.0	20.0	30.0
Max Q Clear Time (g_c+I1), s	2.9	11.5	4.9	9.4	7.6	8.3	3.2	6.9
Green Ext Time (p_c), s	0.0	2.6	0.2	1.4	0.3	1.2	0.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	24.7
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	105	150	20	40	215	175	20	255	25	140	410	145
Future Volume (veh/h)	105	150	20	40	215	175	20	255	25	140	410	145
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	114	163	22	43	234	190	22	277	27	152	446	158
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	538	822	697	639	780	661	265	683	66	374	917	409
Arrive On Green	0.08	0.44	0.44	0.06	0.42	0.42	0.04	0.21	0.21	0.09	0.26	0.26
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	3274	317	1781	3554	1585
Grp Volume(v), veh/h	114	163	22	43	234	190	22	149	155	152	446	158
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1777	1813	1781	1777	1585
Q Serve(g_s), s	3.3	5.1	0.8	1.2	8.0	7.6	0.9	7.0	7.1	6.1	10.2	7.9
Cycle Q Clear(g_c), s	3.3	5.1	0.8	1.2	8.0	7.6	0.9	7.0	7.1	6.1	10.2	7.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.17	1.00		1.00
Lane Grp Cap(c), veh/h	538	822	697	639	780	661	265	371	378	374	917	409
V/C Ratio(X)	0.21	0.20	0.03	0.07	0.30	0.29	0.08	0.40	0.41	0.41	0.49	0.39
Avail Cap(c_a), veh/h	768	822	697	909	780	661	570	648	662	591	1297	578
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	16.5	15.3	13.6	18.6	18.5	27.8	32.8	32.8	25.2	30.2	29.3
Incr Delay (d2), s/veh	0.2	0.1	0.0	0.0	1.0	1.1	0.1	0.5	0.5	0.7	0.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.1	0.3	0.5	3.5	2.9	0.4	3.0	3.1	2.6	4.3	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	16.6	15.3	13.7	19.6	19.6	27.9	33.3	33.4	25.9	30.5	29.8
LnGrp LOS	B	B	B	B	B	B	C	C	C	C	C	C
Approach Vol, veh/h		299			467			326			756	
Approach Delay, s/veh		15.3			19.1			33.0			29.4	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.5	29.7	12.6	45.0	13.3	25.0	10.5	47.2
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	35.0	20.0	40.0	20.0	35.0	20.0	30.0
Max Q Clear Time (g_c+I1), s	2.9	12.2	5.3	10.0	8.1	9.1	3.2	7.1
Green Ext Time (p_c), s	0.0	2.7	0.2	1.5	0.3	1.4	0.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	25.2
HCM 6th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	105	150	20	40	215	180	20	270	25	140	420	145
Future Volume (veh/h)	105	150	20	40	215	180	20	270	25	140	420	145
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	114	163	22	43	234	196	22	293	27	152	457	158
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	536	822	697	639	780	661	261	687	63	367	917	409
Arrive On Green	0.08	0.44	0.44	0.06	0.42	0.42	0.04	0.21	0.21	0.09	0.26	0.26
Sat Flow, veh/h	1781	1870	1585	1781	1870	1585	1781	3292	301	1781	3554	1585
Grp Volume(v), veh/h	114	163	22	43	234	196	22	157	163	152	457	158
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1781	1870	1585	1781	1777	1816	1781	1777	1585
Q Serve(g_s), s	3.3	5.1	0.8	1.2	8.0	7.9	0.9	7.4	7.5	6.1	10.5	7.9
Cycle Q Clear(g_c), s	3.3	5.1	0.8	1.2	8.0	7.9	0.9	7.4	7.5	6.1	10.5	7.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.17	1.00		1.00
Lane Grp Cap(c), veh/h	536	822	697	639	780	661	261	371	379	367	917	409
V/C Ratio(X)	0.21	0.20	0.03	0.07	0.30	0.30	0.08	0.42	0.43	0.41	0.50	0.39
Avail Cap(c_a), veh/h	766	822	697	909	780	661	566	648	663	585	1297	578
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.4	16.5	15.3	13.6	18.6	18.6	27.8	33.0	33.0	25.3	30.3	29.3
Incr Delay (d2), s/veh	0.2	0.1	0.0	0.0	1.0	1.1	0.1	0.6	0.6	0.7	0.3	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.1	0.3	0.5	3.5	3.0	0.4	3.2	3.3	2.6	4.4	3.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.6	16.6	15.3	13.7	19.6	19.7	27.9	33.5	33.6	26.0	30.6	29.8
LnGrp LOS	B	B	B	B	B	B	C	C	C	C	C	C
Approach Vol, veh/h		299			473			342			767	
Approach Delay, s/veh		15.3			19.1			33.2			29.5	
Approach LOS		B			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	8.5	29.7	12.6	45.0	13.3	25.0	10.5	47.2
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	20.0	35.0	20.0	40.0	20.0	35.0	20.0	30.0
Max Q Clear Time (g_c+I1), s	2.9	12.5	5.3	10.0	8.1	9.5	3.2	7.1
Green Ext Time (p_c), s	0.0	2.8	0.2	1.6	0.3	1.4	0.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	25.3
HCM 6th LOS	C

HCS7 Two-Way Stop-Control Report

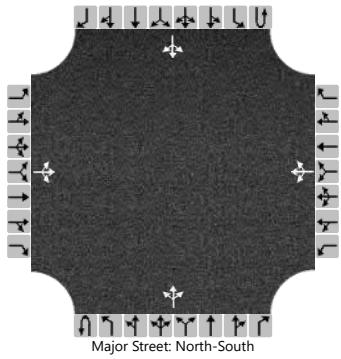
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/14/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	6th/Larch
Jurisdiction	Colleege Place/Walla Wall
East/West Street	SE 6th Ave
North/South Street	Larch Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		22	3	22		5	1	0		20	169	8		0	233	25
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			51				7			22				0		
Capacity, c (veh/h)			508				423			1165				1341		
v/c Ratio			0.10				0.02			0.02				0.00		
95% Queue Length, Q_{95} (veh)			0.3				0.0			0.1				0.0		
Control Delay (s/veh)			12.9				13.7			8.1				7.7		
Level of Service (LOS)			B				B			A				A		
Approach Delay (s/veh)	12.9				13.7				1.0				0.0			
Approach LOS	B				B											

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HCS7 Two-Way Stop-Control Report

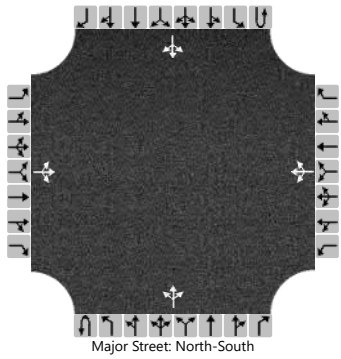
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/14/2022
Analysis Year	2027
Time Analyzed	PM Peak Hour - No-Build
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	6th/Larch
Jurisdiction	Colleege Place/Walla Wall
East/West Street	SE 6th Ave
North/South Street	Larch Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	5	25		5	1	0		20	180	10		0	245	25
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			60				7			22				0		
Capacity, c (veh/h)			488				402			1152				1325		
v/c Ratio			0.12				0.02			0.02				0.00		
95% Queue Length, Q_{95} (veh)			0.4				0.0			0.1				0.0		
Control Delay (s/veh)			13.4				14.1			8.2				7.7		
Level of Service (LOS)			B				B			A				A		
Approach Delay (s/veh)	13.4				14.1				0.9				0.0			
Approach LOS	B				B											

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HCS7 Two-Way Stop-Control Report

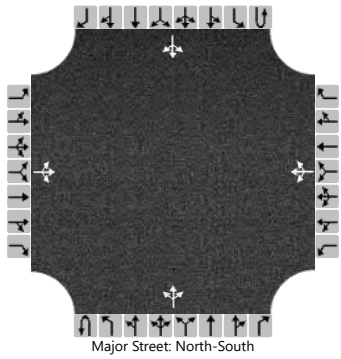
General Information

Analyst	Montgomery
Agency/Co.	JUB Engineers
Date Performed	4/14/2022
Analysis Year	2027
Time Analyzed	PM Peak Hour - Build
Intersection Orientation	North-South
Project Description	Garrison Village

Site Information

Intersection	6th/Larch
Jurisdiction	Colleege Place/Walla Wall
East/West Street	SE 6th Ave
North/South Street	Larch Ave
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	5	25		10	0	5		20	180	20		10	245	25
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			60				16			22				11		
Capacity, c (veh/h)			469				467			1152				1313		
v/c Ratio			0.13				0.03			0.02				0.01		
95% Queue Length, Q_{95} (veh)			0.4				0.1			0.1				0.0		
Control Delay (s/veh)			13.8				13.0			8.2				7.8		
Level of Service (LOS)			B				B			A				A		
Approach Delay (s/veh)		13.8				13.0				0.9				0.4		
Approach LOS		B				B										

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Appendix C:

Approved Pipeline Developments

Myra-Offner Master Plan
Traffic Impact Analysis

595 Offner Road
Walla Walla, Washington

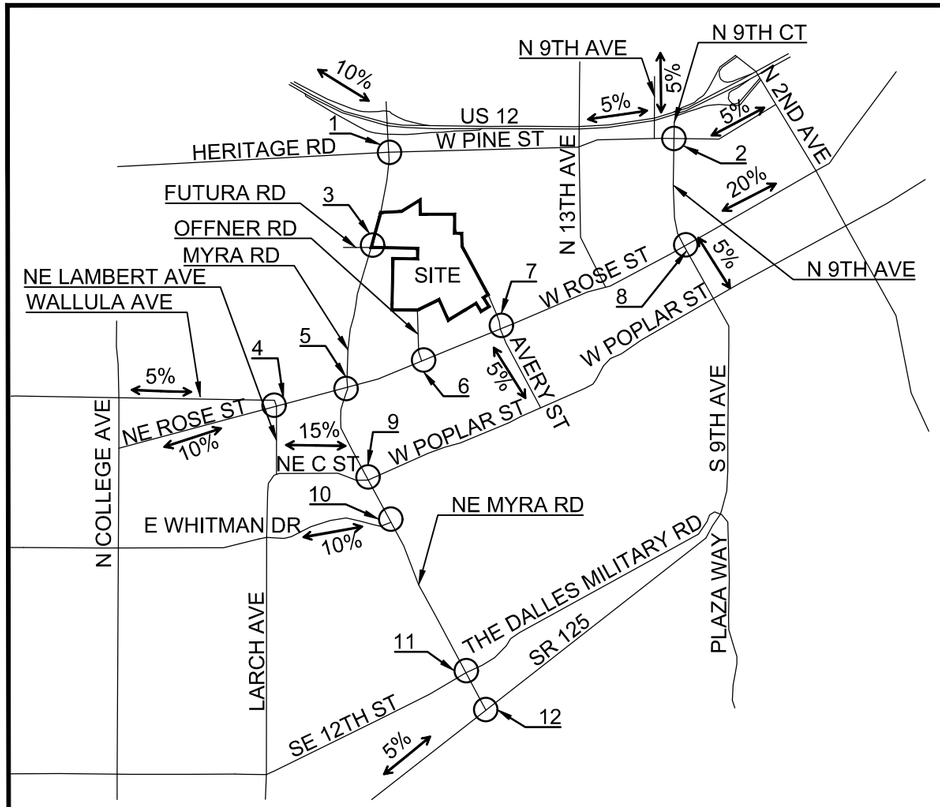
Prepared for:
Konen Rock Products
81890 Couse Creek Road
Milton-Freewater, Oregon 97862

December 22, 2020
PBS Project 67619.000

Digitally signed by David Holt
Date: 2020.12.22 22:06:08-08'00'



PBS
415 W 6TH STREET, SUITE 601
VANCOUVER, WA 98660
360.695.3488 MAIN
866.727.0140 FAX
PBSUSA.COM



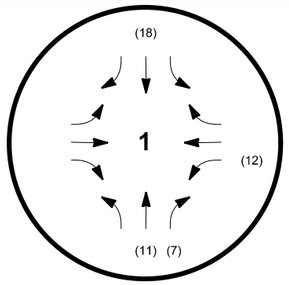
NOT TO SCALE

PRIMARY TRIPS, WEEKDAY AM PEAK HOUR
ENTER = 37
EXIT = 103
TOTAL = 140

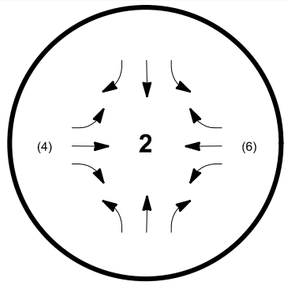
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EXIT = 71
TOTAL = 193

LEGEND

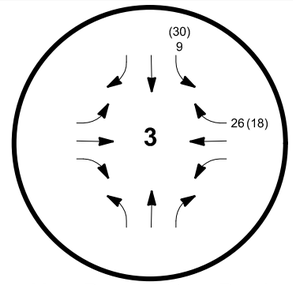
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XXX	AM PEAK HOUR
(XXX)	PM PEAK HOUR



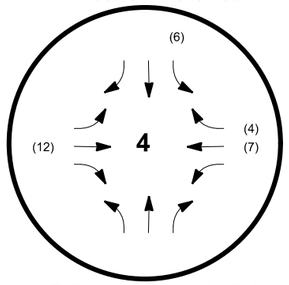
Myra Road / Heritage Road / Pine Street



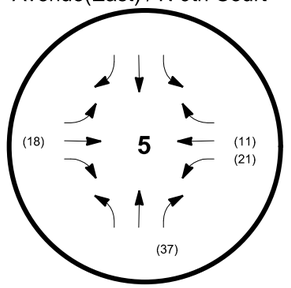
W Pine Street / N 9th Avenue(East) / N 9th Court



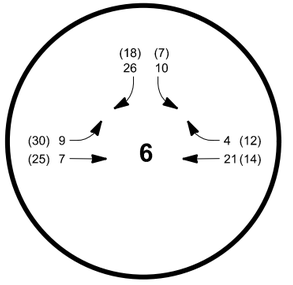
Myra Road / Futura Road



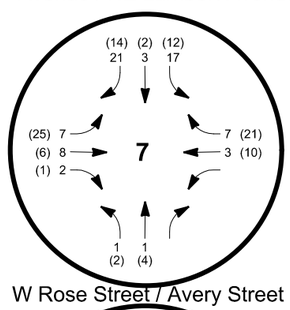
NE Rose Street / Wallula Avenue / NE Lambert Avenue



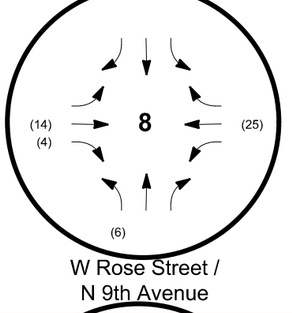
Myra Road / Rose Street



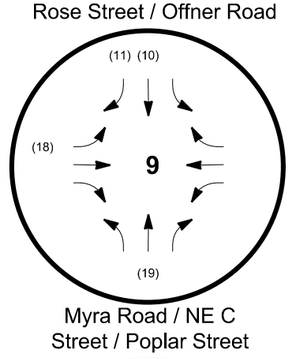
Rose Street / Offner Road



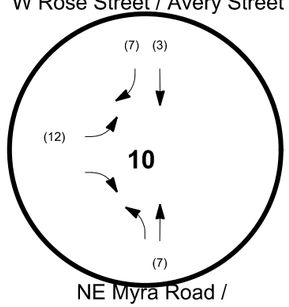
W Rose Street / Avery Street



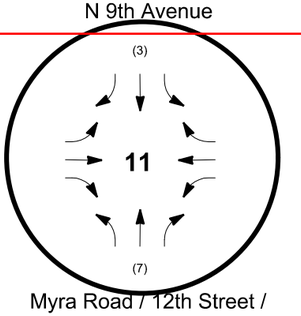
W Rose Street / N 9th Avenue



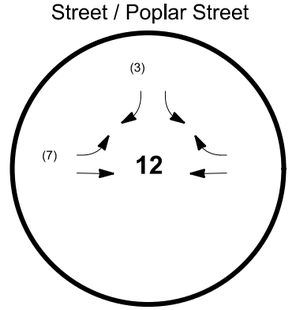
Myra Road / NE C Street / Poplar Street



NE Myra Road / E Whitman Drive



Myra Road / 12th Street / The Dallas Military Road

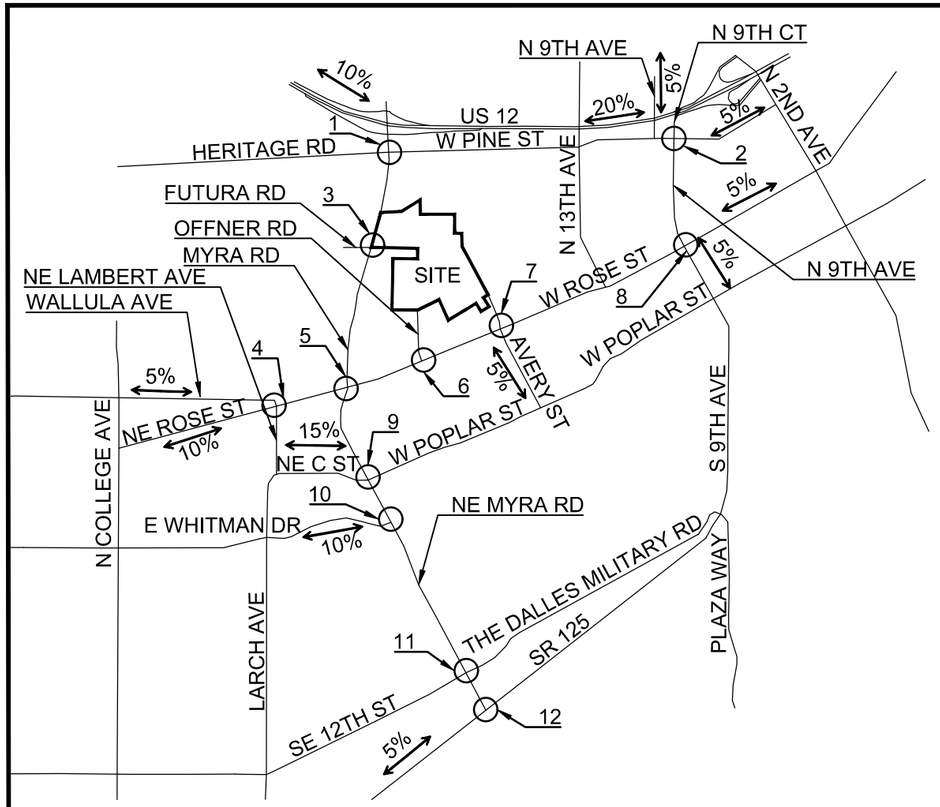


Myra Road / SR 125

FIGURE 7

2025 Primary Trip Distribution and Assignment for Single Family Residential Only

Konen Myra Road Development





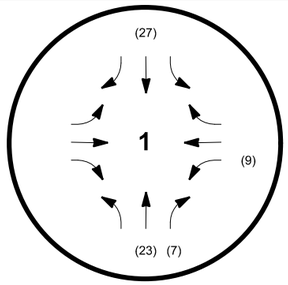
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EXIT = 144
TOTAL = 298

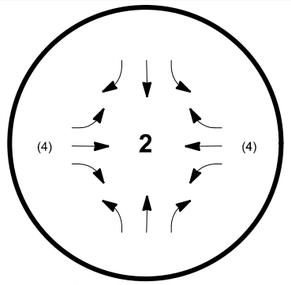
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EXIT = 76
TOTAL = 165

LEGEND

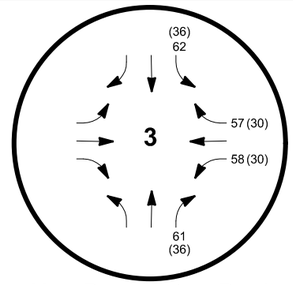
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XXX	AM PEAK HOUR
(XXX)	PM PEAK HOUR



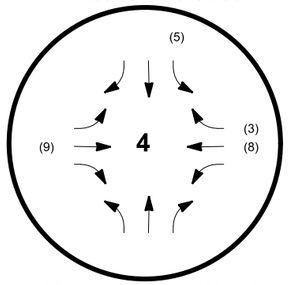
Myra Road / Heritage Road / Pine Street



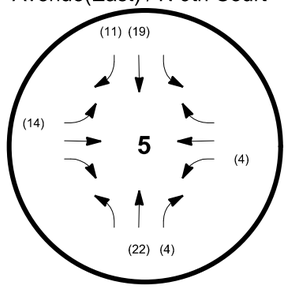
W Pine Street / N 9th Avenue(East) / N 9th Court



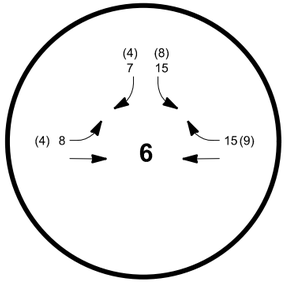
Myra Road / Futura Road



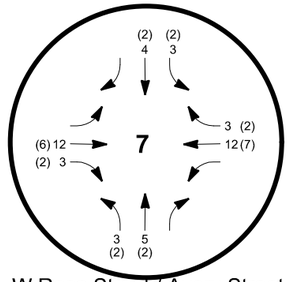
NE Rose Street / Wallula Avenue / NE Lambert Avenue



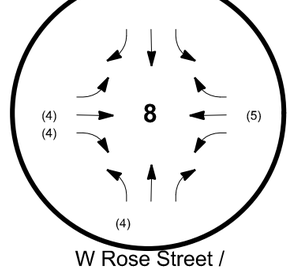
Myra Road / Rose Street



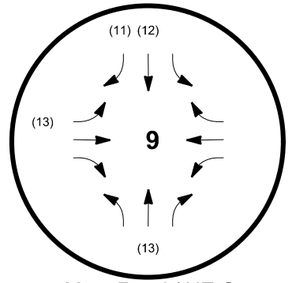
Rose Street / Offner Road



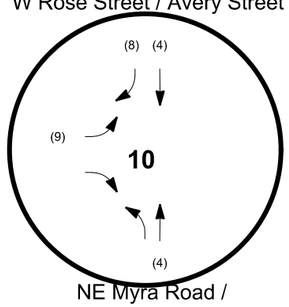
W Rose Street / Avery Street



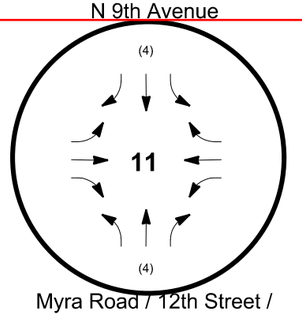
W Rose Street / N 9th Avenue



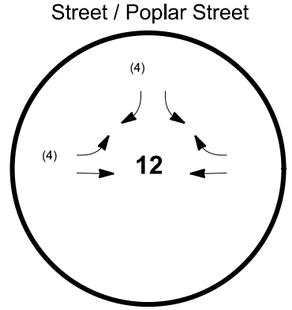
Myra Road / NE C Street / Poplar Street



NE Myra Road / E Whitman Drive



Myra Road / 12th Street / The Dallas Military Road

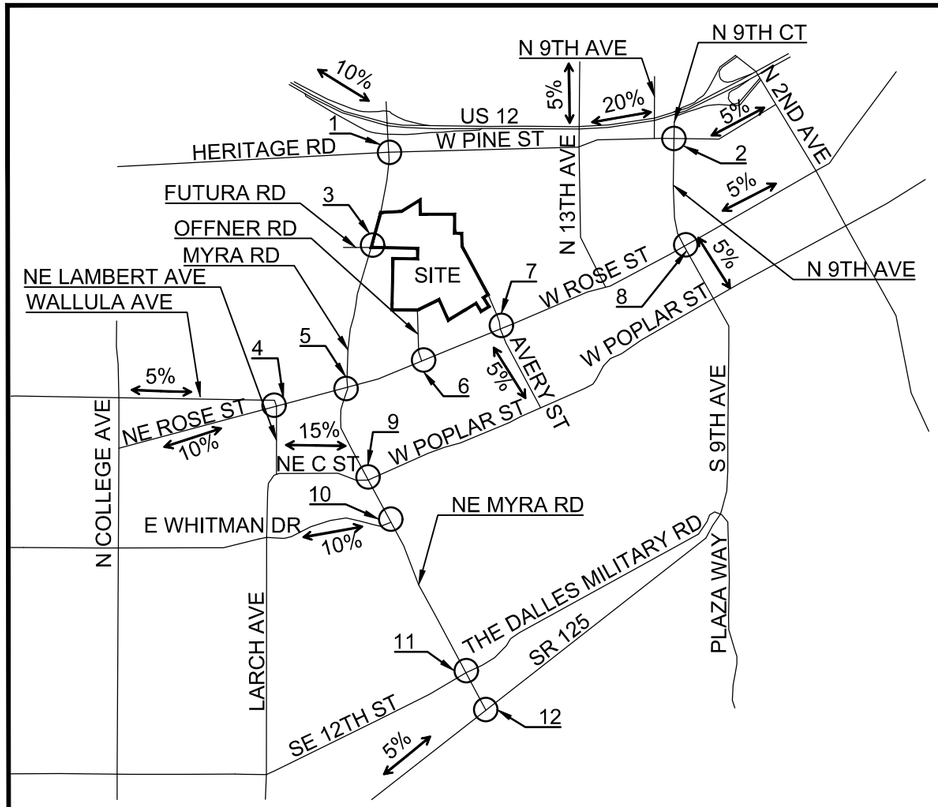


Myra Road / SR 125

FIGURE 8

2025 Primary Trip Distribution and Assignment for Other Uses

Konen Myra Road Development



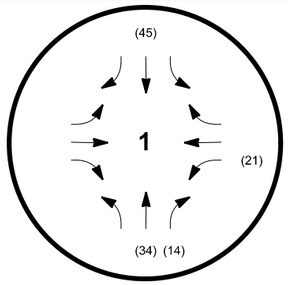
NOT TO SCALE

PRIMARY TRIPS, WEEKDAY AM PEAK HOUR
ENTER =191
EXIT = 247
TOTAL = 438

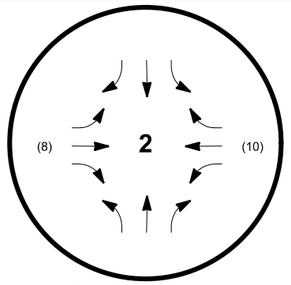
PRIMARY TRIPS, WEEKDAY PM PEAK HOUR
ENTER = 211
EXIT = 147
TOTAL = 358

LEGEND

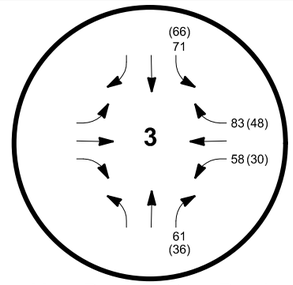
○	INTERSECTION
XXX	AM PEAK HOUR
(XXX)	PM PEAK HOUR



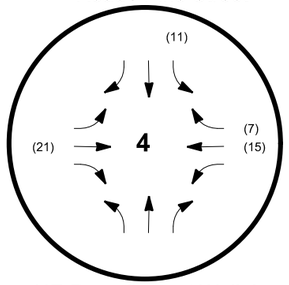
Myra Road / Heritage Road / Pine Street



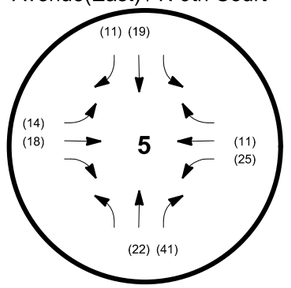
W Pine Street / N 9th Avenue(East) / N 9th Court



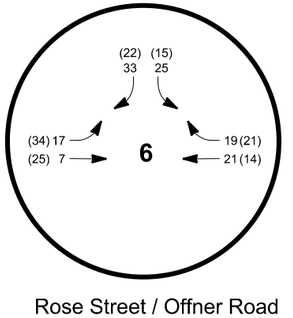
Myra Road / Futura Road



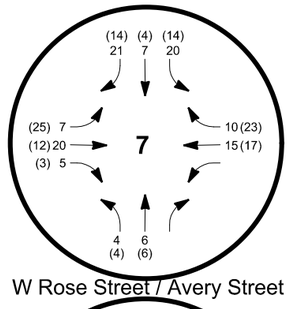
NE Rose Street / Wallula Avenue / NE Lambert Avenue



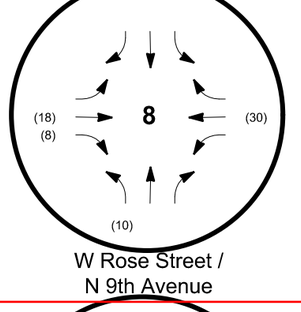
Myra Road / Rose Street



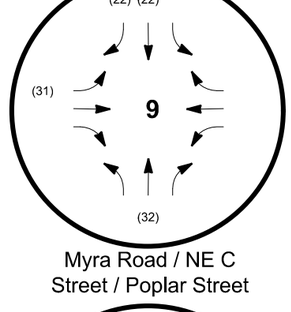
Rose Street / Offner Road



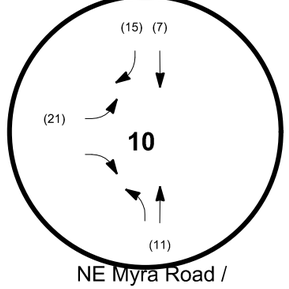
W Rose Street / Avery Street



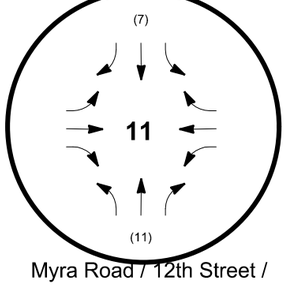
W Rose Street / N 9th Avenue



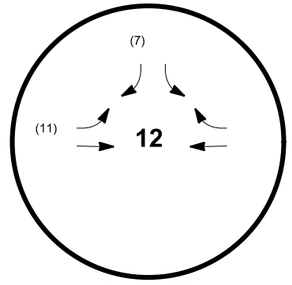
Myra Road / NE C Street / Poplar Street



NE Myra Road / E Whitman Drive



Myra Road / 12th Street / The Dallas Military Road



Myra Road / SR 125

FIGURE 9

2025 Total Primary Trip Assignment for All Uses

Konen Myra Road Development

Received 9-26-2017
City of College Place

1800 River Drive North
Great Falls, MT 59401

406.761.3010
tdhengineering.com







TRANSPORTATION IMPACT ANALYSIS
THE VILLAGE AT FORT WALLA WALLA

CLIENT

College Place Land Development Partners, LLC
101 E. Front Street, Suite 304
Missoula, MT 59802

ENGINEER

TD&H Engineering
210 Main Street
Lewiston, ID 83501
David Witthaus, PE

ANALYSTS

TD&H Engineering
Christopher K. Ward, PE
Marvin & Associates
Robert R. Marvin, PE, PTOE

JOB NO. 17-155

SEPTEMBER 2017

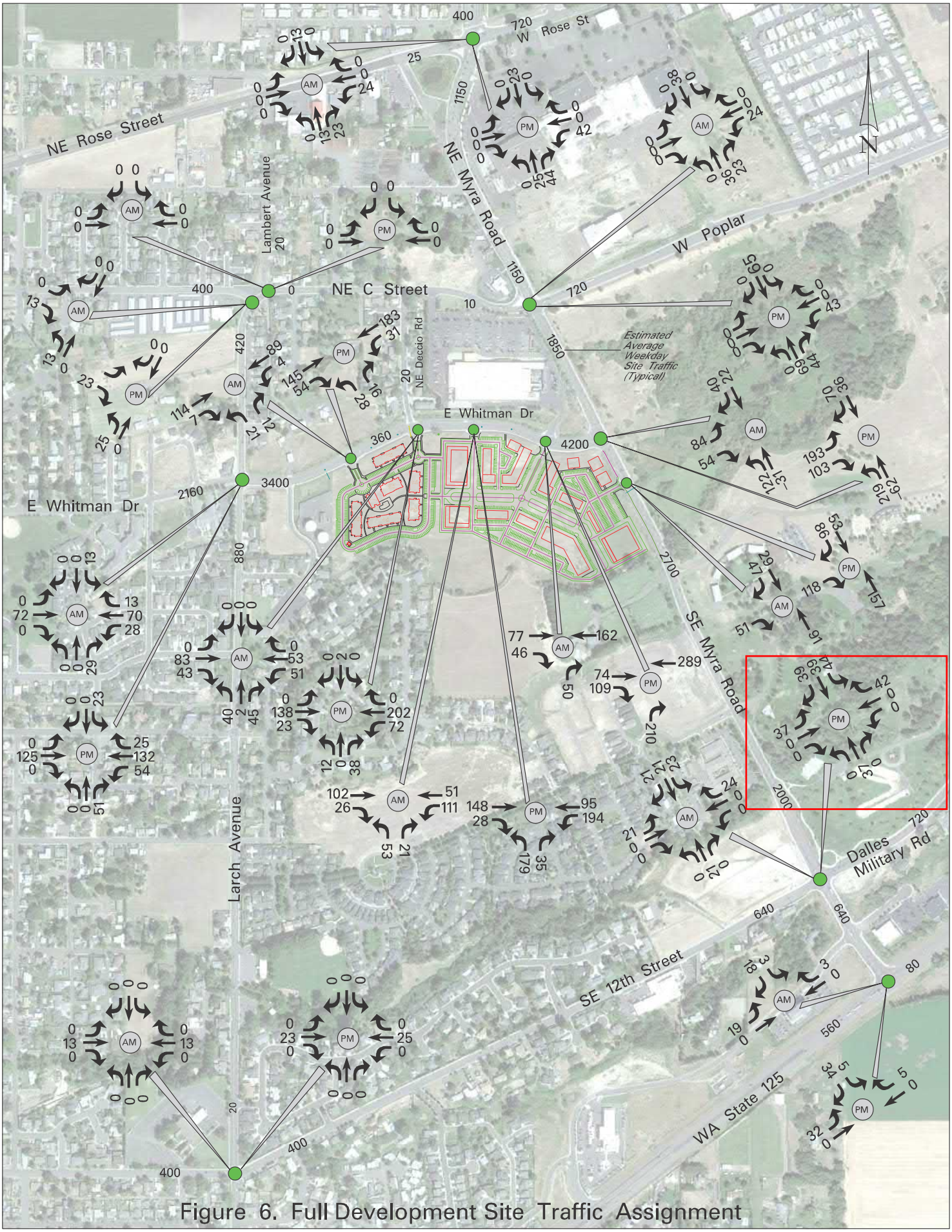


Figure 6. Full Development Site Traffic Assignment

Appendix D:

Conceptual Site Plan



SCALE: 1" = 200'

VILLAGES OF GARRISON CREEK - PHASES XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TRAFFIC IMPACT ANALYSIS
CONCEPTUAL SITE PLAN

J-U-B ENGINEERS, INC.

LAST UPDATE: 4/19/2022
PLOT DATE: 4/19/2022
FILE: 30-21-039_TIAEXHIBIT

Plot Date:4/19/2022 6:36 AM Plotted By: Paul Inwards
Date Created:4/19/2022 \\JUB.COM\CENTRAL\CLIENTS\WABELLATIERRA\PROJECTS\30-21-039_GARRISONCREEK\DESIGN\CAD\MODEL\30-21-039_TIAEXHIBIT.DWG

Appendix E:

Traffic Signal Warrant Analysis

Date: 3/15/2022
Location Myra Road/Garrison Village Way

Warrant 1, Eight Hour Vehicular Volume - Condition A - Minimum Vehicular Volume

Number of lanes on each approach		Vehicles per hour on major street				Vehicles per hour on high volume minor approach			
Major	Minor	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84

Major street posted speed	35 mph
Minor street posted speed	25 mph

Warrant 1, Eight Hour Vehicular Volume - Condition B - Interruption of Continuous Traffic

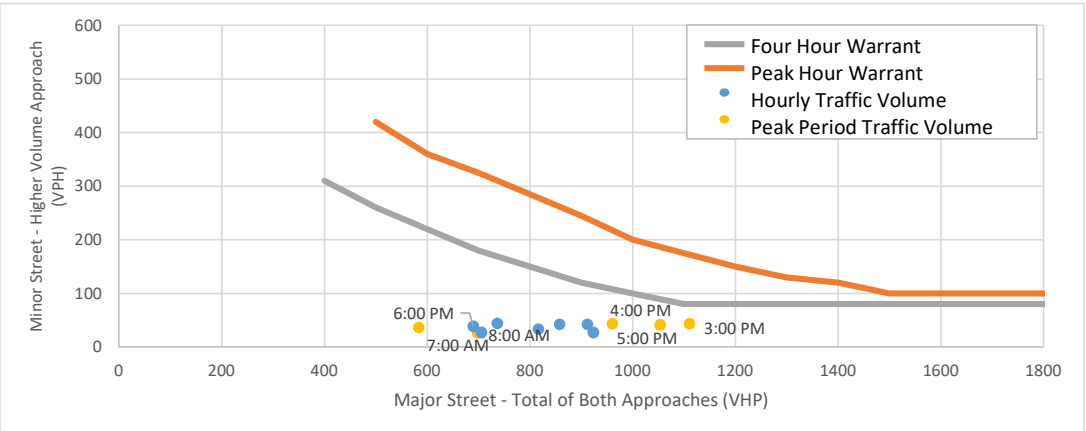
Number of lanes on each approach		Vehicles per hour on major street				Vehicles per hour on high volume minor approach			
Major	Minor	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42

COWW/COCP population 42,888 2020 Est.
Source: U.S. Census Bureau, Population Division

[a] Basic minimum hourly volume
[b] Used for combination of Conditions A and B after adequate trial of other remedial measures
[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000
[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Analysis of 8-Hour Volume Warrant (100% Factor)

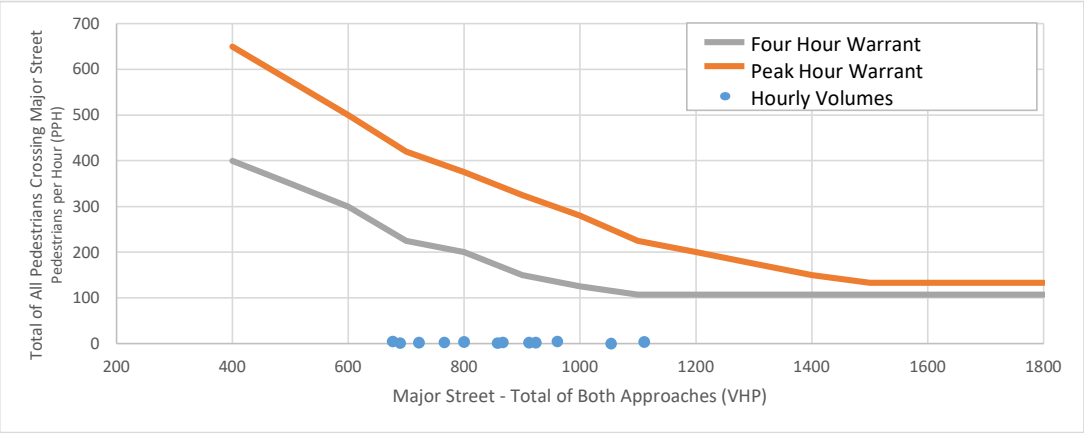
	Major	Higher Minor		Warrant 1-A			Warrant 1-B		
Hour Begin	Total	Volume	Dir.	Major Criteria	Minor Criteria	Meets	Major Criteria	Minor Criteria	Meets
12:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
1:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
2:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
3:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
4:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
5:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
6:00 AM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
7:00 AM	584	36	EB	500 -Yes	150 -No		750 -No	75 -No	
8:00 AM	699	26	EB	500 -Yes	150 -No		750 -No	75 -No	
9:00 AM	706	27	EB	500 -Yes	150 -No		750 -No	75 -No	
10:00 AM	737	44	EB	500 -Yes	150 -No		750 -No	75 -No	
11:00 AM	817	33	EB	500 -Yes	150 -No		750 -Yes	75 -No	
12:00 PM	924	27	EB	500 -Yes	150 -No		750 -Yes	75 -No	
1:00 PM	858	42	EB	500 -Yes	150 -No		750 -Yes	75 -No	
2:00 PM	912	42	EB	500 -Yes	150 -No		750 -Yes	75 -No	
3:00 PM	1111	43	EB	500 -Yes	150 -No		750 -Yes	75 -No	
4:00 PM	1054	41	EB	500 -Yes	150 -No		750 -Yes	75 -No	
5:00 PM	961	43	EB	500 -Yes	150 -No		750 -Yes	75 -No	
6:00 PM	690	38	EB	500 -Yes	150 -No		750 -No	75 -No	
7:00 PM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
8:00 PM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
9:00 PM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
10:00 PM	0	0	EB	500 -No	150 -No		750 -No	75 -No	
11:00 PM	0	0	EB	500 -No	150 -No		750 -No	75 -No	

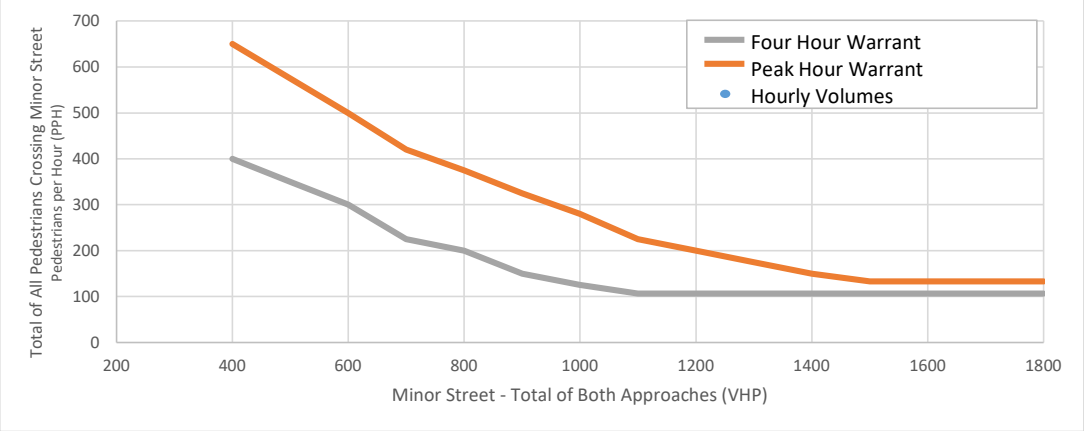


Note: Warrant curves approximated from Table for Figure 4C-1 to 4C-4.

Analysis of Pedestrian Volume Warrants

Hour Begin	Vehicles Per Hour		Total Pedestrian Crossings	
	Major Street	Minor Street	Major Street	Minor Street
6:30 AM	155	8	0	0
7:30 AM	800	41	4	1
8:30 AM	677	28	5	2
9:30 AM	722	47	2	3
10:30 AM	766	42	3	2
11:30 AM	867	34	3	1
12:00 PM	924	34	2	1
1:00 PM	858	55	1	1
2:00 PM	912	51	2	1
3:00 PM	1111	51	4	3
4:00 PM	1054	55	0	1
5:00 PM	961	47	5	6
6:00 PM	690	41	1	3





Note: Warrant curves approximated from Table for Figure 4C-5 to 4C-8.

Future Conditions Signal Warrant Analysis

	Eastbound			Percent	Rank of Highest Hour	
Time	Left	Right	Total	Left	Total	Lefts
7:00	27	17	44	61%	1	1
8:00	17	9	26	65%	11	10
9:00	18	9	27	67%	10	9
10:00	25	18	43	58%	2	4
11:00	19	11	30	63%	9	8
12:00	14	11	25	56%	12	12
1:00	27	13	40	68%	7	2
2:00	23	18	41	56%	5	5
3:00	17	24	41	41%	4	11
4:00	20	20	40	50%	6	7
5:00	26	16	42	62%	3	3
6:00	21	17	38	55%	8	6
TOTAL	254	183	437			

To arrive at how much additional traffic would need to be added on to the eastbound left turn by commercial development on the northwest corner the following assumptions were used:

2027 Build Scenario Eastbound Left Turns

- Needs to have a minimum of 75 left turns for each of 8 hours.
- 2027 Build Scenario had 40 eastbound left turns during PM Peak Hour.
- Assume 8th highest hour has 7.5% of 680 new daily Garrison Village trips, with 60% to the east and 60% of eatbound trips turning left
- 8th highest hour would add 9 trips for the eastbound left turn, to the 19 that are there today.
- Would need to add 47 new eastbound left turns during the 8th highest hour.

New Trips needed by Commercial Development to meet 8-hour Signal Warrant

- 7.5% of daily traffic occurs during the 8th highest hour
- 50% of that traffic is inbound and 50% is outbound traffic
- 80% of that traffic to/from the east on Garrison Village Way
- 60% of that traffic results in an eastbound left turn from Garrison Village Way

Of the potential all-day traffic of future commercial development on the Northwest corner of Garrison Village Way/Myra Road, only 1.8% of the all-day volume would make an eastbound left turn during the 8th highest hour of the day.

To generate 47 new eastbound left turns during the 8th highest hour of the day it is estimated that 2,611 total daily trips would need to be generated by the new commercial development.

The 2004 TIA estimated the daily trips from commercial development would exceed 16,000 trips (see page 17)

- The determination of pass-by rates is based upon methodologies provided in the *Trip Generation Handbook* (ITE, 2001). According to the Handbook, approximately 36 percent of supermarket trips, 34 percent of general retail trips, and 42 -percent of trips generated by the high-turnover restaurants would be pass-by trips. Pass-by rates were not available for bookstore, or coffee shop land uses. Pass-by rates are applied to total trip generation, following the reduction of shared trips, and the resulting trip totals are applied to driveways only.
- **Diverted Trips**—A diverted trip is already on the vicinity roadway network en route to a similar development and is attracted to a development due convenience or a change in consumer preference. Diverted trips impact streets adjacent to a retail facility and turning movements at the site driveways. In many instances, such as with this project, diverted trips will actually impact most, if not all, TIA intersections as they originate from outside of the study area. As such, all diverted trips were assigned as new trips to the street system to ensure a conservative analysis of project impacts.
- **New Trips**—A new trip is a single-purpose trip generated by a proposed development. New trips generally begin and end at home, although some new trips originate at work or other locations. New trips account for all remaining site-generated trips, following shared and pass-by trip reductions, and impact the study area beyond site driveways.

Table 5 provides a summary of total project trip generation for the proposed project. Again, project trip totals were developed based directly off rates and equations provided in the ITE *Trip Generation.*

Table 5

Summary of Total Project Trip Generation

Land Use	Land Use	Size	Unit	Daily Trips	PM Peak		
					In	Out	Total
Supermarket	850	55,800	sf	5,700	297	286	583
Book Superstore	868	19,200	sf	3,300	195	180	375
Shopping Center	820	55,700	sf	4,650	204	221	425
Coffee Shop	933	2,500	sf	1,800	37	35	72
Restaurant	932	8,160	sf	1,050	54	35	89
Townhomes	230	28	unit	250	10	5	15
Total Project Trips	—	—	—	16,750	797	762	1,559

Source: ITE *Trip Generation*

As Table 5 shows, the project is anticipated to generate approximately 16,750 total weekday trips. Approximately 1,559 of the total weekday trips (9.3 percent) are projected to occur during the PM peak hour. Shared and pass-by trip adjustments were then applied to total trips to identify new trip totals. Table 6 provides a summary of these adjustments.

Appendix F.

Collision History and Collision Rates

01/01/2016 - 12/31/2020

Under 23 U.S. Code § 409 and 23 U.S. Code § 148, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State

COUNTY	CITY	PRIMARY TRAFFICWAY	BLOCK NUMBER	INTERSECTING TRAFFIC WAY	DIST FROM REF POINT	MI or FT	COMP DIR FROM REF POINT	REFERENCE POINT NAME	REPORT NUMBER	DATE	MOST SEVERE INJURY TYPE	# INJ	# FAT	# VEH	# PEDS	# BIKES	FIRST COLLISION TYPE / OBJECT STRUCK	VEHICLE 1 ACTION	VEHICLE 2 ACTION	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 1)	MV DRIVER CONTRIBUTING CIRCUMSTANCE 1 (UNIT 2)	VEHICLE 1 COMPASS DIRECTION FROM	VEHICLE 1 COMPASS DIRECTION TO	VEHICLE 2 COMPASS DIRECTION FROM	VEHICLE 2 COMPASS DIRECTION TO
Walla Wa	Walla Walla	NE MYRA RD	0	SE GARRISON VILLAGE WAY					E629161	01/06/2017	No Apparent Injury	0	0	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead	Did Not Grant RW to Vehicle	None	South	West	North	South
Walla Wa	Walla Walla	SE GARRISON VILLAGE WAY	1291	NE MYRA RD					EA76383	10/29/2020	No Apparent Injury	0	0	2	0	0	Entering at angle	Going Straight Ahead	Going Straight Ahead	Did Not Grant RW to Vehicle	None	West	East	North	South
Walla Wa	College Place	SE LARCH AVE	0	SE 6TH ST					EA04847	01/16/2020	No Apparent Injury	0	0	1	0	0	Metal Sign Post	Making Right Turn		None		North	West		
Walla Wa	Walla Walla	DALLES MILITARY RD	1800	SE MYRA RD					E578604	08/26/2016	No Apparent Injury	0	0	2	0	0	From same direction - both going straight - one stopped - rear-end	Stopped at Signal or Stop	Going Straight Ahead	None	Inattention	Vehicle Stopp	Vehicle Stopp	West	East
Walla Wa	Walla Walla	DALLES MILITARY RD	0	SE MYRA RD					E625289	12/24/2016	No Apparent Injury	0	0	2	0	0	From same direction - both going straight - both moving - rear-end	Making Right Turn	Going Straight Ahead	Did Not Grant RW to Vehicle	Inattention	North	West	East	West
Walla Wa	Walla Walla	DALLES MILITARY RD	0	SE MYRA RD					E763473	01/24/2018	Suspected Minor Injury	2	0	2	0	0	From opposite direction - one left turn - one right turn	Making Right Turn	Making Left Turn	Did Not Grant RW to Vehicle	None	East	North	West	North
Walla Wa	Walla Walla	DALLES MILITARY RD	0	SE MYRA RD					E801027	05/22/2018	No Apparent Injury	0	0	2	0	0	Entering at angle	Making Right Turn	Going Straight Ahead	Did Not Grant RW to Vehicle	None	West	South	North	South
Walla Wa	Walla Walla	DALLES MILITARY RD	0	SE MYRA RD					EA03922	01/16/2020	No Apparent Injury	0	0	2	0	0	From same direction - both going straight - both moving - rear-end	Slowing	Slowing	Exceeding Reas. Safe Speed	None	East	West	East	West
Walla Wa	Walla Walla	DALLES MILITARY RD	1898	SE MYRA RD					EA87099	12/04/2020	No Apparent Injury	0	0	2	0	0	From same direction - both going straight - one stopped - rear-end	Slowing	Stopped at Signal or Stop Sig	Exceeding Reas. Safe Speed	None	East	West	East	Vehicle Stop
Walla Wa	Walla Walla	SE 12TH ST	1200	SE MYRA RD					E584325	07/14/2016	Possible Injury	1	0	2	0	0	From same direction - both going straight - one stopped - rear-end	Slowing	Stopped at Signal or Stop Sig	Inattention	None	West	East	West	Vehicle Stop
Walla Wa	Walla Walla	SE MYRA RD		DALLES MILITARY RD					E531463	04/05/2016	Possible Injury	1	0	2	0	0	From opposite direction - one left turn - one straight	Making Left Turn	Going Straight Ahead	Did Not Grant RW to Vehicle	Driver Not Distra	North	East	South	North
Walla Wa	Walla Walla	SE MYRA RD	0	DALLES MILITARY RD					E615659	12/02/2016	No Apparent Injury	0	0	1	0	0	Earth Bank or Ledge	Going Straight Ahead		Operating Defective Equipment		North	South		
Walla Wa	Walla Walla	SE MYRA RD	0	DALLES MILITARY RD					E702663	08/14/2017	Possible Injury	1	0	1	0	0	Miscellaneous Object or Debris on Road	Making Left Turn		None		North	East		
Walla Wa	Walla Walla	SE MYRA RD	0	DALLES MILITARY RD					E849786	10/08/2018	Possible Injury	3	0	2	0	0	Entering at angle	Going Straight Ahead	Going Straight Ahead	Unknown Distraction	Unknown Distra	East	West	South	North
Walla Wa	Walla Walla	SE MYRA RD	0	DALLES MILITARY RD					E959830	09/12/2019	Possible Injury	1	0	2	0	0	From same direction - both going straight - both moving - rear-end	Going Straight Ahead	Slowing	Follow Too Closely	None	North	Southeast	North	Southeast
Walla Wa	Walla Walla	SE MYRA RD		SE 12TH ST					E551317	05/26/2016	No Apparent Injury	0	0	2	0	0	Entering at angle	Making Left Turn	Going Straight Ahead	Other	Other	Southwest	North	Northwest	Southeast
Walla Wa	Walla Walla	SE MYRA RD	300		64	F	NW	DALLES M	E730718	10/26/2017	No Apparent Injury	0	0	2	0	0	From opposite direction - one left turn - one right turn	Making Right Turn	Making Left Turn	Improper Turn	None	East	North	West	North

Collision Rate Calculations at

Myra Road/Garrison Village Way

Ra = System Wide Average Accident Rate		0.6
K = Statistical Constant		1.645
Average Daily Vehicles Entering Intersection		
(Estimated, PM peak hour * 10)	Northbound	4290
	Southbound	6540
	Eastbound	470
	Westbound	120
M = Millions of Vehicles for a five year period =		20.8415
Critical Accident Rate (RC) = Ra+K*(Ra/M)^.5)-1/(2*M)		0.85512
	Number of Accidents	2
	Number of Years	5
Actual Accident Rate (per Million Entering Vehicles)		0.09596

Collision Rate Calculations at

Myra Road/Dalles Military/12th Street

Ra = System Wide Average Accident Rate		0.6
K = Statistical Constant		1.645
Average Daily Vehicles Entering Intersection		
(Estimated, PM peak hour * 10)	Northbound	2730
	Southbound	6510
	Eastbound	2560
	Westbound	4040
M = Millions of Vehicles for a five year period =		28.908
Critical Accident Rate (RC) = Ra+K*(Ra/M)^.5)-1/(2*M)		0.8197
	Number of Accidents	14
	Number of Years	5
Actual Accident Rate (per Million Entering Vehicles)		0.4843

Collision Rate Calculations at

Myra Road/Dalles Military/12th Street

Ra = System Wide Average Accident Rate		0.6
K = Statistical Constant		1.645
Average Daily Vehicles Entering Intersection		
(Estimated, PM peak hour * 10)	Northbound	2730
	Southbound	6510
	Eastbound	2560
	Westbound	4040
M = Millions of Vehicles for a five year period =		28.908
Critical Accident Rate (RC) = Ra+K*(Ra/M)^.5)-1/(2*M)		0.8197
	Number of Accidents	14
	Number of Years	5
Actual Accident Rate (per Million Entering Vehicles)		0.4843

Collision Rate Calculations at

Larch Ave/6th Street

Ra = System Wide Average Accident Rate		0.6
K = Statistical Constant		1.645
Average Daily Vehicles Entering Intersection		
(Estimated, PM peak hour * 10)	Northbound	1970
	Southbound	2580
	Eastbound	470
	Westbound	60
M = Millions of Vehicles for a five year period =		9.271
Critical Accident Rate (RC) = Ra+K*(Ra/M)^.5)-1/(2*M)		0.96455
	Number of Accidents	1
	Number of Years	5
Actual Accident Rate (per Million Entering Vehicles)		0.10786

Appendix G:

Pedestrian Crossing Guidance (WSDOT and MUTCD)

Enhancement Criteria for Uncontrolled Pedestrian Crossing Locations

This guidance is intended for pedestrian crossings at locations where no traffic control is present, such as locations without a stop sign, signal, or roundabout. Application of this guidance may be used for uncontrolled bicyclist crossings, controlled intersections or crossings, or designated school zones, but additional considerations or requirements may apply.

Legal crosswalks exist at all intersections, whether marked or not, per RCW 46.04.160. Given the large number of legal crosswalks, and the responsibility to keep the traffic control device(s) legible, visible, and functional per *Manual on Uniform Traffic Control Devices* (MUTCD) 1A.05, any additional enhancement, including marking the crosswalk, must be installed with purpose and a defined need to ensure their effectiveness. Enhanced crossings alert motorists to the presence of a pedestrian or potential for a pedestrian, as well as help direct pedestrians to the preferred crossing location.

An engineering study is used to determine whether a crosswalk should be marked and if additional treatments are needed. The engineering study should assess the pedestrian/bicyclist need at the location, as well as the suitability of the location based on roadway, traffic, and adjacent land use characteristics. The first step of the engineering study is to use the following to determine crossing need:

- Pedestrian/bicyclist crash history severity and frequency
- Pedestrian/bicyclist volumes
- Known pedestrian/bicyclist crossing activity in dark or night time conditions
- Proximity to adjacent enhanced crossings
- Proximity to transit stops, trails/shared-use paths, or other pedestrian/bicyclist generators (employment centers, schools, parks, restaurants, bars, businesses, health services, etc.)
- Land use context and future land use changes, growth, or development patterns
- Demographics of the population within the walk shed of the location (give special consideration in communities where there are higher numbers of people over 65 and people with disabilities[1])
- Pedestrian/bicyclist delay or suitability of gaps
- Consistency with local agency plans that include the location as a part of their pedestrian/bicycle network

The second step of the engineering study is to evaluate the crossing based on the following roadway and traffic characteristics. These characteristics relate to either the guidance in Table 1 or to minimum requirements for crossing enhancement.

- Traffic volumes (ADT)
- Posted speed
- Number of lanes (total and number that would need to be crossed consecutively without an intermediate pedestrian refuge)
- Presence of median
- Motorist and pedestrian sight distance
- Proximity to nearby enhanced crossings
- ADA compliance of existing features
- Illumination
- Presence of on-street parking

[1] EJSCREEN: Environmental Justice Screening and Mapping Tool. (2017, August 17). https://www.epa.gov/ejscreen

Enhancement Criteria for Uncontrolled Pedestrian Crossing Locations

The following requirements must be met for further crossing enhancement consideration:

- Adequate sight distance, equal to or exceeding the stopping sight distance for the posted speed, is available in both directions. Decision sight distance must be met, however, for locations where the crossing is not reasonably expected. In accordance with RCW 46.61.570, on-street parking is restricted within 20 feet of a crosswalk. Additional roadside parking restrictions may be required if sight distance is limited, see procedures in *Traffic Manual* 6.3(G).
- Pedestrian activity or land use context supports a marked crosswalk.

The pedestrian crossing enhancement guidelines shown in Table 1 are applicable for locations that are not controlled by a signal, roundabout, or stop sign. Any implementation of a marked crosswalk at an uncontrolled location shall require approval from the Region Traffic Engineer or designee. Mid-block crosswalk installations require pedestrian warning signs and stop lines per the IS-23 Pedestrian Crossing Details.

Table 1. Pedestrian Crossing Enhancement Guidance

Traffic Volume (ADT)	Posted Speed	Roadway Configuration, Two-Directional[1]				
		2 lanes	2-3 lanes, with raised median[2]	3 lanes, without raised median	≥4 lanes, with raised median[2,3]	≥4 lanes, without raised median[3]
< 9,000	≤ 30 mph	A	A	A	A	A
	35 mph	A	B	B	B	C
	≥ 40 mph	C	C	C	C	C
9,000-15,000	≤ 30 mph	A	A	A	B	B
	35 mph	B	B	B	B	C
	≥ 40 mph	C	C	C	C	C
≥ 15,000	≤ 30 mph	B	B	C	C	C
	35 mph	B	B	C	C	C
	≥ 40 mph	C	C	C	C	C

[1]Roadway configuration includes all lanes at crossing location
[2]Raised median must meet accessibility criteria as stated in *Design Manual* 1510.11(1)
[3]The installation of a midblock crosswalk on a roadway with two or more through lanes in one direction requires a stop line placed 20 to 50 ft in advance of the crosswalk. See *MUTCD* 3B.16 for guidance.

Based on an identified need to enhance the crossing from the engineering study,

A. Location may be suitable for marked crosswalk with no or minimal additional enhancement.
B. Location suitable for marked crosswalk, additional enhancement recommended.
C. Marked crosswalks alone are insufficient, additional enhancement is required.

Additional pedestrian crossing enhancements may include, but are not limited to, the following enhancements. Enhancement selection is based on the preceding roadway and traffic characteristics, as well as additional factors relevant for each location (e.g. percentage of truck traffic). Traffic operational analysis may also be necessary to evaluate the appropriateness of enhancements at each location.

- Pedestrian scaled illumination (consideration for height and location)
- Pedestrian warning sign, at the crosswalk location and/or advanced (see *Traffic Manual* 2.8)
- Advanced pedestrian warning sign
- Stop line placed 20 to 50 ft in advance of the crosswalk
- Tighter turning radii

- In-street pedestrian crossing sign (in conjunction with refuge islands)
- Pedestrian crossing flags within incorporated cities (in coordination with local agency sponsorship)
- Pedestrian refuge island (subject to requirements in *Design Manual* 1510.11(1))
- Raised crosswalk
- Rapid flashing beacons (RFB) or warning beacons (subject to requirements in *MUTCD* 4L)
- Pedestrian hybrid beacon (PHB) (subject to requirements in *MUTCD* 4F)
- Pedestrian signal
- Curb extension
- Traffic-calming treatments
- Roadway narrowing or road diet

The selection of any crossing enhancements, including pavement markings, signs, or other features, at an uncontrolled location shall require the approval of the Region Traffic Engineer or designee.

Appendix: WSDOT Interim Guidance for Supplemental Treatments for Marked Pedestrian Crossings

References:

1. Blackburn, L., Zegeer, C., & Brookshire, K. (2017). Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations (FHWA-SA-17-072).
2. Zegeer, C. V., Stewart, J. R., Huang, H. H., Lagerwey, P. A., Feaganes, J., & Campbell, B. (2005). Safety Effects of Marked Versus Unmarked Crosswalks at Uncontrolled Locations (HRT-04-100).
3. Fitzpatrick, K., et al. (2006). Improving Pedestrian Safety at Unsignalized Crossings (TCRP Report 112/NCHRP Report 562).
4. Guidance for Installation of Pedestrian Crosswalks on Minnesota State Highways. (2005). Minnesota Department of Transportation.
5. Schroeder, B. J., O'Brien, S. W., & Findley, D. J. (2015). North Carolina Pedestrian Crossing Guidance (FHWA/NC/2014-15).
6. Pedestrian Crossing Accommodations at Unsignalized Locations (IIM-TE-384.0). (2016). Virginia Department of Transportation.

WSDOT Interim Guidance for Supplemental Treatments for Marked Pedestrian Crossings

Rapid Flashing Beacons (RFBs) and/or LED Circular Beacons are used to supplement pavement markings and pedestrian warning signs for a marked crossing. The decision to use a marked crossing shall be based on an engineering study and have been approved by the Region Traffic Engineer. The installation of RFBs is not acceptable mitigation to justify the approval of a mid-block pedestrian crossing. RFBs shall be pedestrian activated. This guidance describes locations where RFBs should be used to enhance pedestrian crossings at mid-block crosswalks or unsignalized intersections, and how RFBs should be arranged when they are used.

When to Use RFBs

Table 1 below describes the conditions under which RFBs, alternate beacons, and advance circular beacons should be used. Installation on roadways with a posted speed greater than 40 MPH requires an engineering analysis and approval from the Region Traffic Engineer.

Table 1: Use of Beacons by Roadway Configuration

Roadway Type	Posted Speed Limit (MPH)	RFB / Alternate Beacon at Crossing	Advance Circular Beacons[2]
Two or More Lanes in Each Direction, with Raised Median or Pedestrian Refuge	≥ 40	Required	Optional
	35	Optional[1]	Optional
	≤ 30	Not Required	Not Required
Two-Way – Two Lane or Three Lane (with Two-Way Left Turn Lane or Median)	≥ 40	Required	Optional
	35	Optional	Optional
	≤ 30	Not Required	Not Required
One Way – Two or More Lanes	≥ 40	Required	Optional
	35	Optional[1]	Optional
	≤ 30	Not Required	Not Required
Roundabouts	N/A	Contact HQ Traffic Office	

[1]: ADT should be considered as part of the decision for this location type.

[2]: Advance beacons are required for any RFB / Alternate Beacon System when sight distance is not met for the beacons at the crossing.

At any location type marked as “Optional” or “Not Required”, RFBs or Alternate Beacons may be installed by the local jurisdiction, but the local jurisdiction is responsible for all costs and materials for installation, maintenance, and repairs. An engineering study by WSDOT is not required for systems installed by the local jurisdiction.

Beacon System Placement

The locations of the primary and advance beacons varies with the configuration of the roadway.

1. Beacons shall be placed as shown in the IS-23 details (available on the IS-22 web page at http://www.wsdot.wa.gov/Design/Standards/PlanSheet/IS-22.htm).

2. Where Advance Circular Beacons are installed due to inadequate sight distance to the beacons at the crossing, they shall operate continuously. All other advance beacons shall be pedestrian activated with the beacons at the crossing.

3. Advance Circular Beacons, when used, shall use 8-inch displays for roadways with a posted speed limit of 35 MPH and 12-inch displays for roadways with a posted speed limit of 40 MPH or higher.

Table 2 shows where beacons are required to be located, based on the roadway configuration.

Table 2: Required Beacon Placement by Roadway Configuration

Roadway Configuration			Required Placement			
Traffic Direction	Number of Lanes in One Direction	Median[1] Present	Right Shoulder	Left Shoulder	Median[1]	Overhead
One-Way	Two	N/A	X	X		
	Three	N/A	X	X		X
Two-Way	One	N/A	X	X		
	Two	Yes	X		X	
		No	X			X
	Three or More	Yes	X		X	X
		No	X			X
Roundabout Approach	Two	N/A	X	[2]	X[2]	
	Three	N/A	X	[2]	X[2]	X

[1]: Median includes open medians, median islands, pedestrian refuge islands, and roundabout approach splitter islands.

[2]: For one-way roundabout approaches, the left side beacon shall be installed on the left shoulder, since no splitter island is present.

CHAPTER 4F. PEDESTRIAN HYBRID BEACONS

Section 4F.01 Application of Pedestrian Hybrid Beacons

Support:

01 A pedestrian hybrid beacon is a special type of hybrid beacon used to warn and control traffic at an unsignalized location to assist pedestrians in crossing a street or highway at a marked crosswalk.

Option:

02 A pedestrian hybrid beacon may be considered for installation to facilitate pedestrian crossings at a location that does not meet traffic signal warrants (see Chapter 4C), or at a location that meets traffic signal warrants under Sections 4C.05 and/or 4C.06 but a decision is made to not install a traffic control signal.

Standard:

03 **If used, pedestrian hybrid beacons shall be used in conjunction with signs and pavement markings to warn and control traffic at locations where pedestrians enter or cross a street or highway. A pedestrian hybrid beacon shall only be installed at a marked crosswalk.**

Guidance:

04 *If one of the signal warrants of Chapter 4C is met and a traffic control signal is justified by an engineering study, and if a decision is made to install a traffic control signal, it should be installed based upon the provisions of Chapters 4D and 4E.*

05 *If a traffic control signal is not justified under the signal warrants of Chapter 4C and if gaps in traffic are not adequate to permit pedestrians to cross, or if the speed for vehicles approaching on the major street is too high to permit pedestrians to cross, or if pedestrian delay is excessive, the need for a pedestrian hybrid beacon should be considered on the basis of an engineering study that considers major-street volumes, speeds, widths, and gaps in conjunction with pedestrian volumes, walking speeds, and delay.*

06 *For a major street where the posted or statutory speed limit or the 85th-percentile speed is 35 mph or less, the need for a pedestrian hybrid beacon should be considered if the engineering study finds that the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding total of all pedestrians crossing the major street for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4F-1 for the length of the crosswalk.*

07 *For a major street where the posted or statutory speed limit or the 85th-percentile speed exceeds 35 mph, the need for a pedestrian hybrid beacon should be considered if the engineering study finds that the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding total of all pedestrians crossing the major street for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4F-2 for the length of the crosswalk.*

08 *For crosswalks that have lengths other than the four that are specifically shown in Figures 4F-1 and 4F-2, the values should be interpolated between the curves.*

Section 4F.02 Design of Pedestrian Hybrid Beacons

Standard:

01 **Except as otherwise provided in this Section, a pedestrian hybrid beacon shall meet the provisions of Chapters 4D and 4E.**

02 **A pedestrian hybrid beacon face shall consist of three signal sections, with a CIRCULAR YELLOW signal indication centered below two horizontally aligned CIRCULAR RED signal indications (see Figure 4F-3).**

03 **When an engineering study finds that installation of a pedestrian hybrid beacon is justified, then:**

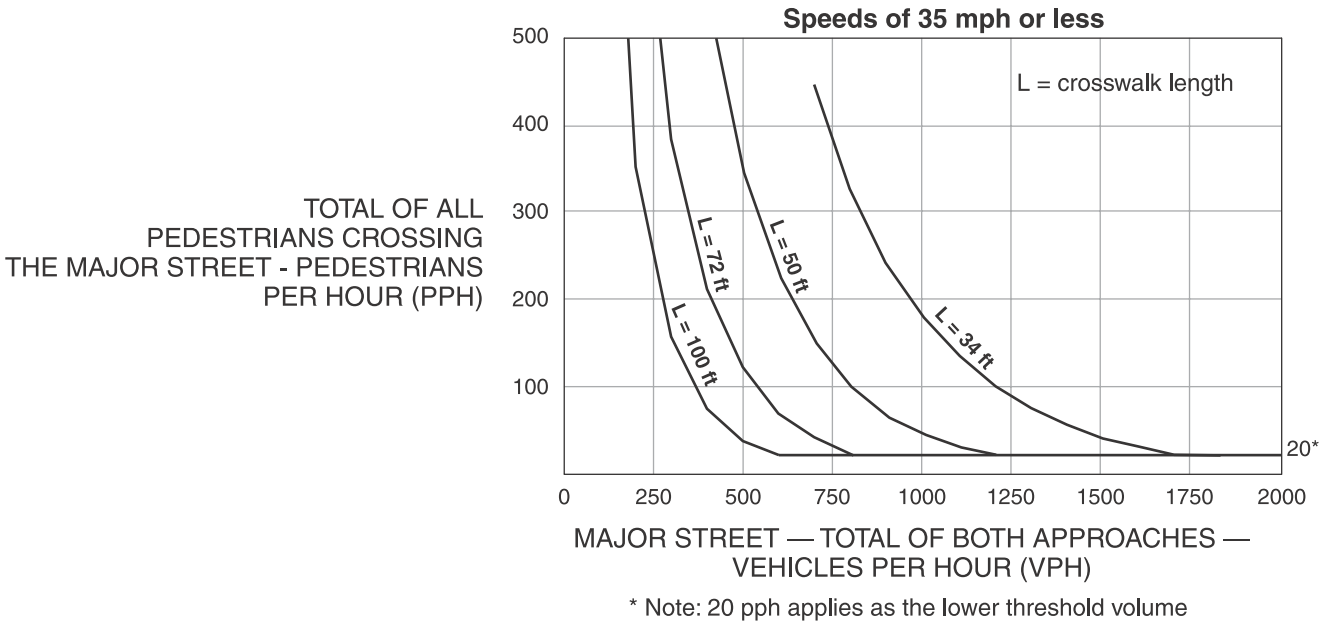
- **A. At least two pedestrian hybrid beacon faces shall be installed for each approach of the major street,**
- **B. A stop line shall be installed for each approach to the crosswalk,**
- **C. A pedestrian signal head conforming to the provisions set forth in Chapter 4E shall be installed at each end of the marked crosswalk, and**
- **D. The pedestrian hybrid beacon shall be pedestrian actuated.**

Guidance:

04 *When an engineering study finds that installation of a pedestrian hybrid beacon is justified, then:*

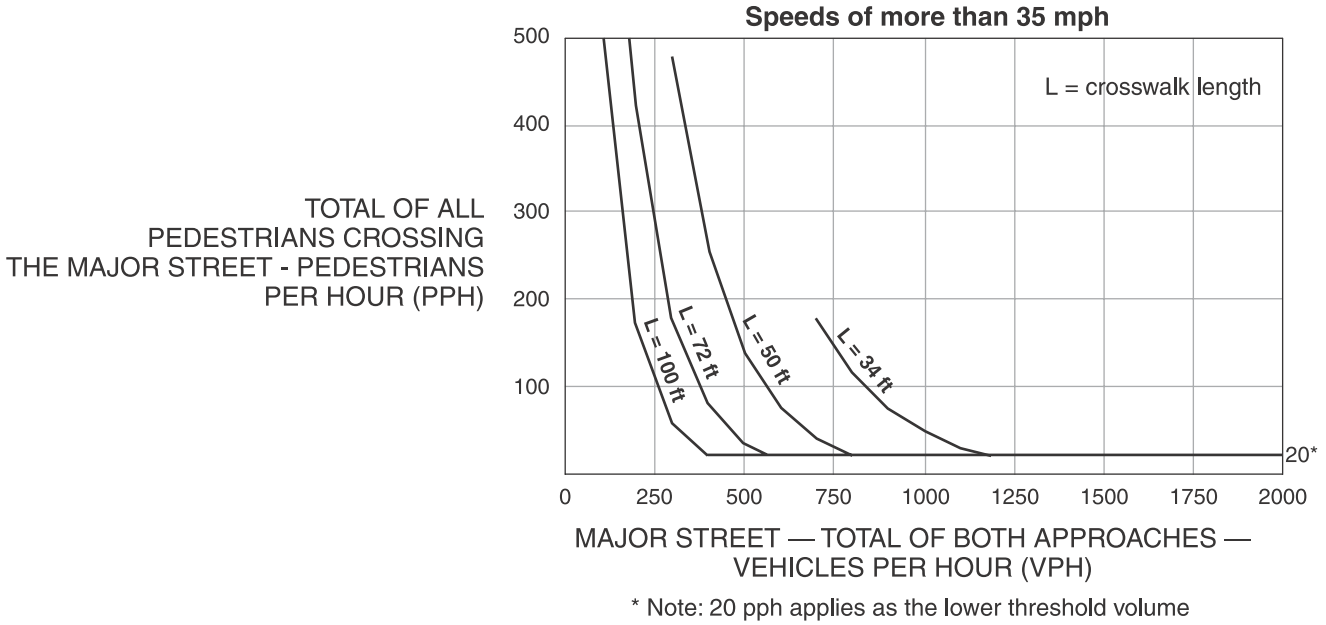
- *A. The pedestrian hybrid beacon should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs,*

Figure 4F-1. Guidelines for the Installation of Pedestrian Hybrid Beacons on Low-Speed Roadways



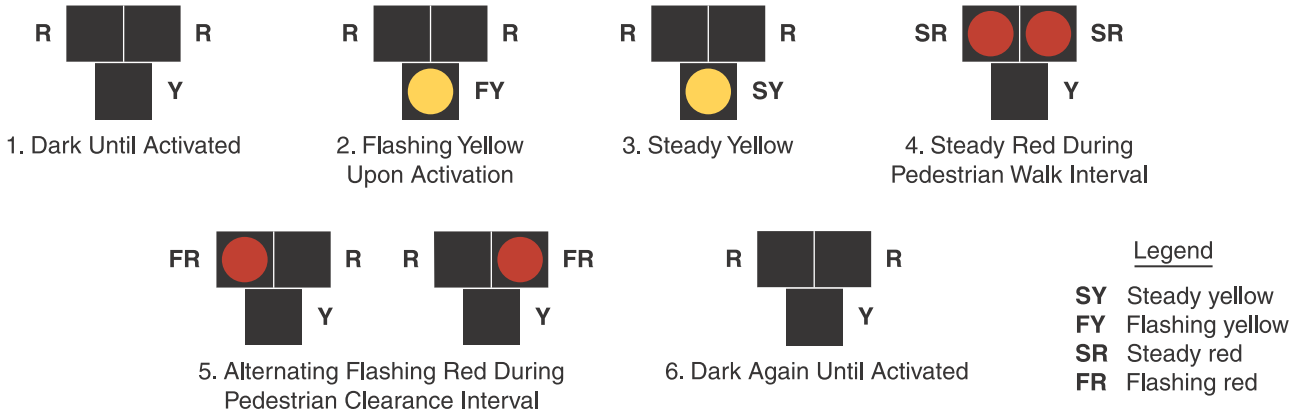
* Note: 20 pph applies as the lower threshold volume

Figure 4F-2. Guidelines for the Installation of Pedestrian Hybrid Beacons on High-Speed Roadways



* Note: 20 pph applies as the lower threshold volume

Figure 4F-3. Sequence for a Pedestrian Hybrid Beacon



B. Parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the marked crosswalk, or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance,

C. The installation should include suitable standard signs and pavement markings, and

D. If installed within a signal system, the pedestrian hybrid beacon should be coordinated.

05 *On approaches having posted or statutory speed limits or 85th-percentile speeds in excess of 35 mph and on approaches having traffic or operating conditions that would tend to obscure visibility of roadside hybrid beacon face locations, both of the minimum of two pedestrian hybrid beacon faces should be installed over the roadway.*

06 *On multi-lane approaches having a posted or statutory speed limits or 85th-percentile speeds of 35 mph or less, either a pedestrian hybrid beacon face should be installed on each side of the approach (if a median of sufficient width exists) or at least one of the pedestrian hybrid beacon faces should be installed over the roadway.*

07 *A pedestrian hybrid beacon should comply with the signal face location provisions described in Sections 4D.11 through 4D.16.*

Standard:

08 **A CROSSWALK STOP ON RED (symbolic circular red) (R10-23) sign (see Section 2B.53) shall be mounted adjacent to a pedestrian hybrid beacon face on each major street approach. If an overhead pedestrian hybrid beacon face is provided, the sign shall be mounted adjacent to the overhead signal face.**

Option:

09 A Pedestrian (W11-2) warning sign (see Section 2C.50) with an AHEAD (W16-9P) supplemental plaque may be placed in advance of a pedestrian hybrid beacon. A warning beacon may be installed to supplement the W11-2 sign.

Guidance:

10 *If a warning beacon supplements a W11-2 sign in advance of a pedestrian hybrid beacon, it should be programmed to flash only when the pedestrian hybrid beacon is not in the dark mode.*

Standard:

11 **If a warning beacon is installed to supplement the W11-2 sign, the design and location of the warning beacon shall comply with the provisions of Sections 4L.01 and 4L.03.**

Section 4F.03 Operation of Pedestrian Hybrid Beacons

Standard:

01 **Pedestrian hybrid beacon indications shall be dark (not illuminated) during periods between actuations.**

02 **Upon actuation by a pedestrian, a pedestrian hybrid beacon face shall display a flashing CIRCULAR yellow signal indication, followed by a steady CIRCULAR yellow signal indication, followed by both steady CIRCULAR RED signal indications during the pedestrian walk interval, followed by alternating flashing CIRCULAR RED signal indications during the pedestrian clearance interval (see Figure 4F-3). Upon termination of the pedestrian clearance interval, the pedestrian hybrid beacon faces shall revert to a dark (not illuminated) condition.**

03 **Except as provided in Paragraph 4, the pedestrian signal heads shall continue to display a steady UPRAISED HAND (symbolizing DONT WALK) signal indication when the pedestrian hybrid beacon faces are either dark or displaying flashing or steady CIRCULAR yellow signal indications. The pedestrian signal heads shall display a WALKING PERSON (symbolizing WALK) signal indication when the pedestrian hybrid beacon faces are displaying steady CIRCULAR RED signal indications. The pedestrian signal heads shall display a flashing UPRAISED HAND (symbolizing DONT WALK) signal indication when the pedestrian hybrid beacon faces are displaying alternating flashing CIRCULAR RED signal indications. Upon termination of the pedestrian clearance interval, the pedestrian signal heads shall revert to a steady UPRAISED HAND (symbolizing DONT WALK) signal indication.**

Option:

04 Where the pedestrian hybrid beacon is installed adjacent to a roundabout to facilitate crossings by pedestrians with visual disabilities and an engineering study determines that pedestrians without visual disabilities can be allowed to cross the roadway without actuating the pedestrian hybrid beacon, the pedestrian signal heads may be dark (not illuminated) when the pedestrian hybrid beacon faces are dark.

Guidance:

05 *The duration of the flashing yellow interval should be determined by engineering judgment.*

Standard:

06 **The duration of the steady yellow change interval shall be determined using engineering practices.**

Guidance:

07 *The steady yellow interval should have a minimum duration of 3 seconds and a maximum duration of 6 seconds (see Section 4D.26). The longer intervals should be reserved for use on approaches with higher speeds.*

CITY OF
COLLEGE PLACE FIRE DEPARTMENT

Fire Marshal John Boose
629 S COLLEGE AVE
COLLEGE PLACE WA 99324
(509) 529-6506
Cell (509) 301-2630
FAX (509) 529-0184
E-mail jboose@cpwa.us

exhibit 19

TO: Jon Rickard

FROM: John Boose

DATE: May 26, 2022

RE: Villages of Garrison Creek Phase XII & XIII Preliminary Plat Review

I have reviewed the Preliminary Plat for Phases XII & XIII of the Villages of Garrison Creek and find that with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision.

My comments are as follows:

1. A name will have to be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response.

2. Fire Department Access will have to extend to within 150 feet of any point on the exterior of a structure. *IFC* Section 503

3. Addresses will need to be added to the alley side of each house served by an alley. *IFC* Section 505

4. Streets less than 28 feet wide will need to be posted "NO PARKING". Streets between 28 and 36 feet wide will need to be posted on one side "NO PARKING". Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways will need to be posted "NO PARKING". *IFC* Section D 103

5. Fire Hydrant locations will need to be coordinated with the Fire Marshal. *IFC* Section 507

6. Fire apparatus access road gates shall comply with IFC Section D 103.5.

exhibit 20

CITY OF COLLEGE PLACE

Public Works

625 South College Avenue
College Place, WA 99324
509.394.8526

May 25, 2022

Villages at Garrison Creek PUD Phase XII & XIII

I have reviewed the preliminary plat documents for the proposed Villages at Garrison Creek subdivision. I have also reviewed the comments previously provided on behalf of J-U-B Engineers by Darral Moore, P.E. I concur with J-U-B's comments. At this time I have no further comments.

I certify that the proposed streets, sewage disposal, and water supply systems, as proposed will be adequate to serve the needs of the proposed subdivision and recommend approval.

Robert McAndrews
Public Works Director
City of College Place

exhibit 21

City of College Place

Villages of Garrison Creek Sub-Division Phases XII & XIII Engineering Plat Approval Recommendation

Public Hearing: June 8, 2022

I have reviewed the preliminary Villages of Garrison Creek sub-division plans. They show the proposed general layout of streets, easements, lots, and blocks consistent with the requirements of RCW 58.17.

The proposed engineering elements, including streets, easements, fire protection, storm water, sanitary sewage and water systems are adequate to serve the subdivision conditioned upon the following:

1. Provide stamped construction documents meeting City of College Place most current code and design standards for City review and approval. Once plans have been reviewed and accepted by the City, the proposed improvements shall be installed and accepted by the City prior to Final Plat recording.
2. Streets or roadways that are 28-ft in width shall only have parking on a single side. No parking signage shall be provided on the non-parking side. Location of signage to be coordinated with the City.
3. There shall be no on-street parking for roadways less than 28-ft. No parking signage shall be located on both sides of the roadway. Location of signage shall be coordinated with the City.
4. The design of stormwater systems shall be in accordance with the most current edition of the Stormwater Management Manual for Eastern Washington and City standards. Stormwater systems for this development are to be owned, maintained and operated by the Developer.
5. Developer shall coordinate with USPS for location and type of mail-box units. Developer shall purchase and install the required mail-box units.
6. Fire hydrants not located behind a 6-inch vertical concrete curb shall be protected by bollards.
7. Location and placement of fire hydrants shall be coordinated with the Fire Marshall.
8. Street lighting shall be provided for the private roadways. Lighting shall be consistent with the existing developed area. Lighting will be owned, maintained and operated by the Developer.
9. Developer shall obtain a Construction Stormwater General Permit in accordance with the Washington Department of Ecology requirements prior to construction activities.

Darral Moore, P.E.
City Plan Review Engineer

exhibit 22



LeRoy Survey Consulting
LeRoy Waggoner, PLS
751 SE 3rd Street
College Place. WA 99324-2145

TO: City of College Place
619 S. College Place
College Place, WA 99324

Attention: Jon Rickard, Community Development Director

Re: Preliminary Plat of Villages At Garrison Creek Phases XII & XIII – Technical review comments

I have completed my second review of the above named P.U.D. preliminary plat and have the following comments:

1. Together with the lot line dimensions that are shown, bearings and curve data need to be added to all the lot lines on the final plat. This may require additional curve and line tables.
2. Bearings, distances, and curve data need to be added for all street centerlines. This may require additional curve and line tables.
3. Street centerline monuments need to be set, shown, and symbolized in the legend of the final plat.
4. Lot corner pins need to be set, shown, and symbolized in the legend of the final plat.
5. I recommend the pathway areas now labeled as easements on Lots 25, 50, & 60 be treated and labeled as common area Tracts with an alphabetic designation and placed under the heading "COMMON AREA SUMMARIES" along with "ROADS" as per the following comment.
6. I recommend the tract labels D, E, F, I, & J be removed from those portions of SE Garrison Village Way depicted on this preliminary plat. Previous phases of Villages of Garrison Creek had no such designation, but were considered and accounted for as "ROADS" under the heading "COMMON AREA SUMMARIES" separate from the Lot area summary tables (see Phase VIII final Plat per Bk. 7 Pg. 54, under AFN 2010-06177).
7. NOTE: typically I would include comments regarding any and all errors I've found in lot closures, dimensions, and areas, but without the requisite bearings and curve information that is not possible. That being said, I will need another opportunity to review before the final plat is approved.

I have attached a copy of the Phase VIII Plat as referenced in this review as a model for finalizing this plat.

Best regards,

LeRoy Waggoner, PLS

VILLAGES OF GARRISON CREEK
P.U.D. PHASE VIII FINAL PLAT

2010-06177 B: 7 P: 54 P
03/30/2010 02:26:40 PM Page 1 of 2 Fees: 133.00
Karen Hunter County Auditor Walla Walla County WA

FOR LEGEND SEE SH. 2

FOR LOT AREA SEE SH. 2

COMMON AREA SUMMARIES
ROADS 43,600 S.F.
OPEN SPACE (O.S.)
A 2,364 S.F.
B 15,332 S.F.
C 20,362 S.F.
D 2,907 S.F.
F 6,113 S.F.

TOTAL AREA PHASE 8
6.30 ACRES
274,428 SQ. FT.

VICINITY MAP
NO SCALE

BASIS OF BEARINGS
N 01°26'52" W ALONG LARCH ST. CENTERLINE AS SHOWN ON SURVEY VOLUME 6 PAGE 295.

SCALE: 1"=60 FEET
0 30 60 120

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	34.00'	19.89'	33°31'07"	19.61'	N 42°23'11" W
C2	34.00'	16.33'	27°31'30"	16.18'	N 45°22'59" W
C3	34.00'	22.09'	37°13'52"	21.71'	N 13°00'18" W
C4	44.00'	23.99'	31°14'15"	23.69'	N 10°00'29" W
C5	44.00'	21.29'	27°43'03"	21.08'	N 39°29'08" W
C6	34.00'	34.09'	57°26'48"	32.68'	N 24°37'15" W
C7	34.00'	17.64'	29°43'45"	17.44'	N 10°45'44" W
C8	695.35'	93.31'	7°41'19"	93.24'	S 73°43'43" W
C9	695.35'	9.78'	0°48'22"	9.78'	N 69°28'52" E
C10	150.00'	80.66'	30°48'34"	79.69'	S 53°40'24" W
C11	38.00'	39.34'	59°19'02"	37.61'	S 08°36'36" W
C12	38.00'	17.28'	26°02'58"	17.13'	S 34°04'25" E
C13	36.00'	34.74'	52°22'48"	33.54'	S 42°45'40" W
C14	125.00'	55.92'	25°37'59"	55.46'	S 29°23'33" W
C15	150.00'	56.21'	21°28'17"	55.88'	S 36°21'45" E
C16	34.00'	17.68'	29°48'03"	17.49'	S 40°31'38" E
C17	34.00'	33.38'	56°14'41"	32.05'	S 27°18'19" E
C18	48.00'	25.09'	29°57'10"	24.81'	S 14°09'34" E
C19	38.00'	39.68'	59°50'04"	37.90'	S 59°03'11" E
C20	38.00'	17.68'	26°39'23"	17.52'	N 77°42'05" E
C21	90.00'	47.11'	29°59'37"	46.58'	S 10°37'48" E
C22	48.00'	23.68'	28°15'38"	23.44'	N 39°45'26" W
C23	48.00'	4.41'	5°15'29"	4.40'	S 56°31'00" E
C24	20.00'	22.60'	64°45'22"	21.42'	N 26°46'03" W
C25	58.00'	31.62'	31°14'15"	31.23'	N 10°00'29" W
C26	58.00'	28.06'	27°43'03"	27.79'	N 39°29'08" W
C27	20.00'	20.05'	57°26'48"	19.22'	N 24°37'15" W
C28	48.00'	0.65'	0°46'21"	0.65'	N 03°42'58" E
C29	48.00'	24.26'	28°57'24"	24.00'	N 11°08'55" W
C30	20.00'	34.48'	98°45'55"	30.36'	N 23°45'20" E
C31	681.35'	56.02'	4°42'39"	56.00'	N 25°29'37" E
C32	709.35'	60.78'	4°54'33"	60.76'	N 74°51'11" E
C33	709.35'	41.11'	3°19'14"	41.10'	N 70°44'18" E
C34	164.00'	8.73'	3°02'58"	8.73'	N 67°33'12" E
C35	164.00'	60.81'	21°14'42"	60.46'	N 55°24'22" E
C36	164.00'	18.65'	6°30'54"	18.64'	N 41°31'34" E
C37	52.00'	26.69'	29°24'46"	26.40'	N 23°33'44" E
C38	24.00'	13.28'	31°41'48"	13.11'	N 24°42'15" E
C39	24.00'	10.61'	25°19'19"	10.52'	N 53°12'49" E
C40	52.00'	44.75'	49°18'12"	43.38'	N 41°13'22" E
C41	111.00'	19.88'	10°44'39"	19.85'	N 33°42'54" E
C42	139.00'	62.22'	41°13'12"	61.70'	N 29°23'43" E
C43	20.57'	43.22'	120°23'48"	35.70'	N 73°14'22" E
C44	136.00'	13.80'	5°48'50"	13.79'	N 42°42'28" W
C45	136.00'	21.15'	8°54'30"	21.12'	N 35°20'48" W
C46	136.00'	12.50'	5°15'56"	12.21'	N 28°15'35" W
C47	48.00'	24.97'	29°48'03"	24.69'	N 40°31'38" W
C48	20.00'	14.32'	41°00'44"	14.01'	N 34°55'18" W
C49	20.00'	5.32'	15°13'57"	5.30'	S 06°47'57" E
C50	62.00'	32.41'	29°57'10"	32.04'	S 14°09'34" E
C51	52.00'	1.07'	1°10'31"	1.07'	S 29°43'25" E
C52	52.00'	30.66'	33°47'17"	30.22'	S 47°12'19" E
C53	20.00'	20.89'	59°49'53"	19.95'	S 34°11'00" E
C54	100.00'	12.24'	7°00'57"	12.24'	S 07°46'32" E
C55	100.00'	25.03'	14°20'37"	24.97'	S 18°27'18" E
C56	10.00'	15.71'	89°59'58"	14.14'	S 70°37'38" E
C57	10.00'	15.71'	89°59'59"	14.14'	N 19°22'24" E
C58	80.00'	22.29'	15°57'42"	22.21'	N 17°38'46" W
C59	20.00'	25.84'	74°02'18"	24.08'	N 27°21'14" E
C60	20.00'	31.42'	90°00'00"	28.28'	S 70°37'37" E
C61	20.00'	22.13'	63°23'53"	21.02'	N 32°40'27" E
C62	33.38'	20.26'	34°46'45"	19.95'	S 07°26'33" E
C63	30.00'	12.35'	23°34'41"	12.26'	S 37°24'58" E
C64	48.46'	39.32'	46°29'36"	38.25'	N 32°16'31" W
C65	48.46'	10.99'	12°59'31"	10.96'	N 02°31'58" W
C66	20.95'	12.38'	33°52'10"	12.21'	N 13°10'17" W
C67	20.00'	33.48'	95°54'52"	29.71'	S 73°35'03" E
C68	136.00'	47.92'	20°11'25"	47.68'	S 48°21'49" W
C69	24.00'	35.76'	85°22'00"	32.54'	S 04°24'53" E
C70	164.00'	39.83'	13°54'49"	39.73'	N 40°08'29" W
C71	164.00'	21.63'	7°33'29"	21.62'	N 29°24'20" W
C72	20.00'	10.40'	29°48'03"	10.29'	N 40°31'38" W
C73	48.00'	10.98'	13°06'04"	10.95'	N 48°52'38" W
C74	48.00'	36.14'	43°08'38"	35.30'	N 20°45'18" W
C75	34.00'	17.77'	29°57'10"	17.57'	N 14°09'34" W
C76	24.00'	36.23'	86°29'28"	32.89'	S 72°22'53" E
C77	106.00'	19.88'	10°44'39"	19.85'	N 33°42'54" E

LINE	BEARING	DISTANCE
L1	S 25°37'37" E	33.06'
L2	S 25°37'37" E	13.92'
L3	S 25°37'37" E	13.97'
L4	S 29°08'09" E	19.08'
L5	S 16°34'17" W	17.22'
L6	N 64°22'23" E	10.54'
L7	S 29°08'09" E	19.08'
L8	N 04°22'00" E	11.02'
L9	N 64°22'23" E	10.54'
L10	S 25°37'37" E	56.00'
L11	N 64°22'23" E	78.00'
L12	S 25°37'37" E	56.00'
L13	S 64°22'23" W	78.00'
L14	S 25°37'37" E	60.00'
L15	S 64°22'23" W	78.00'
L16	S 25°37'37" E	33.27'
L17	S 64°22'23" W	83.72'
L18	S 25°37'37" E	0.73'
L19	S 64°22'23" W	78.00'
L20	S 25°37'37" E	13.24'
L21	S 64°22'23" W	84.00'
L22	S 25°37'37" E	32.76'
L23	S 64°22'23" W	78.00'
L24	S 25°37'37" E	60.00'
L25	S 64°22'23" W	78.00'
L26	S 25°37'37" E	56.00'
L27	S 64°22'23" W	78.00'
L28	S 25°37'37" E	50.43'
L29	N 27°01'52" W	128.63'
L30	N 58°37'49" E	43.81'
L31	N 72°54'19" E	19.92'
L32	S 41°41'19" E	123.40'
L33	S 41°41'19" E	106.12'
L34	N 51°43'53" W	100.48'
L35	N 51°43'53" W	96.82'
L36	N 53°50'27" W	111.33'
L37	N 72°54'19" E	53.80'
L38	N 39°01'31" E	30.26'
L39	S 38°16'07" W	34.04'
L40	S 38°16'07" W	60.00'
L41	S 38°16'07" W	22.66'
L42	S 16°34'17" W	17.22'
L43	S 16°34'17" W	17.22'
L44	S 25°37'37" E	47.60'
L45	S 25°37'37" E	21.77'
L46	S 29°08'09" E	19.08'
L47	S 25°37'37" E	31.52'
L48	S 25°37'37" E	69.04'
L49	S 25°37'37" E	23.79'
L50	S 25°37'37" E	56.00'
L51	S 25°37'37" E	20.77'
L52	S 64°22'23" W	63.23'
L53	S 64°22'23" W	66.54'
L54	S 25°37'37" E	37.27'
L55	N 25°37'37" W	56.00'
L56	N 25°37'37" W	56.00'
L57	N 64°22'23" E	76.00'
L58	N 64°22'23" E	76.00'
L59	N 25°37'37" W	53.79'
L59	S 25°37'37" E	56.00'
L60	S 25°37'37" E	56.00'
L61	S 25°37'37" E	56.00'
L62	S 25°37'37" E	56.00'
L63	N 64°22'23" E	75.00'
L64	N 64°22'23" E	21.08'
L65	N 64°22'23" E	75.00'
L66	N 64°22'23" E	86.54'
L67	N 64°22'23" E	85.54'
L68	N 25°37'37" W	57.27'
L69	N 64°22'11" E	76.00'
L70	N 64°22'23" E	21.08'
L71	N 64°22'23" E	85.00'
L72	S 25°37'37" E	112.00'
L73	N 25°37'37" W	112.00'
L74	N 25°37'37" W	22.21'
L75	N 60°51'51" E	62.13'
L76	S 60°51'51" W	108.68'
L77	S 60°51'51" W	102.00'
L78	S 60°51'51" W	112.31'
L79	S 60°51'51" W	107.35'
L80	S 60°51'51" W	81.19'
L81	N 60°51'51" E	40.00'
L82	S 29°08'09" E	56.00'
L83	S 29°08'09" E	60.00'
L84	S 29°08'09" E	56.00'
L85	S 29°08'09" E	60.00'
L86	S 29°08'09" E	48.30'
L87	S 29°08'09" E	29.63'
L88	N 42°12'33" E	5.40'
L89	S 29°08'09" E	129.63'
L90	N 42°22'00" E	58.27'
L91	N 42°21'53" E	65.20'
L92	N 42°21'53" E	3.47'
L93	N 34°18'59" E	56.67'
L94	N 34°18'59" E	47.48'
L95	N 39°01'31" E	23.79'
L96	N 39°01'31" E	60.80'
L97	N 25°37'37" W	141.13'
L98	N 25°37'37" W	28.76'
L99	N 25°37'37" W	59.40'
L100	N 25°37'37" W	58.00'
L101	N 25°37'37" W	60.00'
L102	N 25°37'37" W	56.00'
L103	N 25°37'37" W	56.00'
L104	N 25°37'37" W	56.00'
L105	N 25°37'37" W	56.00'
L106	N 25°37'37" W	60.00'
L107	N 25°37'37" W	56.00'
L108	N 64°22'23" E	66.03'
L109	S 29°08'09" E	97.63'
L110	N 68°57'04" E	23.80'
L111	N 42°12'33" E	0.69'
L112	N 39°04'08" E	31.52'
L113	N 29°08'09" W	7.80'
L220	S 61°39'25" E	5.00'
L221	N 29°08'09" W	5.37'

FOR LINE TABLE OF WATER LINE EASEMENT CENTERLINESEE SHEET 2

SECTION INDEX

SECTION 31, T 7 N., R 36 EWM
SHEET 1 OF 2

A SUBDIVISION LOCATED IN THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 36, TWP. 7 NORTH, RNG. 35 EAST, W.M., CITY OF COLLEGE PLACE, WALLA WALLA CO., WA.

FOR: PHASE 5 LLC 1545 GRAY LYNN DR. WALLA WALLA WA. 99362

SURVEYOR'S CERTIFICATE

I, GREG E. FLOWERS, A PROFFESSIONEL LAND SURVEYOR IN THE STATE OF WASHINGTON UNDER LISCENCE NUMBER 19619, HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED. I FURTHER CERTIFY THAT ALL MONUMENTS, EXCEPT THOSE TO BE SET SUBSEQUENT TO STREET PAVING, HAVE BEEN SET, AND THE LOT CORNERS STAKED ON THE GROUND AS SHOWN HEREIN.

5/19/10

GREG E. FLOWERS, PLS 19619

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF August, 2010 AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN ROLL FILE 7 OF PLATS AT PAGE 54

Paulina Corrales-Rey
COUNTY AUDITOR

NARRATIVE

THIS SURVEY WAS PERFORMED WITH TOPCON DUAL FREQUENCY GEODETIC GPS RECEIVERS HAVING A STANDARD ERROR OF 1 CM + 2 PPM TIMES THE BASE LINE LENGTH USING REAL TIME KINEMATIC METHODS. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN APRIL 2010. DISTANCE SHOWN ARE GROUND DISTANCES.

USKH
SHARED VISION. UNIFIED APPROACH.
Architecture • Engineering
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Environmental Services
5 North Colville St.
Walla Walla, WA 99362
Phone: (509) 522-4843
Fax: (509) 522-1902
www.USKH.com

DATE 5/19/10
SCALE 1" = 60'
USKH W.O. 1239200

FILE: I:\1239200\SURVEY\DWGS\1239200PH8-PLAT1.DWG PLOTTED: Aug 9, 2010 - 2:10:45 PM (Paul Tomkins)

VILLAGES OF GARRISON CREEK P.U.D. PHASE VIII FINAL PLAT

LEGAL DESCRIPTION

A PORTION OF PARCELS D-1 AND D-2 OF THAT PARTITIONING SURVEY FILED IN VOL. 2 AT PAGE 295 IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON.

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 36, Township 7 North, Range 35 East, W.M., Walla Walla County, Washington, described more particularly as follows:

Commencing at the Center of said Section 36;

THENCE North 83 degrees 09 minutes 02 seconds East for a distance of 2519.56 feet to the Northwest Corner of Phase 4 of the Villages of Garrison Creek per the Official Plat thereof filed in Roll file 6 at page B-60, said corner being the True Point of Beginning for this legal description;
THENCE North 64 degrees 22 minutes 23 seconds East for a distance of 132.64 feet along the North line of said Phase 4;
THENCE North 25 degrees 37 minutes 37 seconds West for a distance of 30.00 feet ;
THENCE South 64 degrees 22 minutes 23 seconds West for a distance of 486.75 feet ;
THENCE South 25 degrees 37 minutes 37 seconds East for a distance of 719.29 feet to the centerline of Garrison Creek, and then along said centerline by the following courses;
THENCE North 58 degrees 37 minutes 49 seconds East for a distance of 43.81 feet ;
THENCE North 72 degrees 54 minutes 19 seconds East for a distance of 73.32 feet ;
THENCE North 39 degrees 01 minutes 31 seconds East for a distance of 114.85 feet ;
THENCE North 34 degrees 18 minutes 59 seconds East for a distance of 104.15 feet ;
THENCE North 42 degrees 21 minutes 53 seconds East for a distance of 126.94 feet to the Southwest corner of said Phase 4, and then leaving said creek centerline;
THENCE North 29 degrees 08 minutes 09 seconds West for a distance of 452.73 feet along the West line of said Phase 4;
THENCE South 60 degrees 51 minutes 51 seconds West for a distance of 40.00 feet along the Westerly line of said Phase 4;
THENCE North 29 degrees 08 minutes 09 seconds West for a distance of 97.63 feet along the West line of said Phase 4 to the True Point of Beginning.

Said property contains 6.30 acres more or less.

NOTES

1) THIS PHASE OF THE PLANNED UNIT DEVELOPMENT FALLS WITHIN PARCEL "D-2" OF THAT PARTITIONING SURVEY FILED IN THE OFFICE OF THE WALLA WALLA CO. AUDITOR IN BOOK 6 OF SURVEYS AT PAGE 295.
2) THIS SURVEY WAS PERFORMED AS A RANDOM FIELD TRAVERSE IN FEBRUARY OF 1998, USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 P.P.M. AND 0°00'02". MONUMENTS WERE VISITED IN APRIL OF 2000.
3) THE FULL EXTENT OF THE PRIVATE ROADS SHALL BE DESCRIBED AS AN EXCLUSIVE CITY OF COLLEGE PLACE UTILITY EASEMENT WITH SURFACE REPAIRS LIMITED TO COMPLIANCE WITH CITY OF COLLEGE PLACE STANDARDS AND LIMITED TO WITHIN TWO FEET OF ANY SURFACE DISTURBANCE.
4) THE COMMUNITY ASSOCIATION SHALL MAINTAIN GRASSY PAVER AREA OR SHALL REPLACE WITH ASPHALT TO ENSURE CONTINUOUS ROUTE.
5) THE COMMUNITY ASSOCIATION SHALL MAINTAIN DELINEATING FOLIAGE WITHIN COMMON PLANTING AREAS ON EITHER SIDE OF GRASSY PAVERS TO THE SATISFACTION OF THE FIRE DEPARTMENT TO INCLUDE THE RESPONSIBILITY TO REPLACE FOLIAGE DISPLACED BY UTILITY WORK IN UNDERLYING PUE.
6) STORM WATER FACILITIES SHALL BE MAINTAINED IN OPERATING CONDITION BY THE COMMUNITY ASSOCIATION CONSISTENT WITH STATE STORM WATER RECOMMENDATIONS TO INCLUDE STORM FACILITIES IN ABUTTING COMMON AREAS.
7) THE CITY AUTHORIZES THE COMMUNITY ASSOCIATION TO REPAIR STORM FACILITIES WITHIN THE CITY'S EXCLUSIVE UTILITY EASEMENT WITH SURFACE DISRUPTION LIMITED TO WITHIN 5' OF THE STORM FACILITIES. THE COMMUNITY ASSOCIATION SHALL REPAIR ANY DAMAGE AND ADDRESS ANY POTENTIAL UNDERMINING OR WEAKENING OF CITY UTILITIES.
8) THE COMMUNITY ASSOCIATION SHALL MAINTAIN ALL SIGNAGE CONSISTENT WITH FINAL APPROVED ENGINEERING PLANS AND CHANGES.
9) THE COMMUNITY ASSOCIATION SHALL MAINTAIN AND REPLACE STREET LIGHTS AS NECESSARY, INCLUDING PAYMENT OF ALL UTILITIES.
10) THE COMMUNITY ASSOCIATION SHALL PRESERVE AND MAINTAIN THE COMMON GRASSY PARKING AREAS CONSISTENT WITH MOST RECENT CITY-APPROVED PARKING PLAN. NOTE: AS OF 5/19/2010, THE MOST RECENT CITY-APPROVED PARKING PLAN WAS DATED 4/27/2010.
11) ALL COSTS ASSOCIATED WITH THE ABOVE REQUIREMENTS ARE TO BE BORNE EXCLUSIVELY BY THE COMMUNITY ASSOCIATION.
12) THE COMMUNITY ASSOCIATION SHALL MAINTAIN A MINIMUM SEPARATION OF 26' BETWEEN ANY DRIVEWAY ON SE GOLDENEYE DR. AND THE SOUTH EDGE ALIGNMENT OF GARRISON VILLAGE WAY AND SHALL AGREE AND COMMIT TO PRESERVE AND MAINTAIN THE FOLLOWING FEATURES AS DEPICTED ON "ENTRY PLAN" INCLUDED AS PART OF THIS PLAT TO INCLUDE COST OF REPAIR OF SUCH FEATURES WHEN DISRUPTED BY CITY ACTIVITIES TO REPAIR AND MAINTAIN CITY UTILITIES:
   A. TWENTY-FOOT TURNING RADII ON BOTH SIDES OF THE ENTRANCE TO SE GOLDENEYE DR. OFF OF SE GARRISON VILLAGE WAY WITH REDUCED WIDTH (20 FEET) ALONG SE GOLDEN EYE DR. IN VICINITY OF DRIVEWAYS ADJACENT TO SE GARRISON VILLAGE WAY.
   B. STAMPED CONCRETE PAVING AT THE ENTRANCE TO SE GOLDENEYE DRIVE OFF OF GARRISON VILLAGE WAY WITH SUFFICIENT GRAPHIC RELIEF TO BE DETECTABLE TO MOTORISTS WITHIN THE CONSTRAINTS OF ADA.
   C. SIGHT VISIBILITY AREAS WHERE NO OBJECT OR OBSTRUCTION MORE THAN 36" IN HEIGHT SHALL BE PLACED IN THE AREAS ON BOTH SIDES OF THE ROAD BOUNDED BY SIGHT TRIANGLE AREAS.
   D. CURBING OR SUFFICIENT GROUND COVER OR TOPOGRAPHICAL RELIEF (EXCEPT NO HIGHER THAN 36") SO AS TO DISCOURAGE DRIVERS FROM SHORT-CUTTING THE TURN RADII.

LOT AREAS

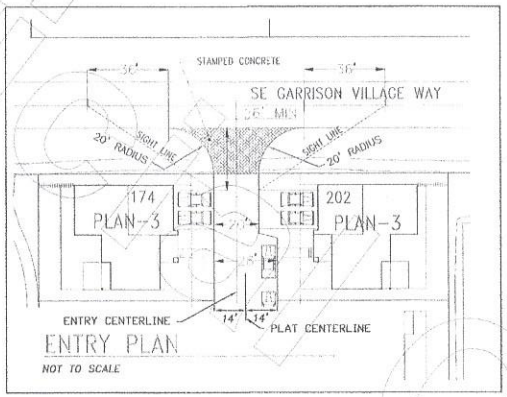
Area	Sq. Feet
LOT 174	4,368.00
LOT 175	4,680.00
LOT 176	4,410.30
LOT 177	4,496.80
LOT 178	4,898.00
LOT 179	4,413.00
LOT 180	4,680.00
LOT 181	4,368.00
LOT 182	5,119.42
LOT 183	8,129.00
LOT 184	8,474.92
LOT 185	6,771.98
LOT 186	6,359.74
LOT 187	5,905.02
LOT 188	6,428.50
LOT 189	9,428.00
LOT 190	4,265.53
LOT 191	4,256.00
LOT 192	4,706.47
LOT 193	4,705.38
LOT 194	6,378.00
LOT 195	6,496.70
LOT 196	5,840.80
LOT 197	6,549.00
LOT 198	5,840.00
LOT 199	4,758.00
LOT 200	4,870.65
LOT 201	4,256.00
LOT 202	4,256.00
LOT 203	4,443.56
LOT 204	4,200.00

WATER LINE EASEMENT LABELS

LINE	BEARING	DISTANCE
L111	N 42°12'33" E	0.69'
L112	N 39°04'08" E	15.36'
L200	N 25°37'37" W	176.27'
L201	S 64°22'23" W	179.82'
L202	S 64°22'23" W	27.10'
L203	S 25°37'37" E	17.07'
L204	S 25°37'37" E	135.77'
L205	S 26°48'32" E	40.55'
L206	N 27°59'25" W	100.68'
L207	N 25°37'37" W	117.39'
L208	N 39°08'17" W	49.55'
L209	N 60°37'41" W	10.16'
L210	N 09°27'31" E	19.70'
L211	N 31°57'31" E	5.01'
L212	N 31°57'31" E	59.24'
L213	N 40°50'23" E	122.21'
L214	N 49°23'10" E	37.06'
L215	N 64°22'23" E	30.62'
L216	S 25°37'37" E	364.62'
L217	N 64°22'23" E	86.00'
L218	S 65°46'43" W	86.03'
L219	S 62°55'55" W	38.52'

LEGEND

- PROPERTY LINE
- APPROXIMATE SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SET BRASS CAP IN PIPE SUBSEQUENT TO STREET CONSTRUCTION.
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH WA 19619"
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH WA 19619" FOR REFERENCE TO CORNER ALONG LOT LINE 15.00' NORTH OF CORNER POSITION.
- COMPUTED POSITION NOTHING FOUND OR SET.
- (727) STREET ADDRESS



APPROVALS

THE SURVEY DATA AS REVIEWED UNDER INDEPENDENT SURVEYOR REVIEW, THE LAYOUT OF STREETS, ALLEYS AND EASEMENTS AND THE ROAD NAMES AND NUMBERS ARE APPROVED. THE DESIGN OF PUBLIC IMPROVEMENTS, BRIDGES, STREET LIGHTING, STREETS, SEWERAGE, WATER AND DRAINAGE SYSTEMS ARE DESIGNED AND SEALED BY A PROFESSIONAL REGISTERED ENGINEER. THE PUBLIC IMPROVEMENTS FOR THIS SUBDIVISION ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE CITY OF COLLEGE PLACE, WASHINGTON.

APPROVED BY THE CITY OF COLLEGE PLACE PER RESOLUTION NO.

MAYOR OF THE CITY OF COLLEGE PLACE — DATE 8-9-2010

KATHLEEN BOWMAN, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF COLLEGE PLACE — DATE 8-9-2010

ROBERT GORDON PE, CITY ENGINEER, CITY OF COLLEGE PLACE — DATE 8/9/2010

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2010 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

D.J. Baumann Deputy
WALLA WALLA CO. TREASURER

GREG E. FLOWERS — STATE OF WASHINGTON — 19619 — REGISTERED PROFESSIONAL LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, R.L. RUPAR, MANAGING PARTNER FOR PHASE FIVE DEVELOPMENT, LLC, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS SHOWN HEREIN. I HEREBY WAIVE FOR MYSELF AND FOR MY SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS SUBDIVISION.

R. L. Rupar — 6-07-10
R.L. RUPAR, MANAGING PARTNER

RENEA M. PARKER-MAGNONI — Commission Expires 08-04-2013 — NOTARY PUBLIC — STATE OF WASHINGTON

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS 1 DAY OF June, 2010, APPEARED R.L. RUPAR, 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 1 DAY OF June, 2010. MY COMMISSION EXPIRES June 4, 2013

Renea M. Parker-Magnoni
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Umatilla, OR

GRANTING OF SUBSEQUENT EASEMENT

I, G. Scott Towslee PRESIDENT OF THE VILLAGES OF GARRISON CREEK MASTER PROPERTY ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION, DO HEREBY GRANT TO THE CITY OF COLLEGE PLACE THE 20.00 FOOT WATER LINE EASEMENT AND THE STORM PONDS AS SHOWN ON THE PLAT HEREON, WITHIN THE LANDSCAPE BUFFER OF THE VILLAGES OF GARRISON CREEK PUD, PHASE VII, AS RECORDED IN ROLL FILE 6, PAGE 29.

G. Scott Towslee
PRESIDENT, VILLAGES OF GARRISON CREEK MASTER PROPERTY ASSOCIATION

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS 9th DAY OF June, 2010, APPEARED G. Scott Towslee, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING GRANTING OF SUBSEQUENT EASEMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF June, 2010. MY COMMISSION EXPIRES

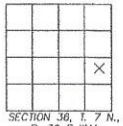
Renea M. Parker-Magnoni
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Umatilla, OR

RENEA M. PARKER-MAGNONI — Commission Expires 08-04-2013 — NOTARY PUBLIC — STATE OF WASHINGTON

IMPORTANT NOTE REGARDING COMMON AREAS
ALL ROADS, PEDESTRIAN WALKWAYS, AND OTHER COMMON AREAS AS DESIGNATED AS COMMON/OPEN SPACE ON THIS PLAT SHALL BE DEDICATED TO THE BENEFIT OF THE HOMEOWNERS AND UPON THE FILING OF THIS PLAT, SUCH COMMON AREAS ARE HEREBY TRANSFERRED AND CONVEYED BY THE DEVELOPER TO THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, A "WASHINGTON NON-PROFIT CORPORATION."

2010-06177 B: 7 P: 54 P
08/10/2010 02:26:40 PM Page 2 of 2 Fees: 133.00
Karen Martin County Auditor, Walla Walla County WA

SECTION INDEX



SECTION 36, T. 7 N., R. 35 E., W.M.

SHEET 2 OF 2

A SUBDIVISION LOCATED IN THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 36, TWP. 7 NORTH, RNG. 35 EAST, W.M., CITY OF COLLEGE PLACE, WALLA WALLA CO., WA.

FOR: PHASE 5 LLC 1545 GRAY LYNN DR. WALLA WALLA WA 99362

USKH
SHARED VISION. UNIFIED APPROACH.
Architecture • Engineering
Land Surveying • Planning
Environmental Services
5 North Colville St.
Walla Walla, WA 99362
Phone: (509) 522-4843
Fax: (509) 522-1902
www.USKH.com

DATE 5/19/10
SCALE 1" = 60'
USKH W.O. 1239200

FILE: I:\1239200\SURVEY\DWGS\1239200PH8-PLAT1.DWG PLOTTED: Jun 1, 2010 - 8:36:33 AM (Greg Flowers)

exhibit 23

Preliminary Drainage Report

Garrison Creek

College Place, WA

Date Prepared: 11/15/2021



PRELIMINARY

Designed By: Paul Inwards, PE

J-U-B ENGINEERS, INC.

3611 S. Zintel Way
Kennewick, WA 99337
(509) 783-2144

Project: Preliminary Drainage Report | Designed PSI | Date 11/15/2021
Item: Garrison Creek - Drainage Report

Project Description

This project proposes to construct 72 single-family residential lots with interconnected roadways, roadside swales, and utility improvements, within an undeveloped infill parcel as shown in Figure 1. The roadways vary between crowned and superelevated roads with roadside swales on one (superelevated roads) or both (crowned roads) sides of the road. Additionally, there are two drainage basins coming from adjacent properties that will be retained in several swales sized accordingly.



(Figure 1)

Design Requirements:

The storm drainage designs are modeled with the Santa Barbara Urban Hydrograph method which is an approved hydrologic method by the City of College Place. As stated in the City's Stormwater Facility Standards for a site such as ours, the storm system shall retain and infiltrate the SCS 24 hour, Type 1A, storm with 25-year return period as well as the short duration 3 hour storm with 25-year return period. Additionally, the site is assessed with the 100-year SCS 24 hour Type 1A storm, to help avoid downstream impacts and to ensure the 100-year storm remains on site.

Design Input:

Per the 2020 City of College Place Stormwater Facility Standards:

Short duration 3-hr, 25-yr storm precipitation =	0.87	inches	(Equation 4.2)
SCS Type 1A 24-hr, 25-yr storm precipitation =	1.90	inches	(Figure 4.10)
SCS Type 1A 24-hr, 100-yr storm precipitation =	2.10	inches	(Figure 4.10)
Region =	3		(Figure 4.1)

Per Geotechnical Investigation by GN Northern, Inc. Dated June 2021

Geotech field tested infiltration rate =	2.1	inches/hr
Design Infiltration Rate (Safety Factor of 4) =	0.52	inches/hr

Project: Preliminary Drainage Report Designed PSI Date 11/15/2021
Item: Garrison Creek - Drainage Report

Site Description

The site is approximately 14.69 acres and is relatively flat in the center with steeper slopes around the northern perimeter.

A geotechnical investigation was performed by GN Northern, Inc. which has been summarized in their report dated June 8th, 2021. Field exploration consisted of 11 test pits ranging in depths of 8 to 14 feet below existing ground surface, and one soil infiltration test. Soils at the site generally consist of silts, or silt with sand overlaying silty gravel with sand. Groundwater was encountered at depths varying between 6.5 to 10.5 feet below ground surface in most of the test pits, although it was not encountered at the two 12 to 14 feet deep test pits in the northeast portion of the property.

The table below shows the different surfacing throughout the site with the impervious areas being the roadways and sidewalks and the pervious areas being the roadside ditches.

Hydrologic Soil Group, HSG =	C
For Impervious Areas, CN =	98
For Pervious Areas, CN =	79

Drainage Basin	To Facility	Total Basin Area (SF)	Total Basin Area (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	Weighted CN
Sub-01	Swale Middle	36,428	0.84	0.84	0.00	98
Sub-02	Swale East	13,174	0.30	0.30	0.00	98
Sub-03	Swale All-2	6,078	0.14	0.14	0.00	98
Sub-04	Swale All-1	72,983	1.68	1.68	0.00	98
Sub-05	Swale Sub 5	1,518	0.03	0.03	0.00	98
Sub-06	Swale Sub 6	916	0.02	0.02	0.00	98
Sub-07	Trench-1	3,913	0.09	0.09	0.00	98
Total		135,010	3.10	3.10	0.00	

Stormwater Design

Surface water at the site was designed to sheet flow from roadways into adjacent roadside swales. The design storm events are to be retained and infiltrated within the swales and infiltration trenches. A final storm report will be submitted with the final designs showing more detail about the drainage basins and storm system dimensions and sizes. At this preliminary stage of the project, stormwater is modeled a few ways to ensure the stormwater facilities are sized correctly.

The entirety of the sites roadways draining to roadside swales are included in Sub-04 and Sub-03. These basins are modeled draining to a few swales calculated to match the overall Toe and Top areas of all roadway swales. The intent is to model the site in its entirety to show the overall drainage from the roadways can be retained in the overall swale dimensions and infiltration rates for the roadside swales. Additionally, a few smaller drainage basis are modeled with Sub-05 and Sub-06 to show how drainage looks at a smaller scale, modeling drainage from roadways and driveways of a few individual lots. These basins are modeled draining to smaller roadside swales within the lot, with dimensions shown below. This smaller scale model in another way to assess the site and its storm designs to ensure the system is sized correctly.

Stormwater Design (Continued)

The storm designs also include a few basins adjacent to the site (Sub-1 and Sub-2) that will each be piped to their own swales which are sized to handle all storm events. Additionally, a small roadway section to the West end of the site (Sub-7) is designed to store the design storm in a subsurface infiltration trench since the roadway section is to narrow for surface swales.

The 25-year storm events are designed to be retained within the sites swales and infiltration trenched. The majority of the storm system also retains the entire 100-year storm event although this storm event is used to assess downstream impacts and shall be kept of site. Trench and swale details are shown below. See the stormwater exhibit at the end of the report for a more detailed delineation of the basins.

All stormwater calculations are modeled using Autodesk Storm and Sanitary Analysis (SSA). For a more detailed description of the modeling, see the Infiltration Modeling Narrative shown further in the report.

Infiltration Trenches:

Rock Void Space = 0.33

PERC TRENCH VOLUMES

Facility Name	Width (FT)	Height (FT)	Length (FT)	Perf. Pipe Diam. (FT)	No. of Pipes	Volume (CF)	Additional Width (for SSA model)
Trench-1	5	2.5	45	1.00	1	209	48

INITIAL PERC RATE (BOTTOM) & MAX PERC RATE (BOTTOM & SIDES)

Facility Name	Width (FT)	Height (FT)	Length (FT)	Perc. Rate (IN/HR)	Sides #	IPR (CFS	MPR (CFS
Trench-1	5.0	2.5	45	0.52	2	0.00271	0.00542

Note: IPR = Initial Percolation Rate; MPR = Maximum Percolation Rate

Swales:

Swale East				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
823.2	0.0	171	0	0
823.5	0.3	824	149	149
824.0	0.8	1262	521	671
824.5	1.3	1756	755	1425
825.0	1.8	2342	1025	2450
825.5	2.3	3018	1340	3790
825.8	2.6	3468	973	4762

Infilt. Rate (in/hr): 0.52
Perc. Rates (cfs)
0.0021
0.0099
0.0152
0.0211
0.0282
0.0363
0.0417

Project: Preliminary Drainage Report Designed PSI Date 11/15/2021
Item: Garrison Creek - Drainage Report

Swale Middle				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
819.5	0.0	188	0	0
820.0	0.5	875	266	266
820.5	1.0	1296	543	809
821.0	1.5	1673	742	1551
821.5	2.0	2084	939	2490
822.0	2.5	2529	1153	3643
822.3	2.8	2813	801	4445

Infilt. Rate (in/hr):
0.52
Perc. Rates (cfs)
0.0023
0.0105
0.0156
0.0201
0.0251
0.0304
0.0339

Swale All-1				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
varies	0.0	13374	0	0
varies	0.5	22290	8916	8916

Infilt. Rate (in/hr):
0.52
Perc. Rates (cfs)
0.1610
0.2683

Swale All-2				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
varies	0.0	121	0	0
varies	0.5	1936	514	514

Infilt. Rate (in/hr):
0.52
Perc. Rates (cfs)
0.0015
0.0233

Swale Sub-5				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
varies	0.0	128	0	0
varies	0.5	294	106	106

Infilt. Rate (in/hr):
0.52
Perc. Rates (cfs)
0.0015
0.0035

Swale Sub-6				
	Depth	Area	Incr.	Cumulative
Elevation	FT	SF	Vol. (CF)	Vol. (CF)
varies	0.0	114	0	0
varies	0.5	315	107	107

Infilt. Rate (in/hr):
0.52
Perc. Rates (cfs)
0.0014
0.0038

Autodesk SSA Model Setup

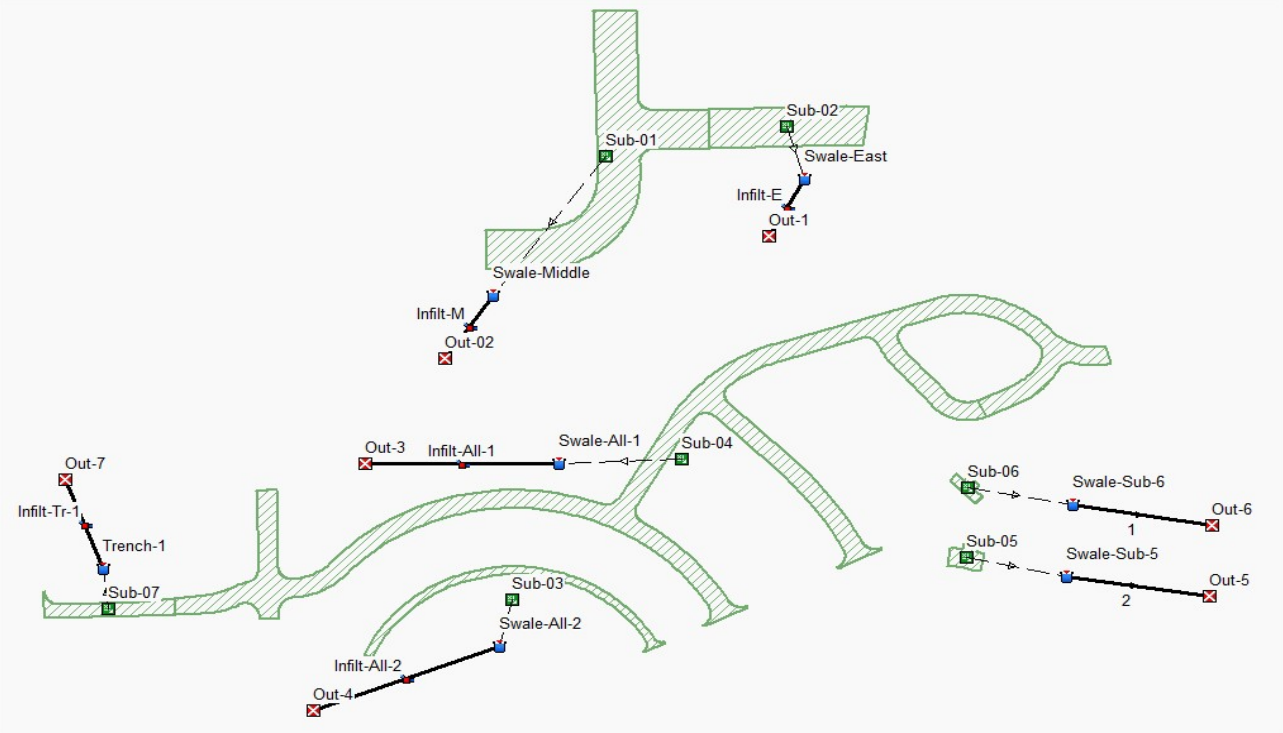
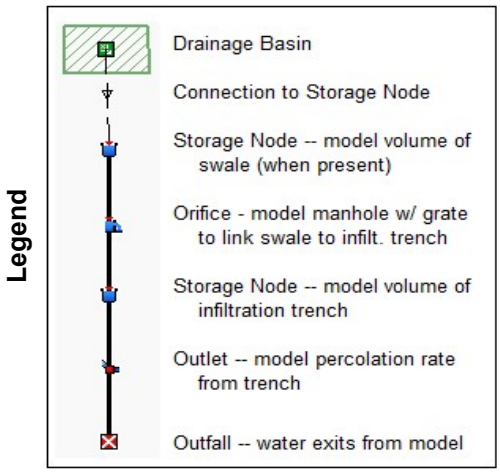


Figure 2. Autodesk SSA Model Setup

See more detailed basin map at the end of the report



Project: Preliminary Drainage Report Designed PSI Date 11/15/2021
Item: Garrison Creek - Drainage Report

Autodesk SSA Model Results

Runoff Results

Drainage Basin	To Facility	25-yr, 24-hr Peak Discharge (cfs)	25-yr, 24-hr Total Runoff Volume (CF)	25-yr, 3-hr Peak Discharge (cfs)	25-yr, 3-hr Total Runoff Volume (CF)	100-yr, 24-hr Peak Discharge (cfs)	100-yr, 24-hr Total Runoff Volume (CF)
Sub-01	Swale Middle	0.36	5108	1.31	2029	0.40	5713
Sub-02	Swale East	0.13	1839	0.47	731	0.14	2057
Sub-03	Swale All-2	0.06	848	0.22	337	0.07	949
Sub-04	Swale All-1	0.71	10188	2.61	4047	0.79	11393
Sub-05	Swale Sub 5	0.01	212	0.05	84	0.02	237
Sub-06	Swale Sub 6	0.01	128	0.03	51	0.01	143
Sub-07	Trench-1	0.04	546	0.14	217	0.04	611

25-yr, 24-hr, Type IA Storage Results

Stormwater Facility	Total Runoff Volume to Facility (CF)	Peak Storage Volume Required (CF)	Facility Volume Available (CF)	Max Stormwater Depth (FT)	Facility Depth Available (FT)
Swale Middle	5108	3426	4445	2.41	2.80
Swale East	1839	804	4762	0.90	2.60
Swale All-2	848	210	514	0.31	0.50
Swale All-1	10188	1567	8916	0.11	0.50
Swale Sub 5	212	58	106	0.32	0.50
Swale Sub 6	128	25	107	0.17	0.50
Trench-1	546	207	209	2.47	2.50

25-yr, 3-hr,Storage Results

Stormwater Facility	Total Runoff Volume to Facility (CF)	Peak Storage Volume Required (CF)	Facility Volume Available (CF)	Max Stormwater Depth (FT)	Facility Depth Available (FT)
Swale Middle	2029	1850	4445	1.67	2.80
Swale East	731	611	4762	0.75	2.60
Swale All-2	337	253	514	0.34	0.50
Swale All-1	4047	2868	8916	0.19	0.50
Swale Sub 5	84	65	106	0.35	0.50
Swale Sub 6	51	37	107	0.23	0.50
Trench-1	217	177	209	2.08	2.50

100-yr, 24-hr, Type IA Storage Results

Stormwater Facility	Total Runoff Volume to Facility (CF)	Peak Storage Volume Required (CF)	Total Facility Volume Available (CF)	Max Stormwater Depth (FT)	Facility Depth Available (FT)
Swale Middle	5713	3998	4445	2.64	2.80
Swale East	2057	940	4762	1.00	2.60
Swale All-2	949	244	514	0.34	0.50
Swale All-1	11393	1963	8916	0.13	0.50
Swale Sub 5	237	69	106	0.37	0.50
Swale Sub 6	143	30	107	0.20	0.50
Trench-1	611	250	209	floods	2.50

Infiltration Modeling Narrative

The computer software Autodesk Storm and Sanitary Analysis (SSA) was used to model the various design storms based on the Santa Barbara Urban Hydrograph method. The runoff from each sub-basin is routed through the storage facility and is infiltrated into the soil. The total runoff that flows to each stormwater facility is shown in the Storage Results table above as "Total Runoff Volume to Facility." Due to the fact that stormwater is discharged from the facilities throughout the duration of the storm via infiltration, the stormwater facilities are not required to store the entire volume of runoff from the subbasins. Early in the storm, when precipitation amounts are small, and therefore runoff flow rates are small, the facility is able to infiltrate all or most of the water that it receives. However, as the storm intensity increases, the rate of infiltration is not able to keep up with the incoming flow rate, so the storage facility begins to fill with water. At the peak intensity of the storm, the facility rapidly fills with water. Depending on the varying combination of impervious areas directed to the facility, discharge rates due to infiltration, and storage capacity, the facility reaches a peak volume sometime between the peak storm intensity (12 hrs for 24 hour storms) and the end of the storm. Once the peak volume is reached, the water level in the facility begins to decrease as it is infiltrated. It is the peak volume that is critical for sizing the facility, which is given in the above table as "Peak Storage Volume Required" which is less than the"Total Facility Volume Available" for each system. The "Max Stormater Depth" values show the stormwater depth at the peak volume of the design storm. The difference between the "Facility Depth Available" and the "Max Stormwater Depth" represents the additional storage provided by the facilities.

0 100 200

SCALE IN FEET

N

SUB–1
AREA: 36,428 S.F.

SUB–2
AREA: 13,174 S.F.

SUB–3
AREA: 6,078 S.F.

SUB–4
AREA: 72,983 S.F.

SUB–5
AREA: 1,518 S.F.

SUB–6
AREA: 916 S.F.

SUB–7
AREA: 3,913 S.F.

SD

EF

EG

EP

UT

19'

50.34'

JUB

J-U-B ENGINEERS, INC.

LAST UPDATED: 11/12/2021
PLOT DATE: 11/12/2021
FILE: 30-21-039_STORMBASINEXHIBIT

CLIENT
COLLEGE PLACE, WA

GARRISON CREEK
STORMWATER EXHIBIT

Plot Date:11/12/2021 12:39 PM Plotted By: Cole Henderson
Date Created:11/12/2021 \\JUB.COM\CENTRAL\CLIENTS\WA\BELLATERRA\PROJECTS\30-21-039_GARRISONCREEK\DESIGN\STORMWATER\30-21-039_STORMBASINEXHIBIT.DWG

exhibit 24

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

GEOTECHNICAL SITE INVESTIGATION REPORT

PROPOSED RESIDENTIAL SUBDIVISION
VILLAGES AT GARRISON CREEK
7.01-ACRE LOT 4 & 7.66-ACRE LOT 5
COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON

GNN PROJECT NO. 221-1382

JUNE 2021

Prepared for

PHASE FIVE DEVELOPMENT< LLC
P.O.BOX 2053
WALLA WALLA, WA 99362

Prepared by

GN NORTHERN, INC.
CONSULTING GEOTECHNICAL ENGINEERS
KENNEWICK, WASHINGTON
(509) 734-9320

Northern, Inc.

At GN Northern our mission is to serve our clients in the most efficient, cost effective way using the best resources and tools available while maintaining professionalism on every level. Our philosophy is to satisfy our clients through hard work, dedication and extraordinary efforts from all of our valued employees working as an extension of the design and construction team.

Northern, Inc.

June 8, 2021

Phase Five Development, LLC
P.O. Box 2053
Walla Walla, WA 99362

Attn: Doug Botimer

Subject: **Geotechnical Site Investigation Report**
Proposed Villages at Garrison Creek Residential Subdivision
7.01-acre Lot 4 & 7.66-acre Lot 5
College Place, Walla Walla County, Washington

GNN Project No. 221-1382

Dear Mr. Botimer,

As requested, GN Northern (GNN) has completed a geotechnical site investigation to support mass grading for the proposed Villages at Garrison Creek residential subdivision to be constructed at the total 14.67-acre site, comprising Lots 4 & 5, located north of Garrison Village Way in College Place, Washington.

Based on the findings of our subsurface study, we conclude that the site is suitable for the proposed development provided that our geotechnical recommendations presented in this report and any subsequent design-level geotechnical investigations are followed during the design and construction phases of the project.

This report describes in detail the results of our investigation, summarizes our findings and presents our recommendations related to mass grading and earthwork. It is important that GN Northern provide consultation during the design phase, as well as field compaction testing and geotechnical monitoring services during the construction phase, to review and monitor the implementation of the geotechnical recommendations.

If you have any questions regarding this report, please contact us at 509-734-9320.

Respectfully submitted,

GN Northern, Inc.

Max B. Barnett, GIT
Staff Geologist

Karl A. Harmon, LEG, PE
Senior Geologist/Engineer



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5.2 SEISMIC CONSIDERATIONS 3

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1.0 PURPOSE AND SCOPE OF SERVICES

This geotechnical site investigation report has been prepared to support mass grading for the proposed Villages at Garrison Creek residential subdivision development to be constructed north of Garrison Village Way on Lots 4 & 5 in College Place, Walla Walla County, Washington; site location is shown on the *Vicinity Map* (Figure 1, Appendix I). Our investigation was conducted to collect information regarding subsurface conditions and present recommendations for mass grading for the proposed project.

GN Northern, Inc. has prepared this report for use by the client and their design consultants in the civil design of the proposed project. Do not use or rely upon this report for other locations or purposes without the written consent of GN Northern, Inc.

Our study was conducted in general accordance with our *Proposal for Geotechnical Site Investigation Report* dated May 4, 2021. Authorization to proceed was provided in the form of a signed professional consultant agreement dated May 7, 2021, signed by Mr. Bill Duffy on May 10, 2021. Field exploration, consisting of eleven (11) test-pits and one (1) soil infiltration test, was completed on May 25, 2021. Test-pit and infiltration locations are shown on the *Site Exploration Map* (Figure 2, Appendix I). Detailed test-pit logs are presented in Appendix II, and results of our laboratory testing are presented in Appendix III.

This report has been prepared to summarize the data obtained during this study and to present our recommendations based on the proposed construction and the subsurface conditions encountered at the site. Results of the field exploration and laboratory testing were analyzed to develop recommendations for site development and earthwork.

2.0 PROPOSED SITE DEVELOPMENT

Based on the information provided, we understand that proposed development will include 56 individual lots for new single-family homes, residential streets and associated infrastructure improvements. A grading plan for the proposed development was not provided at the time of this report. We assume that the new one- and two-story residential structures will be constructed of wood-frame construction with concrete slabs-on-grade or raised floors supported on shallow foundations. Structural loading information was not available at the time of this report. We expect

light structural loading for proposed construction. Settlement tolerances for the structures are assumed to be limited to 1 inch, with differential settlement limited to ½ inch.

3.0 FIELD EXPLORATION

Our field exploration, consisting of eleven (11) exploratory test-pits and one (1) soil infiltration test was completed on May 25, 2021. A local public utility clearance was obtained prior to the field exploration. Test-holes were excavated by John's Excavating & Paving using a Case 580 Super L backhoe to depths ranging from approximately 8 to 14 feet below existing ground surface (BGS). The test-pits were logged by a GNN field geologist. Upon completion, test-pits were loosely backfilled with the excavated spoils. Test-pit locations are shown on *Site Exploration Map* (Figure 2, Appendix I).

The soils observed during our field exploration were classified according to the Unified Soil Classification System (USCS), utilizing the field classification procedures as outlined in ASTM D2488. A copy of the USCS Classification Chart is included in Appendix II. Photographs of the site and exploration are presented in Appendix IV. Depths referred to in this report are relative to the existing ground surface elevation at the time of our investigation. The surface and subsurface conditions described in this report are as observed at the time of our field investigation.

4.0 LABORATORY TESTING

Representative samples of the exposed soils obtained from the test-pits and perc test locations were selected for testing to determine the index properties of the subsurface soils in general accordance with ASTM procedures. The following laboratory tests were performed:

Table 1: Laboratory Tests Performed

Test	To determine
Particle Size Distribution (ASTM D6913)	Soil classification based on proportion of sand, silt, and clay-sized particles
Natural Moisture Content (ASTM D2216)	Soil moisture content indicative of in-situ condition at the time samples were taken

Results of the laboratory tests are included on the test-pit logs and are also presented in graphic form in Appendix III.

5.0 SITE CONDITIONS

The 14.67-acre site is located on the north side of Garrison Village Way in College Place, Walla Walla County, Washington; site location is shown on the Vicinity Map (Figure 1, Appendix I). The site is undeveloped and has a dense surficial cover of native grass and weeds. The site is identified by the Walla Walla County Assessor as Lot 4 (APN: 350736130020) and Lot 5 (APN: 350736130021). Site is generally situated within the southern half of the NE ¼ of Section 36, Township 7 North & Range 35 East, Willamette Meridian.

The project site is bordered by single-family residences on all sides and is most accessible from SE Garrison Village Way near the central existing gazebo park. Based on the provided *Historical Site Plan* (dated 12/19/2021) you provided via email on April 29th, the site generally slopes down to the west with an approximate total relief of 25 feet.

5.1 Geologic Setting

The site is located on the Palouse Slope sub-province of the Columbia Basin Plateau physiographic province. The subsurface stratigraphy in the Walla Walla & College Place region is comprised of a thick series of Miocene-age flood basalt lava flows and interbedded sediments (collectively known as the Columbia River Basalt Group [CRBG]) overlain by unconsolidated deposits of Pleistocene and Quaternary age.

Overlying sediments in the area consist of localized areas of Quaternary Loess and alluvium and a sequence of Pleistocene-age flood deposits, commonly identified as the Missoula Flood Deposits. These deposits generally consist of cobble to granule-sized basaltic gravel, with lesser deposits of sand, silt, and non-basaltic gravel.

5.2 Seismic Considerations

As per the *2018 International Building Code* (IBC), a Site Class 'D' may be used for seismic design purposes. Site Class 'D' corresponds to 'stiff soil'. The following site-specific design values may be used:

Table 2: IBC 2018 Design Response Spectra Parameters

Seismic Design Parameter	Value (unit)	Definition
S_S	0.405 (g)	MCE spectral response acceleration at short periods
S_1	0.140 (g)	MCE spectral response acceleration at 1-second period
F_a	1.476 (unitless)	Site coefficient for short periods
F_v	2.321 (unitless)	Site coefficient for 1-second period
S_{MS}	0.598 (g)	MCE spectral response acceleration at short periods as adjusted for site effects
S_{M1}	0.324 (g)	MCE spectral response acceleration at 1-second period as adjusted for site effects
S_{DS}	0.399 (g)	Design spectral response acceleration at short periods
S_{D1}	0.216 (g)	Design spectral response acceleration at 1-second period

6.0 SUBSURFACE CONDITIONS

Based on the findings of our field exploration, subsurface soils encountered within the test-pits consisted primarily of Silt with Sand (ML) atop Silty Gravel with Sand (GM). Test-pits TP-8 & TP-9 encountered Silt (ML) to the total depths of 12 to 14 feet with no observed gravel. The silts were observed to have a relative in-place density of 'loose' to 'medium dense' and were typically observed to be 'damp' to 'moist'. The silty gravels appeared 'medium dense to dense' and 'moist'. Groundwater was found in the underlying gravelly layer encountered in all test-pits except TP-8 & TP-9. Test-pit logs in Appendix II show detailed descriptions and stratification of the soils encountered.

6.1 NRCS Soil Survey

The soil survey map of the site prepared by the Natural Resources Conservation Service (NRCS) identifies native site soils consisting of *Ahtanum silt loam, 0 to 3 percent slopes*, *Touchet silt loam, 0 to 3 percent slopes*, W*alla Walla silt loam lacustrine substratum, 0 to 8 & 8 to 30 percent slopes*, and *Yakima silt loam 0 to 3 percent slopes*. Typical soil profiles for these units are described as *sil loam very gravelly loamy sand and extremely gravelly sand.* According to the NRCS map (Soil Survey, Appendix V), these units consist of *moderately* to *somewhat excessively drained* materials and the capacity of the most limiting layer in these soils, specifically the *Ahtanum silt loam*, to transmit water (Ksat) is *very low* to *moderately high* (0.00 to 0.57 in/hr).

6.2 Groundwater

Groundwater was encountered in all test-pits except for TP-8 & TP-9 (located at higher elevations), at depths ranging between 6.5 and 10.5 feet BGS within the gravelly stratum

underlying the upper silts. To further assist in our evaluation, we reviewed the Washington Department of Ecology Well Log database of nearby well logs (see Appendix VI) to estimate groundwater levels in the vicinity. Based on our review of nearby well logs, groundwater in the site vicinity has been encountered at depths ranging from 12 to 16 feet BGS. Groundwater levels will vary with precipitation, irrigation, regional pumping from wells and other hydrogeological factors and evaluation of such factors is beyond the scope of this report.

7.0 SOIL INFILTRATION TESTING

Soil infiltration testing was performed at one (1) randomly selected lower elevation location of the project site. The infiltration test was conducted using a single ring infiltrometer consisting of a 10-inch diameter steel pipe driven into the ground at the test depth. After an initial pre-soak period, a constant water level was maintained in the ring with the use of a float valve and timed intervals of the water demand volumes were recorded. Continuous readings of the water volumes required to maintain the constant head were recorded until a relatively constant rate was achieved, and the average infiltration rate was recorded. The test results are indicative of the infiltration characteristics of the subsurface soils encountered at the test location and depth. The following table presents the results of the infiltration test performed at the site:

Table 3: Infiltration Test Results

Test ID	Test Depth	Soil Type	Percent Fines	Field Infiltration Rate
IT-1	5 feet BGS	Silty Gravel with Sand (GM)	16.2	**2.1 inches/hour**

The infiltration rate presented herein represents the un-factored field soil infiltration rate. An appropriate factor of safety should be applied to the field infiltration rate to determine long-term design infiltration rate. Determination of safety factors for long-term design infiltration should consider the following: pretreatment, potential for bio-fouling, system maintainability, horizontal and vertical variability of soils, and type of infiltration testing. Typical factors of safety for these soils generally range from 2 to 3.

8.0 GEOTECHNICAL RECOMMENDATIONS

The following geotechnical recommendations are based on our current understanding of the proposed project as described in Section 2.0 of this report. The report is prepared to comply with the 2018 International Building Code Section 1803, Geotechnical Investigations, and as required

by Subsection 1803.2, Investigations Required. Please note that Soil Design Parameters and Recommendations presented in this report are predicated upon appropriate geotechnical monitoring and testing of the site preparation and foundation and building pad construction by a representative of GNN's Geotechnical-Engineer-of-Record (GER). Any deviation and nonconformity from this requirement may invalidate, partially or in whole, the following recommendations. We recommend that we be engaged to review grading and foundation plans in order to provide revised, augmented, and/or additional geotechnical recommendations as required.

8.1 Site Development – Mass Grading

Site grading shall incorporate the requirements of IBC 2018 Appendix J as adopted by Walla Walla County. The project Geotechnical Engineer of Record (GER) or a representative of the GER should observe site clearing, grading, and the bottoms of excavations before placing fills. Local variations in soil conditions may warrant increasing the depth of over-excavation and recompaction. Seasonal weather conditions may adversely affect grading operations. To improve compaction efforts and prevent potential pumping and unstable ground conditions, we suggest performing site grading during dryer periods of the year.

Soil conditions shall be evaluated by in-place density testing, visual evaluation, probing, and proof-rolling of the imported fill and re-compacted on-site soil as it is prepared to check for compliance with recommendations of this report. A moisture-density curve shall be established in accordance with the ASTM D1557 method for all onsite soils and imported fill materials used as structural fill.

8.2 Clearing and Grubbing

At the start of site grading, the construction areas should be cleared and stripped of all vegetation, topsoil, undocumented fills, trash/debris and abandoned underground utilities. All topsoil and fine-grained soils with organic material (vegetation and roots) shall be completely removed from the proposed construction areas. Monitoring by a representative of the GER at the time of the site clearing activities may allow reduction in the required quantity of stripping depending upon the encountered depth of organic material (roots) and the organic content of the soils. A representative of the GER should observe site clearing, grading, and the bottoms of excavations before placing fill.

8.3 Subgrade Preparation

We recommend scarifying and recompacting minimum 12 inches of the native subgrade below areas of proposed improvements including building lots, roadway, and hardscapes. The depth of scarification and recompaction may be increased in real-time based on the exposed conditions at the discretion of the GER. This requirement for recompaction of 12 inches applies to the native subgrades prior to placement of any fill, as well as the finished cut subgrade. Fill materials, consisting of suitable onsite materials or imported fill, shall be placed as engineered fill to the design grades. Where fill is placed on existing ground steeper than 5V:1H, the fill should be keyed and benched into firm native soil.

8.4 Temporary Excavations

It shall be the responsibility of the contractor to maintain safe temporary slope configurations since the contractor is at the job site, able to observe the nature and conditions of the slopes and be able to monitor the subsurface conditions encountered. Unsupported vertical cuts deeper than 4 feet are not recommended if worker access is necessary. The cuts shall be adequately sloped, shored or supported to prevent injury to personnel from caving and sloughing. The contractor and subcontractors shall be aware of and familiar with applicable local, state and federal safety regulation including the current OSHA Excavation and Trench Safety Standards, and OSHA Health and Safety Standards for Excavations, 29 CFR Part 1929, or successor regulations.

It is our opinion that the soil encountered at the site is classified as Type C soils. For excavation planning purposes, we recommend that temporary, unsupported, open cut slopes shall be no steeper than 1.5 feet horizontal to 1.0 feet vertical (1.5H:1V) in Type C soils. No heavy equipment should be allowed near the top of temporary cut slopes unless the cut slopes are adequately braced. Final (permanent) fill slopes should be graded to an angle of 2H:1V or flatter. We recommend that permanent slopes be hydroseeded and/or planted with vegetation after construction. Where unstable soils are encountered, flatter slopes may be required. We recommend protecting slopes with waterproof covering during periods of wet weather to reduce sloughing and erosion.

The native sandy soil may be prone to some caving and sloughing in open excavations. Excavation stability may be achieved by sloping excavation banks or widening shallow excavations in the anticipation of caving. Deeper excavations may require external support such as shoring or bracing to provide excavation bank stability.

8.5 Utility Excavation, Pipe Bedding and Trench Backfill

To provide suitable support and bedding for the pipe, we recommend the utilities be founded on suitable bedding material consisting of clean sand and/or sand & gravel mixture. To minimize trench subgrade disturbance during excavation, the excavator should use a smooth-edged bucket rather than a toothed bucket.

Pipe bedding and pipe zone materials shall conform to Section 9-03.12(3) of the Washington State Department of Transportation (WSDOT) 2018 Standard Specifications. Pipe bedding should provide a firm uniform cradle for support of the pipes. A minimum 4-inch thickness of bedding material beneath the pipe should be provided. Prior to installation of the pipe, the pipe bedding should be shaped to fit the lower part of the pipe exterior with reasonable closeness to provide uniform support along the pipe. Pipe bedding material should be used as pipe zone backfill and placed in layers and tamped around the pipes to obtain complete contact. To protect the pipe, bedding material should extend at least 6 inches above the top of the pipe.

Placement of bedding material is particularly critical where maintenance of precise grades is essential. Backfill placed within the first 12 inches above utility lines should be compacted to at least 90% of the maximum dry density (ASTM D1557), such that the utility lines are not damaged during backfill placement and compaction. In addition, rock fragments greater than 1 inch in maximum dimension should be excluded from this first lift. The remainder of the utility excavations should be backfilled and compacted to 95% of the maximum dry density as determined by ASTM D1557.

Onsite soils are considered suitable for utility trench backfill provided they are free of significant organic matter and oversize material, and can be adequately compacted. All excavations should be wide enough to allow for compaction around the haunches of pipes and underground tanks. We recommend that utility trenching, installation, and backfilling conform to all applicable federal, state, and local regulations such as OSHA and WISHA for open excavations.

Compaction of backfill material should be accomplished with soils within ±2% of their optimum moisture content in order to achieve the minimum specified compaction levels recommended in this report. However, initial lift thickness could be increased to levels recommended by the manufacturer to protect utilities from damage by compacting equipment.

8.6 Suitability of the Onsite Soils as Engineered Fill

The onsite soils are considered suitable for use as engineered fill and utility trench backfill, provided they are free of significant organic or deleterious matter. Suitable onsite soils shall be placed in maximum 8-inch lifts (loose) and compacted to at least 95% relative compaction (ASTM D1557) near its optimum moisture content. Compaction of the suitable onsite soils shall be performed within a strict range of ±1% of optimum moisture to achieve the proper degree of compaction.

8.7 Imported Fill Soils

If needed, imported fill soils should be non-expansive, granular soils meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of 4 inches, minimum 70% passing the No. 4 sieve, and 5 to 20% passing the No. 200 sieve (fines shall be non-plastic). The GER should evaluate and approve the import fill soils before hauling to the site.

8.8 Compaction Requirements for Engineered Fill

All fill or backfill shall be approved by a representative of the GER, placed in uniform lifts, and compacted to a minimum 95% of the maximum dry density as determined by ASTM D1557. The compaction effort must be verified by a representative of the GER in the field using a nuclear density gauge in accordance with ASTM D6938. The thickness of the loose, non-compacted lift of fill shall not exceed 8 inches for heavy-duty compactors or 4 inches for hand operated compactors.

8.9 Imported Crushed Rock Structural Fill

Imported crushed rock structural fill shall consist of well-graded, crushed aggregate material meeting the grading requirements of WSDOT 2018 Standard Specifications, Section 9-03.9(3) (1¼-" minus Base Course Material) presented here:

Table 4: WSDOT Standard Spec. 9-03.9(3)

Sieve Size	Percent Passing (by Weight)
1¼ Inch Square	99 - 100
1 Inch Square	80 - 100
5/8 Inch Square	50 – 80
U.S. No. 4	25 - 45
U.S. No. 40	3 – 18
U.S. No. 200	Less than 7.5

A 50-lb sample of each imported fill material shall be collected by GNN prior to placement to ensure proper gradation and establish the moisture-density relationship (proctor curve).

8.10 Building Pad Subgrade Support

Based on the existing site grade, we anticipate that mass grading for development of the residential lots and infrastructure will result in lots graded with cut/fill transitions. To provide a uniform bearing support and minimize the potential for differential settlement of the structure resulting from a straddle condition, we recommend limiting the maximum differential of the thickness of fill material within the building pad footprint to 50%; i.e. if the thickest fill section within a given portion of the building pad is 8 feet, then no portion of the building pad shall be constructed with less than 4 feet of fill material across the footprint. This requirement shall apply to all building lots where the proposed thickness of fill exceeds 3 feet. This will require delineating building envelopes on the proposed residential lots. Subgrade preparation, fill placement and compaction shall be completed in accordance with the recommendations of this report.

8.11 Foundation Bearing Support and Allowable Bearing Capacity

Residential structures may be supported on conventional shallow foundations bearing on a layer of imported crushed rock structural fill atop recompacted subgrade in accordance with the recommendations of this report. The minimum footing depth shall be 24 inches below adjacent grades for frost protection and bearing capacity considerations.

Following completion of site clearing and grubbing operations, we recommend that all foundations shall bear on a minimum 6-inch layer of crushed rock. Prior to placement of the crushed rock, the native subgrade shall be scarified to a minimum depth of 12-inches, then moisture-conditioned (as necessary), and recompacted to minimum 95% of the maximum dry density per ASTM D1557. Imported structural fill shall consist of 1¼-inch minus crushed rock and shall be placed as engineered fill in accordance with the recommendations of this report. The over-ex shall include a minimum lateral offset of 1-foot on all sides.

Footings constructed in accordance with the above recommendations may be designed for an allowable bearing capacity of **1,500 pounds per square foot (psf)**. The allowable bearing pressure may be increased by 1/3 for short-term transient loading conditions. The estimated total settlement for footings is approximately 1-inch with differential settlement less than half that magnitude. The weight of the foundation concrete below grade may be neglected in dead load computations. Footings, foundations and masonry walls should be reinforced as necessary to reduce the potential

for distress caused by differential movement. The use of joints at openings or other discontinuities in masonry walls is recommended.

Lateral forces on foundations from short term wind and seismic loading would be resisted by friction at the base of foundations and passive earth pressure against the buried portions. We recommend an allowable passive earth pressure for the compacted onsite soil of **200 pcf**. This lateral foundation resistance value includes a factor of safety of 1.5. We recommend a coefficient of friction of **0.45** be used between cast-in-place concrete and imported crushed rock fill. An appropriate factor of safety should be used to calculate sliding resistance at the base of footings.

8.12 Asphalt Pavement Section for Housing Project

Pavement subgrade soils are generally expected to consist of the native silty soils or onsite soils placed as engineered fill. A California Bearing Ratio (CBR) value of 3 has been estimated for the onsite soils for use in the pavement analysis. Using an empirical relationship, this CBR value corresponds to a resilient modulus value of approximately 4,500 psi. Pavement analyses are based on *1993 AASHTO Guide for Design of Pavement Structures*. The following table shows recommended pavement sections for this project:

Table 5: Recommended Asphalt Concrete Paving Sections

Traffic	Asphalt Thickness (inches)	Crushed Aggregate Base Course (inches)	Subgrade
Heavy Duty†	3.5	10*	upper min. 12 inches scarified, moisture conditioned and re-compacted to at least 95% of the maximum dry density as determined by ASTM D1557
Standard Duty††	2.5	8	

†Heavy duty applies to pavements subjected to tuck traffic and drive lanes
††Standard duty applies to general parking areas
*The upper 2" of crushed rock should be top course rock placed over the base course layer

Pavement design recommendations assume proper and positive drainage and construction monitoring and are based on AASHTO Design parameters for a 20-year design period. Asphalt pavements tend to develop thermal and fatigue cracking over time from environmental factors and traffic loads. Asphalt, being a viscoelastic material, weakens from temperature influx. Timely preventative measures for continual flexible maintenance such as crack filling and seal coating at 8-10 year intervals to control the progression of surface cracking and distress to prevent water

from infiltrating into the base course and subgrade shall be considered. Performing this intermediate level of maintenance will net at least a 20-year service life/performance life

Soils containing roots or organic materials, and any artificial fill soils, shall be completely removed from the proposed paved areas prior to subgrade construction. All fills used to raise low areas must be compacted onsite soils or structural gravel fill and shall be placed under engineering control conditions. The finished surface shall be smooth, uniform and free of localized weak/soft spots. All subgrade deficiency corrections and drainage provisions shall be made prior to placing the aggregate base course. All underground utilities shall be protected prior to grading.

The HMAC utilized for the project should be designed and produced in accordance with Section 5-04 Hot Mix Asphalt of the WSDOT 2018 Standards Specifications. Aggregate Base material shall comply with Section 9-03.9(3) Crushed Surfacing of the *WSDOT 2018 Standards Specification*s. Aggregate base or pavement materials should not be placed when the surface is wet.

8.13 Graded Slope Construction

Site development shall incorporate appropriate design and construction including slope stabilization and drainage/erosion control measures. We recommend that all cut or fill slopes at the project site be constructed at a maximum gradient of 2H:1V in accordance with the recommendations of this section.

Fill slopes should be overfilled and trimmed back to uniformly compacted material. The final slope surface should be track-walked or grid rolled to improve the slope's resistance to erosion. Where fill slopes or stabilization fill slopes are to be constructed on existing slopes steeper than 5V:1H, the fill should be keyed and benched into firm natural soil. Keyways for all slopes, greater than 5 feet in height, should be cut into firm natural soil. This helps ensure a good bond between the existing native soil and new fill, and to eliminate a plane of weakness at the interface. Benching dimensions into existing native slopes shall be a minimum 5 feet horizontal and maximum 4 feet vertical from the lowest adjacent soil grade. Before engineered fill is placed, the key should be observed by a representative of the GER, to observe compliance with the above recommendations. It is recommended that the GER, or their representatives, be present during the fill construction to observe compliance with the above recommendations.

Compacted fill slopes shall be overbuilt and cut back to grade, exposing the firm, compacted fill inner core. The actual amount of overbuilding should vary as field conditions dictate. The degree of overbuilding should be increased until the desired compacted slope surface condition is achieved. Care should be taken by the contractor to provide thorough mechanical compaction to the outer edge of the overbuilt slope surface. Fill placement should proceed in thin lifts (8-10 inch loose thickness, depending upon compaction equipment). Each lift should be moisture-conditioned and thoroughly compacted. The desired moisture condition should be maintained during the period between successive lifts, and each lift should be tested to ascertain that desired compaction is being achieved.

At intervals not exceeding 4 feet in vertical slope height or the capability of available equipment, whichever is less, fill slopes should be thoroughly back-rolled utilizing conventional equipment. Care should be taken to maintain the desired moisture conditions as needed prior to back-rolling. Upon achieving final grade, the slopes should again be moisture conditioned and thoroughly back-rolled. The use of a side-boom roller may be necessary as well as vibratory methods. Without delay, the slopes should then be grid-rolled to achieve a relatively smooth surface and uniformly compact condition. Slope construction procedures shall be monitored, and moisture and density tests shall be taken at regular intervals.

Proper slope protection and maintenance will help minimize slope erosion and improve stability of the project slopes. Site soils are prone to erosion and will require appropriate BMP protection and maintenance. Positive drainage should be provided at the tops of all slopes to divert runoff away from the face. Swales constructed in native soils should be lined with suitable non-erosive material. Erosion protection should be provided, especially where concentrated runoff is anticipated. A qualified Landscape Architect should provide recommendations for slope planting. As the exposed site soils are susceptible to erosion, it is required that erosion control measures, such as planting, erosion control blankets/fabrics, sprayed tackifiers, or some combination of these, be utilized on all slopes for the project. Landscaping should take into consideration the engineering characteristics of the slopes, especially with regards to surficial stability.

The need for and design of flood control and erosion protection measures is within the purview of the design civil engineer. In general, erosion should be mitigated with best management practices

(BMPs) consisting of proper drainage design including collecting and disposal (conveyance) of water to approved points of discharge in a non-erosive manner. Appropriate project design, construction, and maintenance will be necessary to mitigate the site erosion concerns.

8.14 Subgrade Protection

The degree to which construction grading problems develop is expected to be dependent, in part, on the time of year that construction proceeds and the precautions which are taken by the contractor to protect the subgrade. The fine-grained soils currently present on site are considered to be moisture and disturbance sensitive due to their fines content and may become unstable (pumping) if allowed to increase in moisture content and are disturbed (rutted) by construction traffic if wet. If necessary, the construction access road should be covered with a layer of gravel or quarry spalls course. The soils are also susceptible to erosion in the presence of moving water. The soils shall be stabilized to minimize the potential of erosion into the foundation excavation. The site shall be graded to prevent water from ponding within construction areas and/or flowing into excavations. Accumulated water must be removed immediately along with any unstable soil. Foundation concrete shall be placed and excavations backfilled as soon as possible to protect the bearing grade. We further recommend that soils that become unstable are to be either:

- Removed and replaced with structural compacted gravel fill, or
- Mechanically stabilized with a coarse crushed aggregate (possibly underlain with a geotextile) and compacted into the subgrade.

8.15 Surface Drainage

With respect to surface water drainage, we recommend that the ground surface be sloped to drain away from residential structures. Final exterior site grades shall promote free and positive drainage from the building areas. Water shall not be allowed to pond or to collect adjacent to foundations or within the immediate building area. We recommend that a gradient of at least 5% for a minimum distance of 10 feet from the building perimeter be provided, except in paved locations. In paved areas, a minimum gradient of 1% should be provided unless provisions are included for collection/disposal of surface water adjacent to the structure. Catch basins, drainage swales, or other drainage facilities should be aptly located. All surface water such as that coming from roof downspouts and catch basins be collected in tight drain lines and carried to a suitable discharge point, such as a storm drain system. Surface water and downspout water should not discharge into

a perforated or slotted subdrain, nor should such water discharge onto the ground surface adjacent to the building. Cleanouts should be provided at convenient locations along all drain lines.

8.16 Wet Weather Conditions

The near surface project site soils are fine-grained and sensitive to moisture during handling and compaction. Proceeding with site earthwork operations using these soils during wet weather could add project costs and/or delays. The stability of exposed soils may rapidly deteriorate due to a change in moisture content. Therefore, if at all possible, complete site clearing, preparation, and earthwork during periods of warm, dry weather when soil moisture can be controlled by aeration. During or subsequent to wet weather, drying or compacting the on-site soils will be difficult. It may be necessary to amend the on-site soils or import granular materials for use as structural fill. If earthwork takes place in wet weather or wet conditions, the following recommendations should be followed:

- Fill material should consist of clean, granular soil, and not more than 3 percent fines (by weight) should pass the No. 200 sieve. Fines should be non-plastic. These soils would have to be imported to the site.
- Earthwork should be accomplished in small sections and carried through to completion to reduce exposure to wet weather. Soils that becomes too wet for compaction should be removed and replaced with clean, granular material.
- The construction area ground surface should be sloped and sealed to reduce water infiltration, to promote rapid runoff, and to prevent water ponding.
- To prevent soil disturbance, the size or type of equipment may have to be limited.
- Work areas and stockpiles should be covered with plastic. Straw bales, straw wattles, geotextile silt fences, and other measures should be used as appropriate to control soil erosion.

9.0 GENERAL CONSIDERATIONS FOR LOT DESIGN AND CONSTRUCTION

Foundation bearing soils shall be constructed as recommended herein. GNN shall review significant changes in design (i.e. grade changes, partial cut and partial fill grade, new cuts greater 4 feet, swimming pools and/or daylight basements) not mentioned in this report. The aforementioned conditions shall be brought to the attention of the geotechnical engineer immediately for further recommendations, if necessary. Changes to the building assumptions

discussed in (but not limited to) the *Proposed Development* section (Section 2.0) of this report, not brought to our attention, shall fall outside of the purpose and scope of this report.

The following information provides general design considerations based on the soil conditions encountered during exploration and reconnaissance. GNN should review final grading plans in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications, and determine if any supplemental geotechnical work may be necessary prior to issuing building permits.

To provide an adequate foundation for the proposed structures, the following minimum parameters shall also be followed during construction:

- In accordance with Chapter 4 of the Section R403.1 of the International Residential Code (IRC), the lot shall be graded to drain surface water away from foundations. The minimum grade shall fall at least 6 inches within 10 feet of the foundation wall (5%). If slopes prohibit this fall rate then swales or drains shall be constructed to divert water away from the structure.

- Grades should be developed that do not allow runoff from the driveway to flow toward the structures.

- If retaining walls are required in excess of 4 feet in height, or any retaining walls with a sloping crest or toe condition, they should be engineered to aid in long term performance and appropriate safety factors.

- Exterior foundations shall extend 12 inches plus 2 percent above the street gutter, except as permitted by the building official.

- Foundation walls shall not be backfilled until the wall has sufficient strength or has been anchored to the floor above. Backfill shall be placed in lifts not exceeding 4 inches loose and compacted with a hand operated compaction device.

- Under-floor space ventilation shall be critical and should adhere to the IRC Section R408 requirements or the City requirements, whichever is more restrictive.

10.0 CONTINUING GEOTECHNICAL SERVICES

GNN recommends that the Client should maintain an adequate program of geotechnical consultation, construction monitoring, and soils testing during the final design and construction phases to monitor compliance with GNN's geotechnical recommendations. Maintaining GNN as the geotechnical consultant from beginning to end of the project will provide continuity of services. If GN Northern, Inc. is not retained by the owner/developer and/or the contractor to provide the recommended geotechnical inspections/observations and testing services, the geotechnical engineering firm or testing/inspection firm providing tests and observations shall assume the role and responsibilities of Geotechnical Engineer-of-Record.

GNN can provide construction monitoring and testing as additional services. The costs of these services are not included in our present fee arrangement, but can be obtained from our office. The recommended construction monitoring and testing includes, but is not necessarily limited to, the following:

- Consultation during the design stages of the project.
- Review of the grading and drainage plans to monitor compliance and proper implementation of the recommendations in GNN's Report.
- Observation and quality control testing during site preparation, grading, and placement of engineered fill as required by the local building ordinances.
- Geotechnical engineering consultation as needed during construction.

11.0 LIMITATIONS OF THE GEOTECHNICAL SITE INVESTIGATION REPORT

This GEOTECHNICAL SITE INVESTIGATION REPORT ("Report") was prepared for the exclusive use of the Client. GN Northern, Inc.'s (GNN) findings, conclusions and recommendations in this Report are based on selected points of field exploration, laboratory testing, and GNN's understanding of the proposed project at the time the Report is prepared. Furthermore, GNN's findings and recommendations are based on the assumption that soil, rock and/or groundwater conditions do not vary significantly from those found at specific exploratory locations. Variations in soil, bedrock and/or groundwater conditions could exist between and beyond the exploration points. The nature and extent of these variations may not become evident until during or after construction. Variations in soil, bedrock and groundwater may require additional studies, consultation, and revisions to GNN's recommendations in the Report.

In many cases the scope of geotechnical exploration and the test locations are selected by others without consultation from the geotechnical engineer/consultant. GNN assumes no responsibility and, by preparing this Report, does not impliedly or expressly validate the scope of exploration and the test locations selected by others.

This Report's findings are valid as of the issued date of this Report. However, changes in conditions of the subject property or adjoining properties can occur due to passage of time, natural processes, or works of man. In addition, applicable building standards/codes may change over time. Accordingly, findings, conclusions, and recommendations of this Report may be invalidated, wholly or partially, by changes outside of GNN's control. Provided that the site conditions are not disturbed or altered after the planned grading is completed, the report will be valid for a period of **two (2) years** from the issued date of the Report.

In the event that any changes in the nature, design, or location of structures are planned, the findings, conclusions and recommendations contained in this Report shall not be considered valid unless the changes are reviewed by GNN and the findings, conclusions, and recommendations of this Report are modified or verified in writing.

This Report is issued with the understanding that the owner or the owner's representative has the responsibility to bring the findings, conclusions, and recommendations contained herein to the attention of the architect and design professional(s) for the project so that they are incorporated

into the plans and construction specifications, and any follow-up addendum for the project. The owner or the owner's representative also has the responsibility to verify that the general contractor and all subcontractors follow such recommendations during construction. It is further understood that the owner or the owner's representative is responsible for submittal of this Report to the appropriate governing agencies. The foregoing notwithstanding, no party other than the Client shall have any right to rely on this Report and GNN shall have no liability to any third party who claims injury due to reliance upon this Report, which is prepared exclusively for Client's use and reliance.

GNN has provided geotechnical services in accordance with generally accepted geotechnical engineering practices in this locality at this time. GNN expressly disclaims all warranties and guarantees, express or implied.

Client shall provide GNN an opportunity to review the final design and specifications so that earthwork and drainage recommendations may be properly interpreted and implemented in the design and specifications. If GNN is not accorded the review opportunity, GNN shall have no responsibility for misinterpretation of GNN's recommendations.

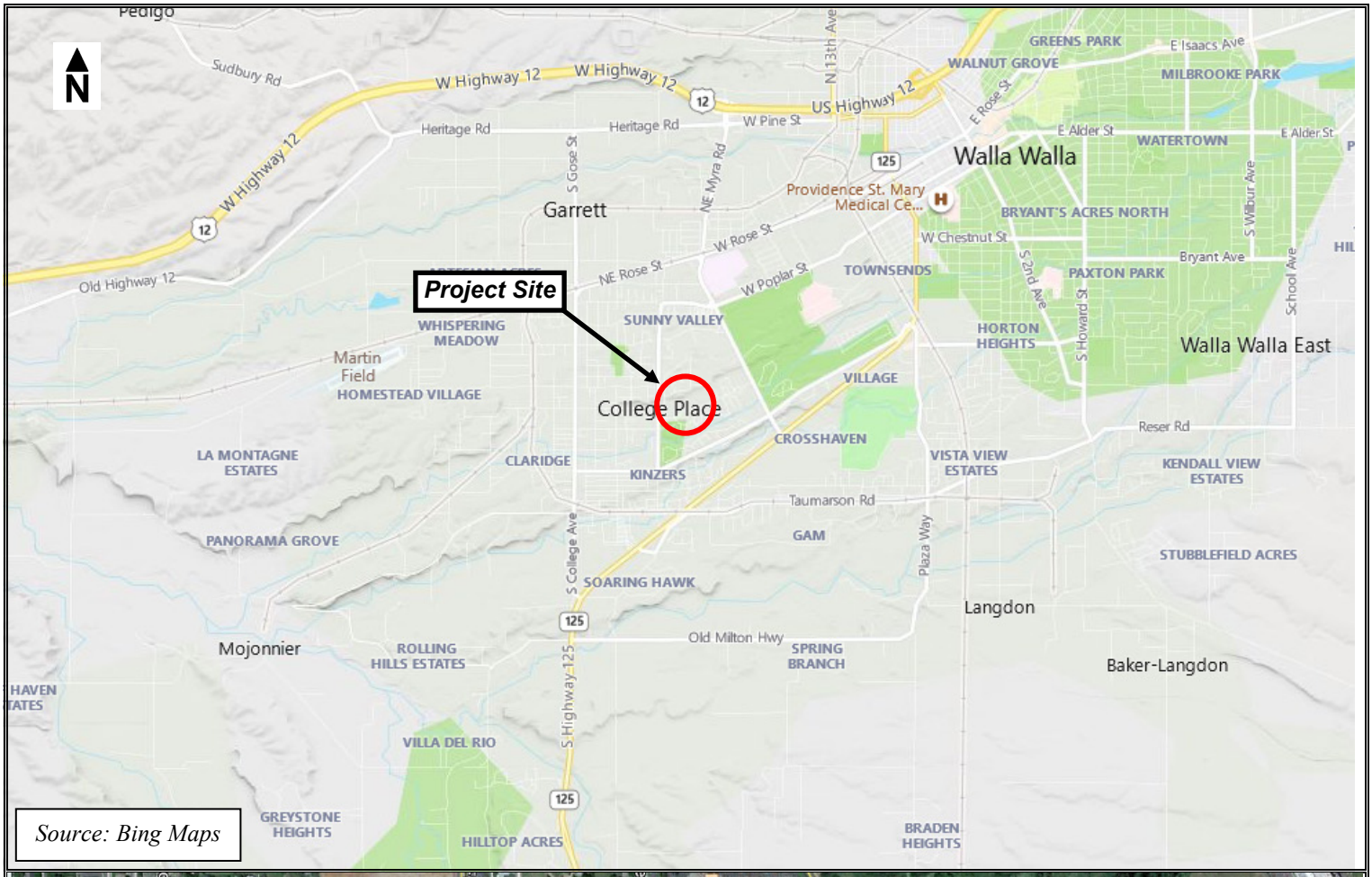
Although GNN can provide environmental assessment and investigation services for an additional cost, the current scope of GNN's services does not include an environmental assessment or an investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater, or air on, below, or adjacent to the subject property.

APPENDICES

Appendix I

Vicinity Map (Figure 1)

Site Exploration Map (Figure 2)



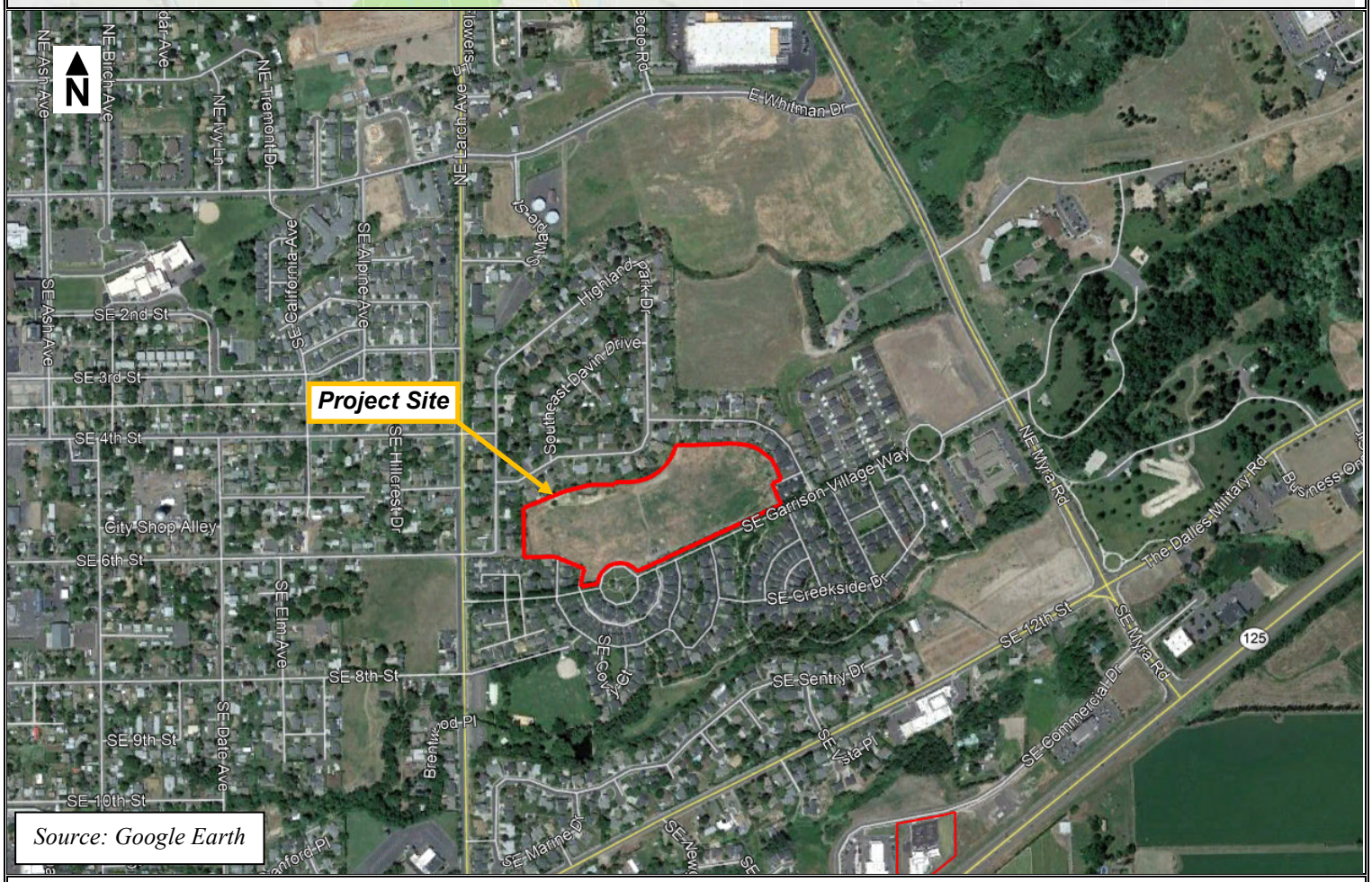


FIGURE 1: VICINITY MAP **PROJECT NO. 221-1382**

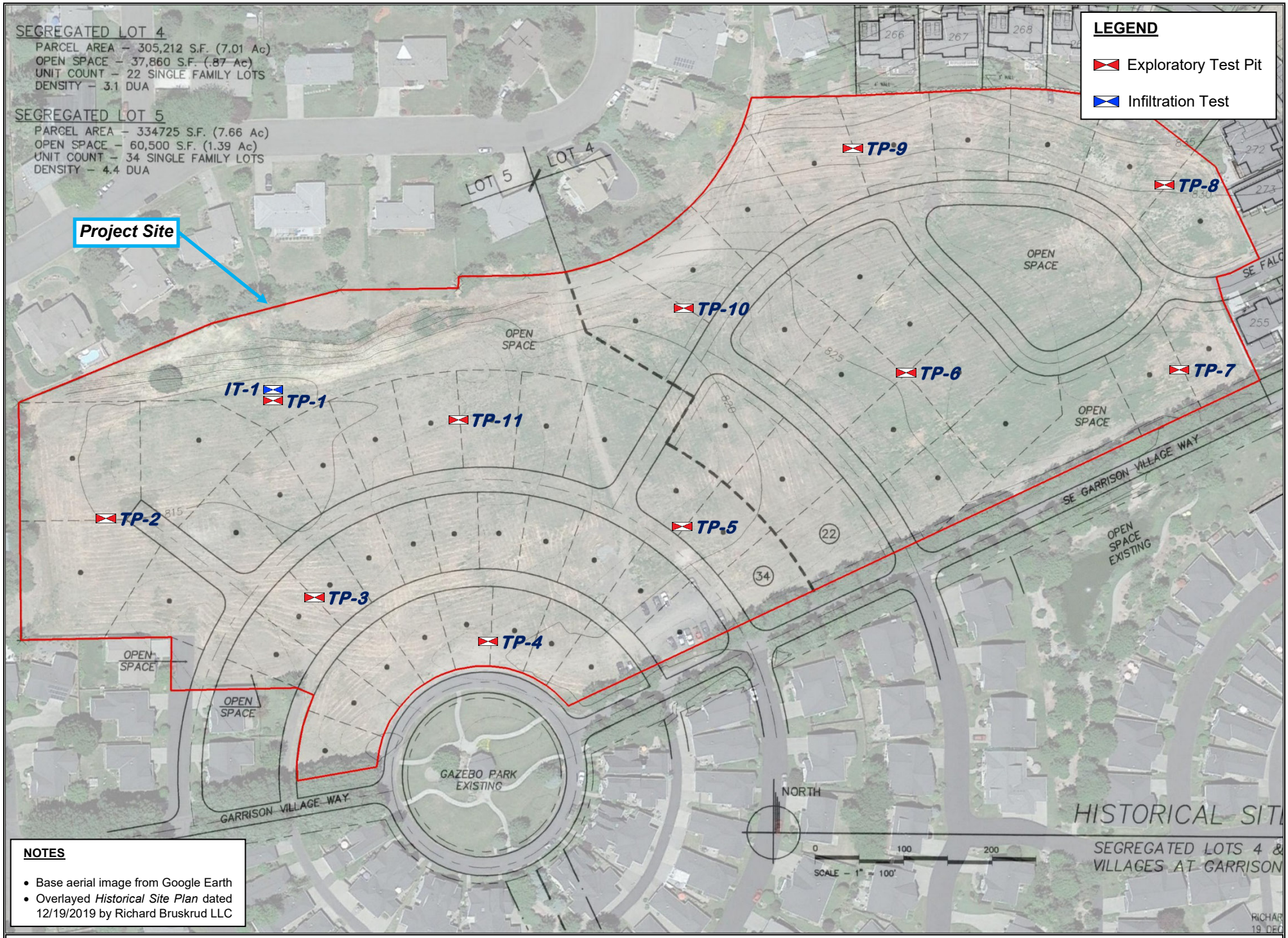


FIGURE 2: SITE EXPLORATION MAP **PROJECT NO. 221-1382**

Appendix II
Exploratory Test-Pit Logs
Key Chart (for Soil Classification)

GN Northern, Inc.
722 N. 16th Avenue Suite 31
Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-1

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 813 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 8.50 ft / Elev 804.50 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044553°, -118.375790°
▼ **AFTER EXCAVATION** 8.50 ft / Elev 804.50 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~6" GRASS/WEEDS/ROOTS
0.5					812.5
					SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense
2.5	GB	MC = 14% Fines = 78%	ML		
					- becomes moist
					- some gravel
5.0					808.0
	GB	MC = 7% Fines = 16%	GM		SILTY GRAVEL WITH SAND, (GM) dark brown, damp, appears medium dense to dense, some cobbles
7.5					
				▼	
9.0					804.0

- Infiltration test performed at ~5' BGS
- Groundwater encountered at ~8.5' BGS at time of excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 9.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 6/8/21 11:10 - C:\USERS\YONG LEE\DROPBOX\5-ACTIVE PROJECTS\221-1382 VILLAGES AT GARRISON CREEK, COLLEGE PLACE, WA\221-1382 LOGS.GPJ

GN Northern, Inc.
722 N. 16th Avenue Suite 31
Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-2

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 814.8 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 10.00 ft / Elev 804.80 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044199°, -118.376531°
▼ **AFTER EXCAVATION** 10.00 ft / Elev 804.80 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~6" GRASS/WEEDS/ROOTS	
				0.5	814.3
		ML		FILL: SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense, trace amounts of concrete debris and PVC pieces	
				2.0	812.8
2.5				SILT WITH SAND, (ML) dark brown, moist, appears medium dense, (APPARENT NATIVE SOIL)	
		ML			
5.0					
				6.0	808.8
				SILTY GRAVEL WITH SAND, (GM) dark brown, damp to moist, appears medium dense to dense, some cobbles	
7.5					
		GM			
10.0			▼		
				11.0	803.8

- Groundwater encountered at ~10' BGS at time of excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 11.0 feet.

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TEST PIT NUMBER TP-3

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 814 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 9.00 ft / Elev 805.00 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.043938°, -118.375605°
▼ **AFTER EXCAVATION** 8.50 ft / Elev 805.50 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
0.5				813.5
		ML		SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense
2.5				
				- becomes moist
5.0				
6.0				808.0
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, moist, appears medium dense to dense, some cobbles
7.5				▼ ▽
10.0				
11.0				803.0

- Groundwater encountered at ~9' BGS at time of excavation, 8.5' after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 11.0 feet.

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GN Northern, Inc.
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Fax: (509) 248-4220

TEST PIT NUMBER TP-4

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 819.5 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 9.00 ft / Elev 810.50 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.043792°, -118.374819°
▼ **AFTER EXCAVATION** 8.50 ft / Elev 811.00 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
0.5				819.0
		ML		SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense
2.5				- becomes moist
5.0				
6.0				813.5
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, damp to moist, appears medium dense to dense, some cobbles
7.5				▼
				▽
10.0				
12.0				807.5

- Groundwater encountered at ~9' BGS at time of excavation, 8.5' after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 12.0 feet.

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GN Northern, Inc.
722 N. 16th Avenue Suite 31
Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-5

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 819.5 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 6.50 ft / Elev 813.00 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044129°, -118.373947°
▼ **AFTER EXCAVATION** 6.75 ft / Elev 813.25 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~6" GRASS/WEEDS/ROOTS
0.5					819.0
					SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense, trace gravel
2.5	GB	MC = 25% Fines = 84%	ML		- becomes moist
4.5					815.0
5.0					SILTY GRAVEL WITH SAND, (GM) dark brown, moist, appears medium dense to dense, some cobbles
			GM		▽
7.5					
8.0					811.5

- Groundwater encountered at ~6.5' BGS at time of excavation, 6.75' after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 8.0 feet.

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GN Northern, Inc.
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Fax: (509) 248-4220

TEST PIT NUMBER TP-6

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 825.3 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 10.50 ft / Elev 814.80 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044599°, -118.372936°
▼ **AFTER EXCAVATION** 10.50 ft / Elev 814.80 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
0.5				824.8
		ML		SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense, trace gravel
2.5				- becomes moist
				~6" white ash layer
5.0				
7.5				
10.0				815.3
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, moist, appears medium dense to dense, some cobbles ▼
11.5				813.8

- Groundwater encountered at ~10.5' BGS at time of excavation, 10.5' after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 11.5 feet.

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TEST PIT NUMBER TP-7

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 827 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
AT TIME OF EXCAVATION 8.00 ft / Elev 819.00 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044577°, -118.371683°
AFTER EXCAVATION 8.00 ft / Elev 819.00 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
0.5				826.5
		ML		SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense, trace gravel
2.5				
				- becomes moist
5.0				
7.5				
8.0				819.0
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, moist, appears medium dense to dense, some cobbles
10.0				817.0

- Groundwater encountered at ~8' BGS at time of excavation, 8' after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 10.0 feet.

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GN Northern, Inc.
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Yakima, Washington 98902
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Fax: (509) 248-4220

TEST PIT NUMBER TP-8

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 830.2 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
AT TIME OF EXCAVATION ---
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.045151°, -118.371768°
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~6" GRASS/WEEDS/ROOTS
0.5					829.7
					SILT, (ML) light brown, dry, appears loose to medium dense
2.5	GB	MC = 18% Fines = 91%			
					- becomes moist, appears medium dense
5.0					
7.5			ML		
					- trace clay
10.0					
12.5					
14.0					816.2

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 14.0 feet.

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GN Northern, Inc.
722 N. 16th Avenue Suite 31
Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-9

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 832 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
AT TIME OF EXCAVATION ---
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.045303°, -118.373148°
AFTER EXCAVATION ---

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~6" GRASS/WEEDS/ROOTS
0.5					831.5
					SILT, (ML) light brown, dry, appears loose to medium dense, ashy soil in upper ~2'
2.5					
	GB	MC = 8% Fines = 87%			
5.0			ML		- becomes brown, moist, appears medium dense, with cemented layers
7.5					
10.0					
12.0					820.0

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 12.0 feet.

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Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-10

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 821.7 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 8.00 ft / Elev 813.70 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044812°, -118.373902°
▼ **AFTER EXCAVATION** 8.00 ft / Elev 813.70 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
0.5				821.2
		ML		SILT WITH SAND, (ML) light brown, dry, appears medium dense
				- becomes moist, with thin ash layer
2.5				
5.0				
7.5				
8.0 ▼				813.7
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, saturated, appears medium dense to dense, some cobbles
10.0				
10.5				811.2

- Groundwater encountered ~8' BGS at time of excavation, ~8' BGS after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 10.5 feet.

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Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-11

CLIENT Phase Five Development, LLC
PROJECT NAME Villages at Garrison Creek
PROJECT NUMBER 221-1382
PROJECT LOCATION SE Garrison Village Way, College Place, WA
DATE STARTED 5/25/21 **COMPLETED** 5/25/21
GROUND ELEVATION 816 ft **TEST PIT SIZE** 30 x 72 inches
EXCAVATION CONTRACTOR John's Excavating & Paving
GROUND WATER LEVELS:
EXCAVATION METHOD Case 580 Super L Backhoe
▽ **AT TIME OF EXCAVATION** 9.00 ft / Elev 807.00 ft
LOGGED BY MBB **CHECKED BY** KAH
AT END OF EXCAVATION ---
NOTES Approx. GPS Coords.: 46.044484°, -118.374938°
▼ **AFTER EXCAVATION** 9.00 ft / Elev 807.00 ft

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~6" GRASS/WEEDS/ROOTS
				0.5 — 815.5
		ML		SILT WITH SAND, (ML) dark brown, damp to moist, appears medium dense, trace gravel
2.5				
				3.0 — 813.0
		GM		SILTY GRAVEL WITH SAND, (GM) dark brown, moist, appears medium dense to dense, some cobbles
5.0				
7.5				▼
10.0				10.0 — 806.0

- Groundwater encountered ~9' BGS at time of excavation, ~9' BGS after excavation
- Referenced elevations are approximate and based on Historic Site Plan dated 12/19/2019 by Richard Bruskrud LLC

Bottom of test pit at 10.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 6/8/21 11:10 - C:\USERS\YONG LEE\DROPBOX\5-ACTIVE PROJECTS\221-1382 VILLAGES AT GARRISON CREEK, COLLEGE PLACE, WA\221-1382 LOGS.GPJ

Northern, Inc.
Kennewick, Yakima, Spokane, Hermiston (OR)

KEY CHART

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE

COARSE-GRAINED SOILS			FINE-GRAINED SOILS		
DENSITY	**N (BLOWS/FT)**	**FIELD TEST**	**CONSISTENCY**	**N (BLOWS/FT)**	**FIELD TEST**
Very Loose	0 – 4	Easily penetrated with ½-inch reinforcing rod pushed by hand	Very Soft	0 – 2	Easily penetrated several inches by thumb
Loose	4 – 10	Difficult to penetrate with ½-inch reinforcing rod pushed by hand	Soft	2 – 4	Easily penetrated one inch by thumb
Medium -Dense	10 – 30	Easily penetrated with ½-inch rod driven with a 5-lb hammer	Medium-Stiff	4 – 8	Penetrated over ½-inch by thumb with moderate effort
Dense	30 – 50	Difficult to penetrate with ½-inch rod driven with a 5-lb hammer	Stiff	8 – 15	Indented about ½-inch by thumb but penetrated with great effort
Very Dense	> 50	penetrated only a few inches with ½-inch rod driven with a 5-lb hammer	Very Stiff	15 – 30	Readily indented by thumb
			Hard	> 30	Indented with difficulty by thumbnail

USCS SOIL CLASSIFICATION

MAJOR DIVISIONS				GROUP DESCRIPTION
Coarse-Grained Soils <50% passes #200 sieve	**Gravel** and **Gravelly Soils** <50% coarse fraction passes #4 sieve	**Gravel** (with little or no fines)	GW	Well-graded **Gravel**
			GP	Poorly Graded **Gravel**
		Gravel (with >12% fines)	GM	Silty **Gravel**
			GC	Clayey **Gravel**
	Sand and **Sandy Soils** >50% coarse fraction passes #4 sieve	**Sand** (with little or no fines)	SW	Well-graded **Sand**
			SP	Poorly graded **Sand**
		Sand (with >12% fines)	SM	Silty **Sand**
			SC	Clayey **Sand**
Fine-Grained Soils >50% passes #200 sieve	**Silt** and **Clay** Liquid Limit < 50		ML	**Silt**
			CL	Lean **Clay**
			OL	Organic **Silt** and C**lay** (low plasticity)
	Silt and **Clay** Liquid Limit > 50		MH	Inorganic **Silt**
			CH	Inorganic **Clay**
			OH	Organic **Clay** and **Silt** (med. to high plasticity)
Highly Organic Soils			PT	**Peat**
				Top Soil

LOG SYMBOLS

	2S	2" OD Split Spoon (SPT)
	3S	3" OD Split Spoon
	NS	Non-Standard Split Spoon
	ST	Shelby Tube
	CR	Core Run
	BG	Bag Sample
	TV	Torvane Reading
	PP	Penetrometer Reading
	NR	No Recovery
	GW	Groundwater Table

MODIFIERS

DESCRIPTION	RANGE
Trace	<5%
Little	5% – 12%
Some	>12%

MOISTURE CONTENT

DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but not visible water
Wet	Visible free water

SOIL CLASSIFICATION INCLUDES

1. Group Name
2. Group Symbol
3. Color
4. Moisture content
5. Density / consistency
6. Cementation
7. Particle size (if applicable)
8. Odor (if present)
9. Comments

MAJOR DIVISIONS WITH GRAIN SIZE

SIEVE SIZE						
12"	3"	3/4"	4	10	40	200
GRAIN SIZE (INCHES)						
12	3	0.75	0.19	0.079	0.0171	0.0029

Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

Conditions shown on boring and testpit logs represent our observations at the time and location of the fieldwork, modifications based on lab test, analysis, and geological and engineering judgment. These conditions may not exist at other times and locations, even in close proximity thereof. This information was gathered as part of our investigation, and we are not responsible for any use or interpretation of the information by others.

Appendix III
Laboratory Testing Results

GN Northern, Inc.
722 N. 16th Avenue Suite 31
Yakima, Washington 98902
Telephone: (509) 248-9798
Fax: (509) 248-4220

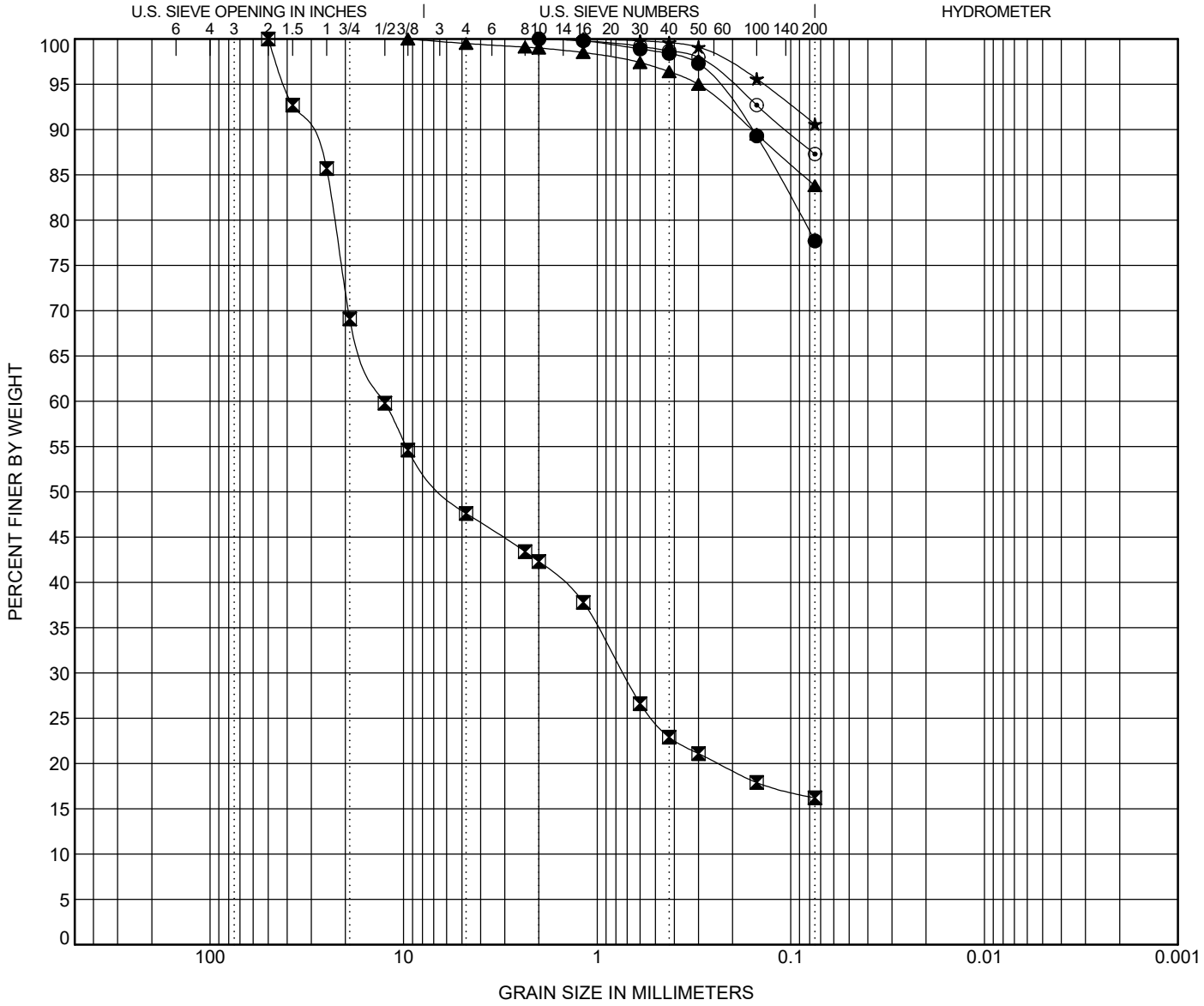
GRAIN SIZE DISTRIBUTION

CLIENT Phase Five Development, LLC

PROJECT NAME Villages at Garrison Creek

PROJECT NUMBER 221-1382

PROJECT LOCATION SE Garrison Village Way, College Place, WA



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	TEST PIT	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-1	2.0'	SILT WITH SAND (ML)					
⊠	TP-1	4.5'	SILTY GRAVEL WITH SAND (GM)					
▲	TP-5	2.0'	SILT WITH SAND (ML)					
★	TP-8	2.0'	SILT (ML)					
⊙	TP-9	4.0'	SILT (ML)					

	TEST PIT	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1	2.0'	2				0.0	22.3	77.7	
⊠	TP-1	4.5'	50	12.613	0.737		52.4	31.4	16.2	
▲	TP-5	2.0'	9.5				0.5	15.7	83.8	
★	TP-8	2.0'	1.18				0.0	9.4	90.6	
⊙	TP-9	4.0'	2				0.0	12.7	87.3	

GRAIN SIZE - TEMPLATE_JESSE.GDT - 6/7/21 13:28 - C:\USERS\YONG LEE\DROPBOX\5-ACTIVE PROJECTS\221-1382 VILLAGES AT GARRISON CREEK, COLLEGE PLACE, WA\221-1382 LOGS.GPJ

Appendix IV
Site & Exploration Photographs



View of site conditions near test pit TP-1/IT-1, looking east



Subsurface soil profile within test pit TP-1/IT-1



Infiltration test setup within test pit TP-1/IT-1



Excavation of test pit TP-2, view looking southeast



Subsurface soil profile within test pit TP-2



Subsurface soil profile within test pit TP-3

PLATE 1: SITE & EXPLORATION PHOTOGRAPHS **PROJECT NO. 221-1382**



Subsurface soil profile within test pit TP-4



Subsurface soil profile within test pit TP-5



Subsurface soil profile within test pit TP-6



Subsurface soil profile within test pit TP-7



Excavation of test pit TP-8, view looking west



Subsurface soil profile within test pit TP-8

PLATE 2: SITE & EXPLORATION PHOTOGRAPHS **PROJECT NO. 221-1382**



Excavation of test pit TP-9, view looking east



Subsurface soil profile within test pit TP-9



Excavation of test pit TP-10, view looking east



Subsurface soil profile within test pit TP-10



Excavation of test pit TP-11, view looking east



Subsurface soil profile within test pit TP-11

PLATE 3: SITE & EXPLORATION PHOTOGRAPHS **PROJECT NO. 221-1382**

Appendix V
NRCS Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Walla Walla County Area, Washington

Villages at Garrison Creek, College Place, WA



June 8, 2021

Custom Soil Resource Report
Soil Map



Walla Walla County Area, Washington

AmA—Ahtanum silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2d5h
Elevation: 700 to 3,000 feet
Mean annual precipitation: 6 to 12 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 140 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Ahtanum and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ahtanum

Setting

Landform: Depressions
Parent material: Loess and pumice alluvium

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 34 inches: silt loam
H3 - 34 to 40 inches: cemented silt loam
H4 - 40 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.57 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: FrequentNone
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water capacity: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: C/D
Ecological site: R007XY401WA - ALKALI BOTTOM 6-10 PZ
Hydric soil rating: Yes

TsA—Touchet silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2dbx
Elevation: 500 to 1,000 feet
Mean annual precipitation: 10 to 14 inches
Mean annual air temperature: 52 degrees F
Frost-free period: 160 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Touchet and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Touchet

Setting

Landform: Flood plains
Parent material: Alluvium

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water capacity: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B
Ecological site: R008XY402WA - LOAMY BOTTOM 10-16 PZ
Hydric soil rating: No

WlB—Walla Walla silt loam, lacustrine substratum, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dcc
Elevation: 300 to 3,000 feet

Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 52 degrees F
Frost-free period: 130 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Walla walla and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walla Walla

Setting
Landform: Hills
Parent material: Loess

Typical profile
H1 - 0 to 14 inches: silt loam
H2 - 14 to 35 inches: silt loam
H3 - 35 to 60 inches: stratified loamy fine sand to silt loam

Properties and qualities
Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water capacity: High (about 10.4 inches)

Interpretive groups
Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R008XY103WA - COOL LOAMY 10-16 PZ
Hydric soil rating: No

WlD2—Walla Walla silt loam, lacustrine substratum, 8 to 30 percent slopes, eroded

Map Unit Setting
National map unit symbol: 2dcf
Elevation: 300 to 3,000 feet
Mean annual precipitation: 12 to 15 inches
Mean annual air temperature: 52 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Walla walla and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walla Walla

Setting

Landform: Hills
Parent material: Loess

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 28 inches: silt loam
H3 - 28 to 60 inches: stratified loamy fine sand to silt loam

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R008XY102WA
Hydric soil rating: No

YmA—Yakima silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2dcm
Elevation: 400 to 2,200 feet
Mean annual precipitation: 6 to 14 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Yakima and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Yakima

Setting

Landform: Flood plains
Parent material: Loess and basalt alluvium over gravelly and cobbley outwash

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 20 inches: loamy fine sand
H3 - 20 to 60 inches: very gravelly loamy sand, very gravelly sand, extremely gravelly sand
H3 - 20 to 60 inches:
H3 - 20 to 60 inches:

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water capacity: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: R007XY402WA - LOAMY BOTTOM 6-10 PZ
Hydric soil rating: No

Appendix VI
Washington Department of Ecology Well Logs

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

[redacted] Original and First Copy with Department of Ecology
Second Copy—Owner's Copy
Third Copy—Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Start Card No. [redacted]

Water Right Permit No. _____

OWNER: Name TOM GROFF Address not available

(2) LOCATION OF WELL: County Walla Walla NW ¼ SE ¼ Sec 36 T. 7 N., R. 35E W.M.

(2a) STREET ADDDRESS OF WELL (or nearest address) _____

(3) PROPOSED USE: ☑ Domestic ☐ Industrial ☐ Municipal ☐ Irrigation ☐ Test Well ☐ Other ☐ DeWater ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) _____

Abandoned ☐ New well ☑ Method: Dug ☐ Bored ☐ Deepened ☐ Cable ☐ Driven ☐ Reconditioned ☐ Rotary ☑ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches. Drilled 80 feet. Depth of completed well 80 ft.

(6) CONSTRUCTION DETAILS:

Casing Installed: 6 " Diam. from +1 ft. to 77 ft.
Welded ☑ " Diam. from _____ ft. to _____ ft.
Liner installed ☐ " Diam. from _____ ft. to _____ ft.
Threaded ☐

Perforations: Yes ☐ No ☑
Type of perforator used _____
SIZE of perforations _____ in. by _____ in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

Screens: Yes ☐ No ☑
Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ from _____ ft. to _____ ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes ☐ No ☑ Size of gravel _____
Gravel placed from _____ ft. to _____ ft.

Surface seal: Yes ☑ No ☐ To what depth? 22 ft.
Material used in seal Cement 22 sacks
Did any strata contain unusable water? Yes ☐ No ☑
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____
Type: _____ H.P. _____

(8) WATER LEVELS: Land-surface elevation above mean sea level _____ ft.
Static level 12 ft. below top of well Date 2-7-91
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☑ If yes, by whom? _____
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____
Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Airtest 30 gal./min. with stem set at 80 ft. for 1 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water 56° Was a chemical analysis made? Yes ☐ No ☑

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Soil	0	8
Clay + Soil	8	12
Gravel	12	17
Clay Brn + Gravel	17	62
" yellow	62	75
Gravel WB	75	80

RECEIVED
MAR 7 1991

Work started 2-7-91, 19. Completed 2-7-, 19 91

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME C.W. Sommers well DRLG (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)
Address Rt # 3 Box 143-A1 Mt. OR
(Signed) Patrick Wallace (WELL DRILLER) License No. _____
Contractor's Registration No CWSOMMWD132OS Date 3-2-, 19 91

(USE ADDITIONAL SHEETS IF NECESSARY)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

STATE OF WASHINGTOI
DEPARTMENT OF CONSERVATION
AND DEVELOPMENT ~~Cert.~~

WELL LOG No. A-5173 ~~4960-A~~

Date 10-16, 1961

Record by well driller

Source driller's record

Location: State of WASHINGTON

County Walla Walla

Area

Map

NE ¼ SE¼ sec. 36 T. 7 N., R. 35 E. ~~W~~

Diagram of Section

Drilling Co. William E. Ruther

Address Rt. 4, Walla Walla, Wash.

Method of Drilling Date 10-9, 1961

Owner Joseph E. Falbo

Address Rt. 3, Box 253, Walla Walla, Wash

Land surface, datum ft above below

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	(Transcribe driller's terminology literally but paraphrase as necessary, in parentheses. If material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)		
	Top soil	5	5
	Gravel & boulders	8	13
	Cement gravel	70	83
	~~Gravel & clay~~	59	142
	~~Gravel w/b~~	19	~~161~~
	~~Clay & gravel~~	35	~~196~~
	Gravel w/b	24	220
	PUMP TEST:		
	Dim. 220'x10"		
	SWL: 16 ft.		
	DD: 155 ft.		
	~~Yield: 210 g.p.m.~~		
	~~Water Temp. 56°~~		
	Type & size of pump: Turbine- 6" bowl- 4" column		
	Type & size of engine: gas- 30 H.P.		
	CASING:		
	10" I.D. Blk.PE .321 wall from		

Turn up (over) Sheet ... of ... sheets

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

WELL LOG.—Continued No...../.....-.....

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	Depth forward	———	
	surface to 132 ft.		
	Weld on cast steel drive shoe @ 132 ft. below surface.		
	PERFORATIONS:		
	4 per foot of ½"x4" from	64 to	132 ft.

S. F. No. 7[illegible]—12-54—3M. [illegible]08.

exhibit 25

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B ENGINEERS, INC.

November 16, 2021

Mr. Robert McAndrews, Public Works Director
City of College Place
625 College Avenue
College Place, WA 99324

SUBJECT: PROPOSED VILLAGES AT GARRISON CREEK, PHASES XII and XIII
TRIP GENERATION & DISTRIBUTION LETTER

Dear Robert,

The purpose of this letter is to document anticipated trip generation and distribution for the proposed Villages at Garrison Creek Phases XII and XIII within the City of College Place.

Existing Conditions

The subject property consists of two parcels (350736130021 & 350736130020) that total 14.69 acres situated north of SE Garrison Village Way, west of SE Myra Road and east of SE Larch. A vicinity map is shown in Figure 1.

The land is currently undeveloped but lies within a grandfathered Planned Unit Development as previously proposed phases Villages at Garrison Creek. The land is identified as Single Family Residential in the City Comprehensive Plan and is zoned as Planned Unit Development. It is in an area of the City of College Place that is primed for infill residential development.

Access to the site will be via SE 6th Street and SE Garrison Village Way on the west and SE Garrison Village Way on the east.

Proposed Development

The proposed development includes 72 single family residential lots. A Site Plan is shown in Figure 2. Accesses are proposed on the south side of the development to SE Garrison Way opposite existing SE Swainson, SE Quail Run, two alleys and SE Creekside Drive as well as on the west side of the development at a newly created intersection of Quail Run with SE 6th Street being extended eastward to Creekside Drive and connecting with SE Quail Run. An access connecting to existing SE Fallon Drive on the east side of the development will be used primarily for emergency access due to the adjacent neighborhood being a gated community. Construction of the development includes two phases and will commence in the spring of 2022 and completion date unknown. All internal streets are narrower than is typical in the city, and as such on-street parking will be allowed on only one side of the street.

No change in traffic control is anticipated at the intersection of SE 6th Street/SE Larch Avenue, with the westbound approach being stop controlled. The new north legs of intersections are anticipated to be stop controlled at SE Garrison Village Way.

Trip Generation

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition) which provides typical trip generation rates based on national averages of a multitude of land uses, is the widely accepted professional source for trip generation rates in the industry. The weekday trip generation rate

a 3611 S.. Zintel Way, Kennewick, WA 99337 *p* 509 783 2144 *w* www.jub.com

for a single family residential development are shown in Table 1. No discounts for pass-by trips is included in this estimate.

Table 1. Trip Generation Rates

Measure	Average Weekday	AM Peak Hour	PM Peak Hour
Average Trip Generation Rate per unit	9.44	0.74	0.99
Percent In	50%	25%	63%
Percent Out	50%	75%	37%
Total Trips	680	53	71
Trips Inbound	340	13	45
Trips Outbound	340	40	26

Land Use (ITE Code): Single Family Residential (210)
Independent Variable: Dwelling Units
Number of Units: 72

Based on the trip generation rates shown above it is estimated that the proposed development will generate 680 average weekday trips with 53 AM and 71 PM Peak Hour trips.

Trip Distribution

Based on opportunities for shopping, employment, location of schools, the roadway network and general travel patterns it is estimated that approximately 60% of the trips from this development will use SE Garrison Village Way to the east to go north or south on SE Myra Road. The other 40% of traffic is anticipated to go west of SE 6th Avenue to head north or south on SE Larch Avenue. Trip distribution and number of PM peak hour trips for all intersections of functionally classified roads within one-half miles are shown in Figure 3.

Please contact us if you have any questions or concerns.

Sincerely,
J-U-B ENGINEERS, Inc.

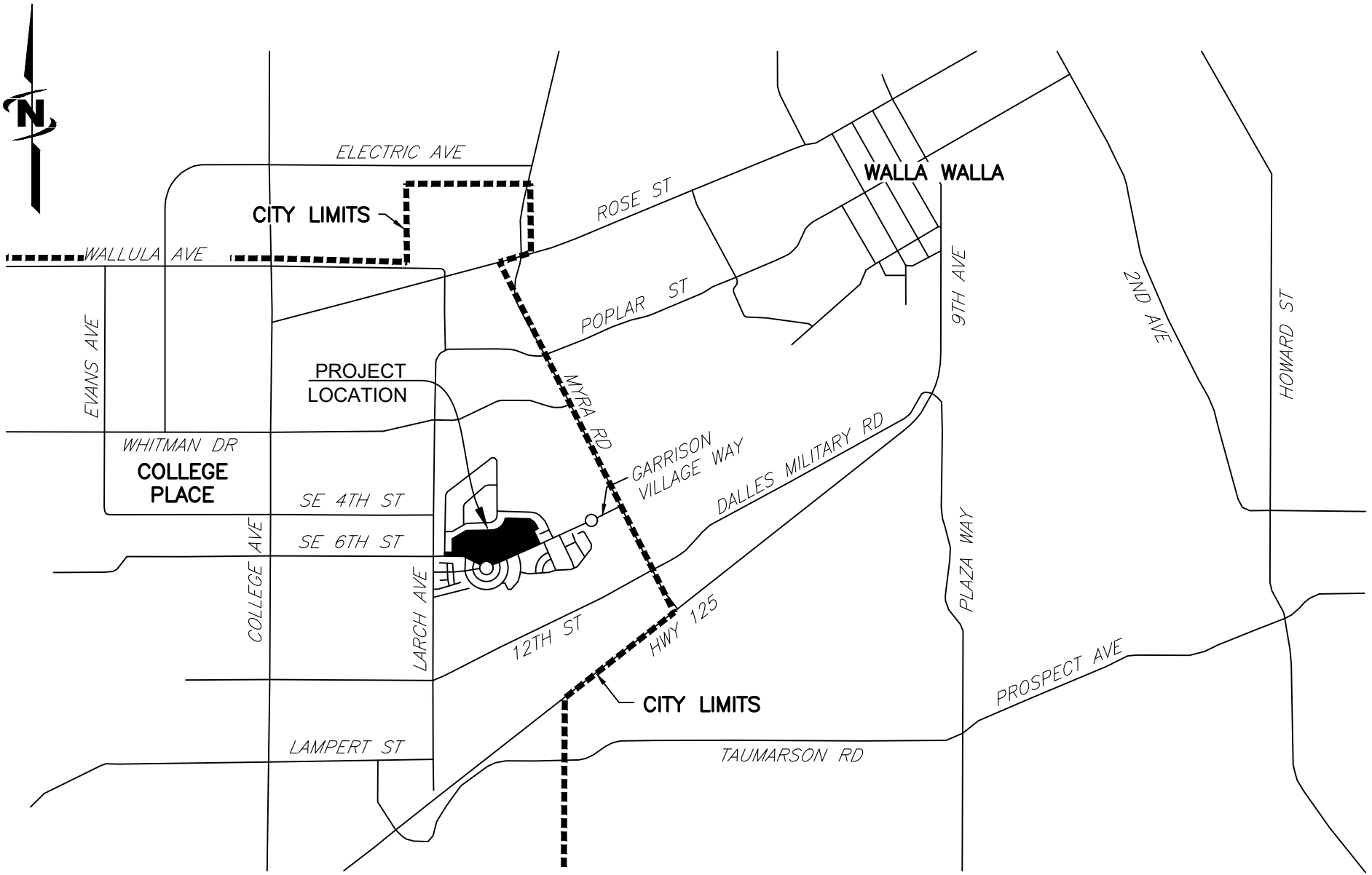
Spencer Montgomery
Transportation Planner

Paul Inwards, P.E.
Project Engineer

PAUL SCOTT INWARDS
STATE OF WASHINGTON
11/16/21
44844
REGISTERED
PROFESSIONAL ENGINEER

cc.

Attachments: Vicinity Map, Site Plan and Trip Distribution Figures



VICINITY MAP

VILLAGES AT GARRISON CREEK XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TRIP GENERATION AND DISTRIBUTION LETTER
FIGURE 1

J-U-B ENGINEERS, INC.

LAST UPDATE: 11/16/2021
PLOT DATE: 11/16/2021
FILE: 30-21-039_EXHIBIT2

Plot Date:11/16/2021 9:37 AM Plotted By: Vaun Cloyd
Date Created:11/12/2021 \\JUB.COM\CENTRAL\CLIENTS\WA\BELLATIERRA\PROJECTS\30-21-039_GARRISONCREEK\DESIGN\CAD\MODEL\30-21-039_EXHIBIT2.DWG



SITE PLAN

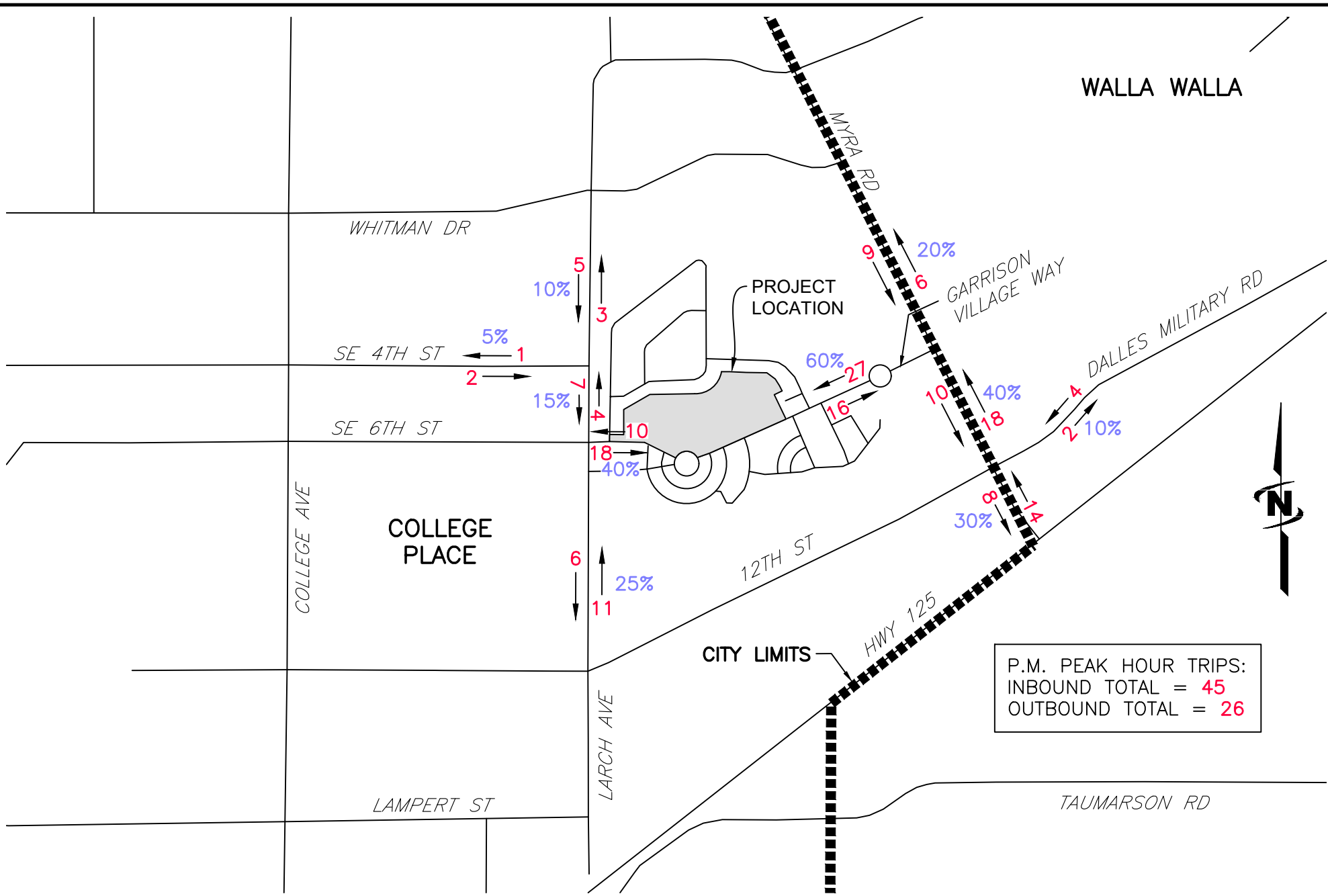
VILLAGES AT GARRISON CREEK XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TRIP GENERATION AND DISTRIBUTION LETTER
FIGURE 2

J-U-B ENGINEERS, INC.

LAST UPDATE: 11/16/2021
PLOT DATE: 11/16/2021
FILE: 30-21-039_EXHIBIT2

Plot Date:11/16/2021 9:24 AM Plotted By: Vaun Cloyd
Date Created:11/12/2021 \\JUB.COM\CENTRAL\CLIENTS\WA\BELLA TIERRA\PROJECTS\30-21-039_GARRISON\CREEK\DESIGN\CAD\MODEL\30-21-039_EXHIBIT2.DWG



TRIP GENERATION AND DISTRIBUTION

VILLAGES AT GARRISON CREEK XII & XIII
PHASE FIVE DEVELOPMENT, LLC

TRIP GENERATION AND DISTRIBUTION LETTER
FIGURE 3

J-U-B ENGINEERS, INC.

LAST UPDATE: 11/16/2021
PLOT DATE: 11/16/2021
FILE: 30-21-039_EXHIBIT2

Plot Date:11/16/2021 10:59 AM Plotted By: Vaun Cloyd
Date Created:11/12/2021 \\JUB.COM\CENTRAL\CLIENTS\WA\BELLATIERRA\PROJECTS\30-21-039_GARRISONCREEK\DESIGN\CAD\MODEL\30-21-039_EXHIBIT2.DWG

exhibit 26

TitleOne
a title & escrow co.

TitleOne: Walla Walla
Authorized Agent for:
Title Resources Guaranty Company

File Number: 21403346

Contact Information

We would like to thank you for your business and we appreciate the opportunity to serve you. The title commitment has been sent to the parties listed below.

If you have any closing questions, please contact your Escrow team:

Melissa Lindley
melissa.lindley@titleonecorp.com
(509) 525-4300

Heather Schamback
Heather.schamback@titleonecorp.com
(509) 525-4300

TitleOne State License: WAOIC# 1047305

If you have any title questions, please contact your Title Officer:

Jordan Talbott
jordan.talbott@titleonecorp.com
(509) 525-4300

TitleOne: Walla Walla Address:
5 East Main Street
Walla Walla, WA 99362

Agents / Brokers and Transaction Coordinators

Jayne DiDario
Walla Walla Sotheby's International Realty
jayne@wallawallasir.com
(509) 956-6097

Jennifer Martin
Walla Walla Sotheby's International Realty
Jennifer@wallawallasir.com
(509) 540-7019

COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Commitment No. 21403346

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *TITLE RESOURCES GUARANTY COMPANY*, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I—Requirements; and

(f) Schedule B, Part II—Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

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AMERICAN LAND TITLE ASSOCIATION

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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AMERICAN LAND TITLE ASSOCIATION

TitleOne
a title & escrow co.

5 East Main Street
Walla Walla, WA 99362
Ph. (509) 525-4300
Fx. (866) 728-4209
www.titleonecorp.com

Privacy Policy Notice

Rev. 10-23-2017

FACTS	WHAT DOES TITLEONE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TitleOne chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does TitleOneshare?**	**Can you limit this sharing?**
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Go to https://www.titleonecorp.com/company/privacypolicy.aspx

Who we are	
Who is providing this notice?	TitleOne
What we do	
How does TitleOne protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TitleOne collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Realogy Title Group.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • *TitleOne does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • *TitleOne does not share with nonaffiliated financial companies for joint marketing purposes.*
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.titleonecorp.com/company/privacypolicy.aspx
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.titleonecorp.com/company/privacypolicy.aspx

TITLE RESOURCES®

FACTS	WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	**Does TITLE RESOURCES GUARANTY COMPANY share?**	**Can you limit this sharing?**
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

Questions?	Go to https://www.trgc.com/privacypolicy

Who we are	
Who is providing this notice?	TITLE RESOURCES GUARANTY COMPANY
What we do	
How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, NRT LLC, Cartus and Title Resource Group.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • ***TITLE RESOURCES GUARANTY COMPANY*** *does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or service to you. • ***TITLE RESOURCES GUARANTY COMPANY*** *does not share with nonaffiliated financial companies for joint marketing purposes.*
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.trgc.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.trgc.com/privacypolicy

File Number: 21403346

COMMITMENT FOR TITLE INSURANCE
Issued by
TITLE RESOURCES GUARANTY COMPANY

Issuing Office: TitleOne
ALTA® Universal ID: 1065022
Commitment Number: 21403346
Revision: 11/19/2021 -
First Revision - Update Effective Date; 2021 Taxes paid in full

SCHEDULE A

1. **Commitment Date: November 5, 2021 at 07:30 AM**

2. **Policy or Policies to be issued:**

X	**ALTA Owners Policy (6/17/06)**	***Standard Coverage***	**Policy Amount:**	$1,850,000.00
	Proposed Insured:		**Premium:**	$3,237.00
			Tax:	$288.09

To be determined

3. **The estate or interest in the land described or referred to in this Commitment is:**
Fee Simple

4. **Title to the estate or interest in the Land is at the Commitment Date vested in:**
Phase Five Development, L.L.C., a Washington Limited Liability Company

5. **The Land described as follows:**
See Attached Schedule C

Title Resources Guaranty Company
TitleOne

By:

Jordan Talbott

Jordan Talbott, Authorized Signatory

Title Resources Guaranty Company
By:
President/CEO
Michael Hayden
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. NOTE: According to the available records, the purported address of said land is:

UKA UKA, Walla Walla, WA 99362

6. Necessary conveyance to the proposed insured.

7. Deed of Trust or Mortgage securing the loan.

NOTE: If a Deed of Trust is contemplated as a part of this transaction, the correct name to be entered as the Trustee is "TitleOne"

8. NOTE: The Company has conducted a judgment and lien search of the public records, as of the effective date shown on Schedule A, against the vested owner and/or the proposed insured owner/borrower. The Company has found no such items other than those shown on Schedule B, if any.

9. Note: In the event this transaction fails to close, or this commitment is cancelled, a cancellation fee will be charged to comply with the State of Washington Department of Insurance regulations.

10. Instruments creating the estate or interest or mortgage to be insured must be properly executed, delivered and duly filed of record.

Pursuant to RCW's 65.04.45 & 65.04.47, the first page of each document must have a 3-inch top margin and a 1-inch side and bottom margins. All succeeding pages must have a 1-inch margin on all sides of each page. No writing, including notary stamp is allowed within said margins. Documents not conforming to these requirements may be recorded for an additional recording fee of $51.00, per document or may result in a rejection by the recording department, pursuant to RCW 65.04.

The standard per page recording charge is $103.50, for the first page and $1.00, for each additional page including the cover sheets for all transfer deeds. A $104.50, recording fee is for the first page for all Deeds of Trust and $1.00, for each additional page.

Reference should be made to the County Auditor for a complete list of recording fees and requirements.

11. The map attached, if any, may or may not be a survey of the land depicted hereon. TitleOne expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

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12. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.
Abbreviated Legal: LOTS 4 & 5 OF LARGE LOT SEGREGATION SURVEY 2006-11053 VOL 10 PG 56 PTN IN SW1/4NE1/4 & PTN SE1/4NE1/4 36-7-35

13. The Company will require delivery of and approval by the Company of an Indemnity and Affidavit as to Debts, Liens and Possession, prior to the issuance of the policy.

14. The Company requires that no construction work or new improvements be commenced on the property described herein prior to recording of the deed of trust/mortgage to be insured herein.

15. The Company will require a copy of the Operating Agreement, with all amendments and assignments, and a resolution from the members of Phase Five Development, LLC, a Washington limited liability company showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or mortgage on behalf of said limited liability company.

16. The Company will require a copy of the Operating Agreement, with all amendments and assignments, and a resolution from the members of Bella Terra, LLC, a Washington limited liability company showing the power and authority of the party or parties who plan to execute the forthcoming conveyance or mortgage on behalf of said limited liability company.

17. NOTE: No existing deed of trust or mortgage appears of record. If this information is in error, please notify your title or escrow officer with information concerning any existing loans.

18. NOTE: General taxes for 2021 are paid.
Full Year Amount: $3,979.19
Parcel Number: 35-07-36-13-0021

19. NOTE: General taxes for 2021 are paid.
Full Year Amount: $3,669.61
Parcel Number: 35-07-36-13-0020

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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company. If the Company's requirements are satisfied, Exceptions 1 through 7 will be removed on Enhanced/Extended coverage policies.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

7. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the public records.

8. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

9. Any service, installation, connection, maintenance, tap, capacity or construction charges for sewer, water, electricity, natural gas or other utilities, or garbage collection and disposal.

10. Liability to future assessments levied by The Villages of Garrison Creek Property Management Association, if any.

11. An easement for the purpose shown below and rights incidental thereto as set forth in instrument.
Granted to: Pacific Telephone and Telegraph Company
Purpose: Easement and right of way with the right to erect and maintain poles, with the necessary wires and fixtures thereon, and to keep same free from foliage over and across said premises, together with the right to enter thereon to make repairs, etc., and related rights
Recorded: September 11, 1928
Instrument No.: 174129
Volume/Page: 177/34

NOTE: The exact location and extent of said easement is not disclosed of record.

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AMERICAN LAND TITLE ASSOCIATION

12. An easement for the purpose shown below and rights incidental thereto as set forth in Easement.
Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Permanent nonexclusive easement
Recorded: July 8, 1997
Instrument No.: 9706123
Volume/Page: 254/0358

NOTE: The exact location and extent of said easement is not disclosed of record.

13. An easement for the purpose shown below and rights incidental thereto as set forth in instrument.
Granted to: Pacific Power & Light Company, a corporation
Purpose: Easement or right of way for an electric transmission and distributing line of one or more wires and all necessary or desirable appurtenances over and across said premises, and related rights.
Recorded: June 20, 1929
Instrument No.: 179710
Volume/Page: 180/128

NOTE: The exact location and extent of said easement is not disclosed of record.

14. All matters, and any rights, easements, interests or claims as disclosed by Short Plat recorded October 31, 1991 as Instrument No. 9107738, filed in Volume 2 of Short Plats, at page 163.

15. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded September 6, 1996 as Instrument No. 9609064, filed in Volume 6 of surveys, at page 163.

16. An easement for the purpose shown below and rights incidental thereto as set forth in Right of Way Contract.
Granted to: Cascade Natural Gas Corporation
Purpose: a permanent nonexclusive easement with the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, and related rights
Recorded: July 8, 1997
Instrument No.: 9706123
Volume/page: 254/0358

NOTE: The exact location and extent of said easement is not disclosed of record.

17. An easement for the purpose shown below and rights incidental thereto as set forth in Easement.
Granted to: Cascade Natural Gas Corporation, a Washington corporation
Purpose: Permanent nonexclusive easement with the right to construct, install, operate, maintain, protect, improve, repair, and abandon in place a natural gas pipeline or pipelines, and related rights
Recorded: November 24, 1998
Instrument No.: 9813538
Volume/Page: 276/0827

NOTE: The exact location and extent of said easement is not disclosed of record.

18. Terms, conditions, easements and, obligations, if any, contained in Electric Service Agreement by and between WW Valley Development, LLC, a Washington limited liability company and McKibben Family LLC, a Washington limited liability company, Robert L. Rupar and Douglas A. Botimer,"Owners" and Columbia Rural Electric Association, Inc..
Recorded: July 16, 1999
Instrument No: 9908291
Volume/Page: 286/1999

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19. Covenants, Conditions, and Restrictions, and Easements but omitting any covenants or restrictions, if any, to the extent that such covenants, conditions or restrictions violate 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: September 18, 2002
Instrument No.: 2002-10482

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.
Recorded: September 7, 2018
Instrument No.: 2018-07438

Amendments, Supplements, Annexations or Modifications of said Covenants, Conditions, and Restrictions.
Recorded: September 18, 2018
Instrument No.: 2018-07737
Re-recorded: September 25, 2018
Instrument No.: 2018-07974

Waiver of Declarant Rights.
Recorded: September 18, 2018
Instrument No.: 2018-07741

20. All matters, and any rights, easements, interests or claims as disclosed by Survey recorded September 13, 2006 as Instrument No. 2006-11053 filed in Book 10 of Surveys, at page 56.

21. Terms, conditions, easements and, obligations, if any, contained in Memorandum of Land Use Standards by and between Phase Five Development, LLC, a Washington limited liability company and The Villages of Garrison Creek Master Property management Association, a Washington nonprofit corporation.
Recorded: September 18, 2018
Instrument No: 2018-07738

22. Terms, conditions, easements and, obligations, if any, contained in Reciprocal Easement Agreement for use of Common Roads by and between Phase Five Development, LLC, a Washington limited liability company and The Villages of Garrison Creek Master Property Management Association, a Washington nonprofit corporation.
Recorded: September 18, 2018
Instrument No: 2018-07739

23. Terms, conditions, easements and, obligations, if any, contained in Road Easement and Maintenance Agreement by and between Phase Five Development, LLC, a Washington limited liability company and The Villages of Garrison Creek Master Property management Association, a Washington nonprofit corporation.
Recorded: September 18, 2018
Instrument No: 2018-07740

24. Liens, levies, and assessments of the The Villages of Garrison Creek Property Management Association Homeowners Association.

25. Intentionally Deleted.

26. Intentionally Deleted.

27. Lien of real estate excise sales tax upon any sale of said premises, situated in the City of Walla Walla.

(End of Exceptions)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Title Resources Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE C

Legal Description:

Segregation Lot 4

A tract of land located in the Southwest and Southeast quarters of the Northeast quarter of Section 36, Township 7 North, Range 35 East, Township 7 North, Range 36 East, W.M., City of College Place, Walla Walla County, Washington, described more particularly as follows:

Commencing at the center of said Section 36;
thence North 61 degrees 25 minutes 08 seconds East for a distance of 1625.12 feet to the Northwest corner of Phase 7 of The Villages of Garrison Creek, per the Official Plat thereof filed in roll file 6 at page 29 and THE TRUE POINT OF BEGINNING for this legal description;
thence North 64°22'23" East along the North line of said Phase 7 a distance of 340.91 feet to the Southwest corner of Phase 10 of The Villages of Garrison Creek per the official plat thereof recorded in plat Volume 7 at page 6 in the Office of the Auditor of Walla Walla County, Washington, and along the West and South boundary of said Phase 10 by the following courses;
thence North 25°37'37" West a distance of 129.24 feet;
thence North 15°22'17" West a distance of 28.08 feet;
thence with a curve turning to the left with an arc length of 21.52', with a radius of 80.00', with a chord bearing of North 72°04'41" East, with a chord length of 21.45';
thence North 64°22'23" East a distance 31.74 feet;
thence North 26°07'43" West a distance of 116.33 feet;
thence North 52°21'48" West a distance of 93.71 feet;
thence North 67°32'22" West a distance of 54.10 feet;
thence North 83°24'45" West a distance of 68.40 feet;
thence North 88°52'38" West a distance of 40.42 feet;
thence South 86°55'07" West a distance of 175.61 feet;
thence South 88°32'26" West a distance of 119.18 feet to the South line of Highland Park Addition;
thence with a curve turning to the right with an arch length of 305.64', with a radius of 267.00', with a chord bearing of South 46°24'08" West, with a chord length of 289.22', along said South line;
thence South 19°17'10" East a distance of 71.85 feet;
thence South 59°31'11" East a distance of 115.00 feet;
thence South 59°31'11" East a distance of 28.00 feet;
thence South 30°28'49" West a distance of 60.94 feet;
thence with a curve turning to the right with an arc length of 239.11', with a radius of 427.92' with a chord bearing of South 45°39'17" East, with a chord length of 236.01';
thence South 25°37'37" East a distance of 30.00 feet;
thence North 64°22'23" East a distance of 218.36 feet;

Segregation Lot 5

A tract of land located in the Southeast quarter of the Northeast quarter of Section 36, Township 7 North, Range 35 East, Township 7 North, Range 36 East, W.M., City of College Place, Walla Walla County, Washington, described more particularly as follows:

Commencing at the center of said Section 36;
thence North 61 degrees 25 minutes 08 seconds East for a distance of 1625.12 feet to the Northeast corner of Phase 6 of the Villages of Garrison Creek, per the Official Plat thereof filed in roll file 6 at page C-5;
thence South 64 degrees 22 minutes 23 seconds West for a distance of 218.36 feet along the North line of Phase 6 being the Centerline of Garrison Village Way, to the TRUE POINT OF BEGINNING for this legal description;
thence South 64°22'23" West a distance of 303.87 feet along the North line of Phase 6;
thence with a curve turning to the left with an arc length of 323.49', with a radius of 123.00', with a chord bearing of South 79°01'39" West, with a chord length of 238.00' along the North line of Phase 5 of the Villages of Garrison Creek, per the Official plat thereof filed in roll file 6 at page B-57;

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thence South 79°33'56" West a distance of 91.59 feet along the North line of said Phase 5 to a point in the East line of Phase 2 of The Villages of Garrison Creek per the Official plat thereof filed in roll file 6 page B-45;
thence with a curve turning to the right with an arch length of 99.56', with a radius of 213.00', with a chord bearing of North 11°03'11" East, with a chord length of 98.66', along the East line of said Phase 2;
thence North 65°33'22" West a distance of 20.00 feet along the North line of said Phase 2;
thence South 88°12'59" WEst a distance of 144.23 feet along the North line of said Phase2;
thence North 00°00'00" East a distance of 60.53 feet along the North line of said Phase 2;
thence South 88°12'59" West a distance of 169.35 feet along the North line of said Phase 2 to the Southeast corner of Short Plat Volume 1 Page 64;
thence North 01°21'32" West a distance of 268.44 feet along the East line of said Short Plat;
thence along the South line of Highland Park Addition by the following courses;
thence North 67°11'48" East a distance of 236.73 feet;
thence North 74°37"18" East a distance of 150.00 feet;
thence North 88°45'49" East a distance of 134.64 feet;
thence North 01°22'26" West a distance of 13.00 feet;
thence North 88°37'34" East a distance of 78.19 feet;
thence with a curve turning to the left with an arch length of 43.94', with a radius of 267.00', with a chord bearing of North 83°54'40" East, with a chord length of 43.89';
thence leaving the South line of said Highland Park;
thence South 19°17'10" East a distance of 71.85 feet;
thence South 59°31'11"East a distance of 115.00 feet;
thence South 59°31'11" East a distance of 28.00 feet;
thence South 30°28'49" West a distance of 60.94 feet;
thence with a curve turning to the right with an arc length of 239.11', with a radius of 427.92', with a chord bearing of South 45°39'17" East, with a chord length of 236.01';
thence South 25°37'37" East a distance of 30.00 feet to the POINT OF BEGINNING.

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exhibit 27

After Recording Return To:
Phase Five Development LLC
PO Box 2053
Walla Walla, WA 99362

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
VILLAGES OF GARRISON CREEK PHASES XII and XIII

Property Tax Parcel Number: _____

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DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR VILLAGES OF GARRISON CREEK PHASES XII AND XIII

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF VILLAGES OF GARRISON CREEK PHASES XII AND XIII ("Declaration") is made this _____ day of _____, 2022, by Phase Five Development LLC, a Washington limited liability company, as the "Declarant", to create the common interest community of Villages of Garrison Creek Phases XII and XIII, a plat community, pursuant to the Washington Uniform Common Interest Ownership Act (RCW Ch. 64.90).

RECITALS

WHEREAS, Declarant controls all that certain real property and improvements thereon located in Walla Walla County, State of Washington, legally described on Exhibit "A" attached hereto and by this reference incorporated herein, also referred to as "The Plat of Villages of Garrison Creek Phases XII and XIII", recorded _____ 2022 in Book _____, Page ____ and any annexations of additional property, including any Common Area Tracts, and all improvements located on such real property, as may be brought within the jurisdiction of the Association and be made subject to this Declaration (also referred to as "Property"); and

WHEREAS, Declarant intends to develop the Property as a planned community known as "Villages of Garrison Creek Phases XII and XIII", and Declarant desire to impose these mutually beneficial covenants, conditions, restrictions, easements, assessments and liens on the Property under a comprehensive general plan of improvement and development for the benefit of all of the Owners, the Lots and Common Area, within Villages of Garrison Creek Phases XII and XIII"; and

WHEREAS, Declarant has deemed it desirable for the preservation of the values and amenities in Villages of Garrison Creek Phases XII and XIII to create a Homeowners Association, to which will be delegated and assigned the powers and authority to own, maintain and administer the Association, the Common Area, and facilities, and administer and enforce the covenants, conditions, and restrictions of this Declaration, and collect and disburse the assessments and charges hereinafter created.

NOW THEREFORE, the Declarant declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the following covenants, conditions, restrictions, easements, charges and liens, or as noted herein, which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in the Property or any part thereof and shall inure to the benefit of the Association and for the benefit of each Lot Owner.

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ARTICLE 1

DEFINITIONS

1.1. "Architectural Review Committee" or "ARC" shall mean the separate body appointed by Declarant or the Board, as applicable, pursuant to Section 6.2 below to carry out the functions described in Article 6.

1.2. "Articles" shall mean the Articles of Incorporation for the non-profit corporation, Villages of Garrison Creek Phases XII and XIII Owners Association, or such similar name approved by and filed with the Washington Secretary of State.

1.3. "Association" shall mean and refer to Villages of Garrison Creek Phases XII and XIII Owners Association, a Washington non-profit corporation, its successors and assigns.

1.4. "Board" or "Board of Directors" shall mean the Board of Directors of Villages of Garrison Creek Phases XII and XIII Owners Association.

1.5. "Builder" shall mean and refer to Declarant and any general contractor building improvements on any Lot.

1.6. "Bylaws" shall mean and refer to the Bylaws of the Association and are attached hereto as Exhibit "B".

1.7. "Common Area" shall mean and refer to any areas of land shown on the recorded Plat of the Property, including any improvements thereon, which are intended to be devoted to the common use and enjoyment of the members of the Association, and areas outlined herein as the maintenance responsibility of the Association, unless provided otherwise in this Declaration.

1.8. "Declarant" shall mean and refer to Phase Five Development LLC, its successors or assigns, or any person or entity to whom all of Declarant's rights reserved hereunder are assigned in accordance with the provisions hereof. The Declarant's rights shall only be assigned by written, recorded instrument expressly assigning those rights

1.9. "Declaration" shall mean this Declaration of Covenants, Conditions and Restrictions for Villages of Garrison Creek Phases XII and XIII.

1.10. "General Common Expenses" shall mean any Common Area expenses incurred by the Association for the benefit of all of the Owners of the Lots within the Property. Such definition shall also apply to the words "Common Expenses" as used in this Declaration.

1.11. "Home" shall mean and refer to any portion of a structure situation on a Lot designed and intended for use and occupancy as a residence by a single family or household.

1.12. Villages of Garrison Creek Phases XII and XIII shall mean the real property described on the recorded Plat for the Property, and any annexations of additional lands to Villages of Garrison Creek Phases XII and XIII, and any Common Area included within the Plat.

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1.13. "Lot" shall mean and refer to any plot of land indicated upon the recorded Plat map of the Property or any part thereof creating individual Homesites, including any annexations to Villages of Garrison Creek Phases XII and XIII.

1.14. "Lot Easement Area" shall mean and refer to those portions of any Lot subject to any easement benefiting the Association. The term "Lot Easement Area" shall not refer to any portions of any Lot encumbered by an easement to any other party, including without limitation, any governmental entity.

1.15. "Members" shall mean and exclusively refer to the Owners of Lots in Villages of Garrison Creek Phases XII and XIII, and who are members of the Villages of Garrison Creek Phases XII and XIII Owners Association.

1.16. "Occupant" shall mean and refer to the occupant of a Home who shall be the Owner, lessee or any other person authorized by the Owner to occupy the premises and occupies any portion of a Home.

1.17. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot or a purchaser in possession under a land sale contract. The foregoing does not include persons or entities that hold an interest in any Lot merely as security for the performance of an obligation.

1.18. "Plat" shall mean and refer to the recorded Plat of Villages of Garrison Creek Phases XII and XIII, recorded _____ ____, 2022 in Book _____, Page ____, records of Walla Walla County, Washington, and any plat to be recorded for additional property annexed to and made subject to this Declaration.

1.19. "Property shall have the meaning given such term in the Recitals.

1.20. "Property Owner" shall mean Phase Five Development, LLC, a Washington limited liability company, the owner of all of the Property at the time this Declaration is recorded in the Official Records of Walla Walla County, Washington, and any person or entity designated as a successor in an instrument signed by the then current Property Owner and recorded in the Official Records of Walla Walla County, Washington.

1.21. "Rules and Regulations" shall mean and refer to the documents containing rules and regulations and policies adopted by the Board of the Association or the Architectural Review Committee ("ARC") and as may be from time to time amended by the Board and/or ARC.

1.22. "Tract" shall mean a parcel of land shown on the Plat and denoted by the word "Tract".

1.23. "Turnover Meeting" shall be the meeting called by the Declarant to turn over control of the Association to the Members, in accordance Section 8.2 of this Declaration.

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ARTICLE 2

PROPERTY SUBJECT TO THIS DECLARATION

2.1. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Walla Walla County, Washington, in that certain Plat map entitled Villages of Garrison Creek Phases XII and XIII", filed in the Plat Records of Walla Walla County, Washington, more particularly described as Lots 1 through 70 and any Common Area, as shown on the Plat.

2.2. At any time during the initial term of this Declaration, as described in Section 12.8 herein, the Declarant may, at its sole discretion, annex additional property into the Association to be subject to the terms hereof to the same extent as if originally included herein and subject to such other terms, covenants, conditions, easements and restrictions as may be imposed thereon by Declarant. Declarant currently anticipates that there will be a total of 70 Lots in the subdivision, including the Lots on the Plat, and Lots expected to be created in property to be annexed to the subdivision, but this number may be adjusted to be higher or lower at the sole discretion of Declarant. Declarant hereby reserves the right to create additional Common Areas and Lots to Villages of Garrison Creek Phases XII and XIII; provided, however, that in no event shall Declarant create more than 300 additional Lots. The Declarant shall not have any obligation to annex additional land to the Property.

(a). Eligible Property. There is no limitation on the number of Lots that Declarant may annex to the Property, or the right of Declarant to annex common property, except as may be established by applicable statutes, ordinances, agreements, or land use approvals.

(b). Consent or Joinder Not Required. No consent or joinder of any Member as defined in this Declaration or other party except the record owner of the land being annexed shall be necessary to affect any annexation and/or creation of additional Common Areas or Lots made pursuant to this Section.

(c). Declaration of Annexation. Annexation shall be evidenced by a written "Declaration of Annexation" executed by the Declarant, setting forth the legal description of the property being annexed and any additional covenants, conditions and restrictions to be applied to such annexed property. The Declaration of Annexation shall be recorded as an amendment to this Declaration, along with an amendment to the Plat, which shall both contain such information as is required pursuant to RCW 64.90.250 or any successor statute. Notwithstanding any provision apparently to the contrary, a Declaration of Annexation with respect to any annexed property may:

(i) establish such new land classifications and such limitations, uses, restrictions, covenants and conditions with respect thereto as Declarant may deem to be appropriate for the development of the annexed property;

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(ii) with respect to existing land classifications, establish additional or different limitations, uses, restrictions, covenants and conditions with respect thereto as Declarant may deem to be appropriate for the development of such annexed property; and/or

(iii) contain provisions necessary or appropriate to comply with any condition, requirement, or imposition of any governmental or regulatory authority.

Such Declaration of Annexation shall contain at least the following provisions:

a. A reference to this Declaration stating the date of recording and the recording number, or book and page, where it was recorded;

b. A statement that the provisions of this Declaration shall apply to such added Property; and

c. A legal description of such added Property.

Without limitation of the meaning of the foregoing provisions of this Section, in any Declaration of Annexation the Declarant may, but shall not be obligated to, establish different Types of Lots and have particular rights and obligations pertain to different Types of Lots, establish easements particular to different Lots, establish assessments that pertain only to certain Types of Lots, establish maintenance obligations of the Association or of Owners that vary in accordance with different Types of Lots or different tracts of Common Area, establish insurance and casualty provisions that relate to certain Types of Lots and not others, and establish limited common areas that benefit particular Lots to the exclusions of other Lots and provisions particular to such limited common areas.

(d). Voting Rights; Allocation of Assessments. Upon annexation, additional lots so annexed shall be entitled to voting rights and shall be responsible for payments or assessments as required for that fiscal year. At the beginning of the next fiscal year, assessments shall be reallocated and reapportioned equally based on the total number of lots following such annexations.

(e). No Duty to Annex. Nothing herein contained shall establish any duty or obligation on the part of the Declarant, or any Member to annex any property into the Association and no owner of property excluded from the Association shall have any right to have such property annexed thereto.

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ARTICLE 3

OWNERSHIP AND EASEMENTS

3.1. Non-Severability. The interest of each Owner in the use and benefit of the Common Area, if any, shall be appurtenant to the Lot owned by the Owner. No Lot shall be conveyed by the Owner separately from the interest in the Common Area, if any, subject to the provisions of Section 3.3. Any conveyance of any Lot shall automatically transfer the right to use the Common Area, if any, without the necessity of express reference in the instrument of conveyance. There shall be no judicial partition of any Common Area. Each Owner, whether by deed, gift, devise or operation of law, for his own benefit and for the benefit of all other Owners, specifically waives and abandons all rights, interests and causes of action for judicial partition of any interest in any Common Area and does further agree that no action for judicial partition shall be instituted, prosecuted or reduced to judgment. The ownership interest in any Common Area and Lots described in this Article are subject to the easements granted and reserved in this Declaration. Each of the easements reserved or granted herein shall be deemed to be established upon the recordation of this Declaration and shall forever be deemed to be covenants running with the land for the use and benefit of the Owners and their Lots and shall be superior to all other encumbrances applied against or in favor of any portion of Villages of Garrison Creek Phases XII and XIII.

3.2. Ownership of Lots. Title to each Lot in Villages of Garrison Creek Phases XII and XIII shall be conveyed in fee to an Owner. If more than one person and/or entity owns an undivided interest in the same Lot, such person and/or entities shall constitute one Owner.

3.3. Ownership of Common Areas. Title to the Common Areas, if any, shall be conveyed to the Association not later than the Turnover Meeting. The Association shall accept such conveyance, and such Property shall thereafter be Common Area Property to be maintained by the Association for the benefit of all of its Members. The Declarant, or the Board of Directors may convey title to future Common Area Tract(s), if any, to a City, County or other Government agency. Common Area properties may not be sold or transferred without the express written approval of Walla Walla County, and shall be considered subservient estates to all Lots within the Plat for the purpose of real estate taxes.

(a) Tracts D, E, F, I and J shall be landscape buffers to be maintained by the Association.

(b) Tract H shall be a Park to include a Stormwater Pond to be owned and maintained by the Association.

(c) Tracts B and G shall be Open Space to include a walking path owned and maintained by the Association.

(d) Tracts A and C shall be Stormwater Ponds to be owned and maintained by Association.

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(e) The alley and all private roads shall be owned and maintained by the Association.

(f) Path Easements identified on the plat shall be maintained by the Association.

(g) Shallow swales along private roads to be maintained by the Association.

3.4. Easements. Individual deeds to Lots may, but shall not be required to, set forth the easements specified in this Article.

(a) Easements on Plat. The Lots and Common Area are subject to the easements and rights of way shown, or noted, on the Plat.

(b) Easements for Common Area. Every Owner shall have a non-exclusive right and easement of use and enjoyment in and to the Common Area, if any, which shall be appurtenant to and shall pass with the title to every Lot.

(c) Easements Reserved by Declarant. So long as Declarant owns any Lot, Declarant reserves an easement over, under and across any Common Areas in order to carry out sales activities necessary or convenient for the sale of Lots. In addition, Declarant hereby reserves to themselves, and for their successors and assigns, a perpetual easement and right-of-way for access over, upon and across any Common Areas for construction, utilities, communication lines, drainage, and ingress and egress for the benefit of the Lots or other property owned by Declarant. Declarant, for themselves and their successors and assigns, hereby retain a right and easement of ingress and egress over, in, upon, under and across any Common Area and the right to store materials thereon and to make such other use thereof as may be reasonably necessary or incident to the construction of the improvements on the Property or other real property owned by Declarant or in such a way as to not unreasonably interfere with the occupancy, use, enjoyment or access to an Owner's Lot by that Owner or his/her/their family, tenants, guests or invitees.

(d) Additional Easements. Notwithstanding anything expressed or implied to the contrary, this Declaration shall be subject to all easements granted by Declarant for the installation and maintenance of utilities and drainage facilities necessary for the development of Villages of Garrison Creek Phases XII and XIII, and whether or not shown on the Plat. No structure, planting or other material shall be placed or permitted to remain within any easement area, Common Areas or any future Common Areas, which may damage or interfere with the installation or maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow or water through drainage channels in the easements. The easement area of each Lot and all improvements thereon shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority, utility company or the Association is responsible. Provided, nothing in this provision shall be construed as prohibiting customary landscaping and irrigation improvements in easement areas within Lots, including any required set back areas.

(e) Association's Easements. There are hereby reserved to the Association and its duly authorized agents and representatives such easements as are necessary to perform

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the duties and obligations of the Association set forth in this Declaration, the Bylaws and Articles, as the same may be amended or supplemented.

(f) Easement to Governmental Entities. There is hereby reserved and granted a non-exclusive easement over any Common Area to all governmental and quasi-government entities, agencies, utilities, and their agents for the purposes of performing their duties within Villages of Garrison Creek Phases XII and XIII.

(g) Maintenance. The Association reserves a maintenance easement over all present or future Common Area Tracts, as well as over any areas maintained by the Association, including entrance or perimeter landscaping.

(h) Maintenance Obligations/Owner Restrictions. Except as noted in this document, the Owner, at his/her expense, shall maintain, repair and replace the improvements and utility installations in any Lot Easement Area in a condition acceptable by the Board and shall hold the Association harmless from any such costs.

(i) Public Utility Easements. Public Utility Easements are reserved, as defined on the Plat. No building, structure, tree or other obstruction shall be placed or located on or in a Public Utility Easement.

ARTICLE 4

LOTS AND HOMES

4.1. Residential Use. Lots shall be used for residential purposes only. Except with the consent of the Board of Directors, no trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any Lot. Nothing in this paragraph shall be deemed to prohibit the right of the Owner of a Lot to maintain his/her professional or personal library, keep his/her personal business or professional records or accounts, handle his/her personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his/her residence, so long as such activity is not observable outside of the residence, does not significantly increase parking or vehicular traffic, or is in violation of applicable local government ordinances. The mere parking on a Lot or in the street, of a vehicle bearing the name of a business shall not, in and of itself, constitute a violation of this provision. The Board of Directors shall not approve commercial activities otherwise prohibited by this paragraph unless the Board determines that only normal residential activities would be observable outside of the residence and that the activities would not be in violation of applicable local government ordinances. Neither the Association, the Board of Directors, nor the management agent shall be held responsible for any loss of wages, income or computer connectivity if telephone, computer or internet service is interrupted by the Association, an Association vendor, or utility, or the management agent.

4.2. Construction. Except for construction performed by or contracted for by Declarant, no construction, reconstruction or exterior alterations shall occur on any Lot, unless the approval of the ARC is first obtained pursuant to Article 6. Consideration such as siting or

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location on the Lot, shape, size, color, design, height, solar access, or material may be taken into account by the ARC in determining whether or not to consent to any proposed work. Such work includes, but is not limited to Homes, storage shelters, swimming pools, spas, landscaping, greenhouses, patios, fencing, basketball hoops or remodeling. The intent of this covenant is to ensure quality of workmanship and material, harmony of external design with the existing and planned structures as to location and visual compatibility and finish grade elevations. Original construction designs, materials and product specifications by Declarant may vary from any or all specified in this document. All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto.

4.3. The following restrictions are minimum standards applicable to all Lots:

(a) Mobile Homes. Mobile homes will not be permitted on any Lot within the Plat;

(b) Height. No Home shall exceed two (2) stories, excluding basement and/or garage levels, in height above the ground at street level, and the ARC, in its discretion, may adopt Guidelines to further define and impose maximum height limitations, which may vary from area to area within the Property and from Lot to Lot, in its discretion;

(c) Floor Area. The square footage of a Home shall be reasonable and appropriate to the other homes in the Property. The Architectural Review Committee or the Board acting in place of the ARC shall, in its sole discretion, determine the adequacy of this provision.

(d) Garages. All Homes will have a garage for not less than two automobiles. In addition, each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot. Garages may be used as a sales office by Declarant but must be converted to a garage before permanent occupancy. Garages are to be maintained primarily for the storage of automobiles or similar vehicles. No garage may be enclosed or otherwise used for habitation, nor may any garage door be removed except when necessary to repair or replace a garage door with the same type of garage door.

(e) Security Doors/Windows and Screen Doors. No security doors and no exterior security bars or devices on windows and doors shall be installed without the prior written approval of the ARC. If the ARC approves any type security door or window security, such approval shall encourage or require a single style for all Homes so they will maintain a uniform and aesthetic appearance.

4.4. Completion of Construction. The construction of any building on any Lot, including painting and all exterior finish, shall be completed within six (6) months from the beginning of the construction so as to present a finished appearance when viewed from any angle. The Lot and building area shall be kept reasonably clean and in workmanlike order, free of litter, during the construction period with a garbage disposal facility located on site during such construction period. All lots purchased will commence construction within twelve (12) months from the date the lot is purchased. If construction has not commenced within three (3) months after the project has been approved by the ARC, the approval shall be deemed revoked

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unless the Owner has applied for and received an extension of time from the ARC. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the ARC. All provisions of this Article 4 shall exclude any construction by the Declarant.

4.5 Landscaping.

(a) Landscape installation on Lot by Owners is subject to approval by the ARC. Street frontage trees, landscaping and /or perimeter landscaping installed by the Declarant on or abutting individual Lots are to be maintained by the Owner in good condition, including watering. Any remaining front, side, or back yard landscaping is to be completed within three (3) months of closing. In the event of undue hardship due to weather conditions, this provision may be extended upon written approval from the Architectural Review Committee. Landscape completion shall also include provision for adequate surface water drainage to prevent unnecessary discharge onto adjoining Lots or over sidewalks and driveways. All landscaping on Lots shall be maintained by Owners in a good condition, including watering, weeding, pruning, fertilization, mowing, and other forms of maintenance. If Owner fails to maintain said landscaping, Declarant, or Association in their place reserves the rights outlined in Section 4.30 to maintain. Declarant is not responsible for trees, vegetation or soil condition on any Lot.

(b) Declarant reserves the right to install and maintain landscape improvements on Lots for sales and marketing purposes, and hereby reserves a landscape easement for this purpose. Declarant is not obligated to provide any landscaping in said areas noted in this Section.

4.6. Rental of Homes. An Owner shall be entitled to rent or lease his residence if:

(a) Written Rental Agreements Required. There is a written rental or lease agreement specifying that: (i) the tenant shall be subject to all provisions of the Declaration, Bylaws and Rules and Regulations, and (ii) failure to comply with any provision of the Declaration, Bylaws and Rules and Regulations shall constitute a default under the rental agreement.

(b) Minimum Rental Period. The period of the rental or lease is not less than thirty (30) days; and

(c) Tenant Must Be Given Documents. The Owner gives each tenant a copy of the Declaration, Bylaws and Rules and Regulations.

(d) Owner Responsibility. Owner shall be responsible for any violations by tenants and shall be solely responsible for either correcting or eliminating such violations or getting tenant to do same.

4.7. Animals. No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of domestic household pets which are not kept, bred or raised for commercial purposes and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof. No dogs shall be

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permitted to roam the Property unattended, and all dogs shall be kept on a leash while outside a Lot. An Owner may be required to remove a pet from the property upon the receipt of the third notice in writing from the Association Board of Directors of violation any rule, regulation or restriction governing pets within the Property. A "reasonable number of domestic household pets" and the definition of "domestic household pets" shall be subject to rules adopted and approved by the Board in its sole discretion.

4.8 Nuisance. No noxious, harmful or offensive activities shall be carried on upon any Lot or any Common Area, nor shall anything be done or placed on any Lot or any Common Area which interferes with or jeopardizes the enjoyment, or which is a source of annoyance to the other Owners or Occupants.

4.9 Firearms. The discharge of firearms within the Property is prohibited. The term "firearms" includes "BB" guns, pellet guns, and other firearms of all types, regardless of size.

4.10 Parking.

(a) Parking is allowed on areas paved by asphalt or concrete only. Parking shall only be in garages or driveways if no portion of the vehicle overhangs the street, sidewalks, or pathways. The parking of vehicles is prohibited within the Property if posted, marked "No Parking," or if curbs are painted to restrict parking.

(b) Non-commercial passenger vehicles under 10,000 lbs. such as cars, trucks, SUVS, and motorcycles licensed to be ridden on public streets may park in public view as allowed in 4.10(a). Campers, boats, boat trailers, utility trailers, recreational vehicles, watercraft, commercial vehicles, or other types of non-passenger vehicles, equipment, implements, or accessories may be stored or kept within an enclosed garage, or on the side of the Unit, provided that it is fully screened from view by a screening structure or fencing approved by the ARC.

(c) Campers, boats, boat trailers, utility trailers, recreational vehicles, watercraft, commercial vehicles, or other types of non-passenger vehicles, equipment, implements, or accessories may be temporarily kept on the public streets within the Property or on a paved driveway located on a Lot for a period not to exceed forty-eight (48) hours and only for the purposes of cleaning, preparation for use and unloading.

4.11 Vehicles in Disrepair. No Owner shall permit any vehicle, which is not currently licensed or is in an extreme state of disrepair to be abandoned or to remain parked upon any Lot for a period neither in excess of forty-eight (48) hours, nor on any Common Area for any length of time. A vehicle shall be deemed in an "extreme state of disrepair" when the Board of Directors reasonably determines that its presence offends the Owners and Occupants. Should any Owner fail to remove such vehicle within five (5) days following the date on which the notice is mailed to him/her by the Association, the Association may have the vehicle removed from the Property and charge the expense of such removal to the Owner. All oil or grease on roadways and/or driveways shall be cleaned up immediately by Owner.

4.12 Maintenance or Repair of Vehicles. Any maintenance or repair of vehicles or other machinery or equipment must take place entirely within the enclosed garage of an Owner.

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4.13 Signs. Plastic artwork of any kind to be placed in public view must be approved by the Architectural Review Committee. No sign, banner or billboard of any kind may be kept or placed on any Lot or mounted, painted or attached to any Unit, fence or other improvement so as to be visible from public view in the Subdivision or adjacent public street or carried by any person or by any other means displayed within the Subdivision except as provided below:

(a) "For Sale" signs: An Owner may erect one (1) sign not exceeding two (2) feet by three (3) feet in dimension, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of the ground advertising the property for sale.

(b) "For Rent" signs: An Owner may erect one (1) sign not exceeding three (3) square feet in area advertising the property for rent. Such signs shall be visible from the front of the Unit only and shall be displayed from within the Unit. No such sign shall be erected within a lawn or landscape area on any Lot or attached to the outside of the Unit.

(c) Political signs: Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and are removed within fifteen (15) days after the election.

(d) Flags: The foregoing restrictions shall not be deemed to prohibit the display of the flag of the United States by an Owner or Occupant of a Lot if the flag is displayed in a manner consistent with federal flag display law, 4 U.S.C. § 1 et seq. and RCW 64.90.510.

(e) Declarant Signs: Signs, banners, flags, monuments, and billboards may be erected by the Declarant and are exempt from the provisions of this Section 4.13.

(f) Builder Signs: A Builder may erect signs and banners on any Lot or Unit owned by the Builder if such signs and/or banners are erected for the purpose of marketing and selling Units constructed by the Builder on Lots owned by the Builder, subject to rules and restrictions established by Declarant from time to time. A Builder may also erect signs and/or banners on the Common Areas to market and sell Units constructed by the Builder on Lots owned by the Builder, provided that Declarant authorizes in writing (in Declarant's sole discretion) the erection of such signs and/or banners on the Common Areas.

4.14 Rubbish and Trash. No Lot or part of the Common Area, if any, shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate containers for timely and proper disposal, out of public view. Yard rakings, dirt and other material resulting from landscaping work shall not be dumped onto streets, Common Areas, if any, or any other Lots. Should any Owner fail to remove any trash, rubbish, garbage, yard rakings or any such materials from any Lot, any roadways or any Common Area where deposited by him/her within five (5) days following the date on which notice is mailed to him/her by the Board of Directors, the Association may have such materials removed and charge the expense of such removal to the Owner. Each Owner is responsible for trash disposal and shall

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remove individual trash containers within 12 hours of collection. No trash and/or storage containers shall be visible from any adjacent street or neighboring Lot and shall not be allowed to emit any odors or attract insects or rodents.

4.15 Fences. The Architectural Review Committee must pre-approve all fences. Any fencing located on the Common Area will be maintained by the Association. Any additional fencing installed on Owner's Lots either by Owner, or by Declarant, will be the responsibility of the Owner to maintain, and shall be maintained in a condition acceptable to the Board and the ARC. Fences shall not exceed six (6) feet in height from the finished Lot grade on the highest side. No side yard fencing may extend closer to the front of the yard than the leading edge of the Home constructed or to be constructed on such Lot, except as approved by the ARC. ***All fencing within Villages of Garrison Creek Phases XII and XIII must be constructed of _____ materials.*** Chain link fences are prohibited, unless approved by the ARC for an animal containment area. In no case will a chain link enclosure be visible from the street or any adjacent Lots. *All wood fencing is prohibited.* All fence materials, designs, and colors are subject to approval of the ARC in its sole discretion, and all local setbacks must be obeyed. No permitted front yard fence shall be taller than 3 feet and no side or rear fencing shall be taller than 6 feet.

4.16 Hedges. Hedges or other solid screen planting may be used as lot line barriers. Hedges must be setback from the sidewalk no less than three (3) feet and must be kept trimmed to a maximum height of six (6) feet. No building, wall, fence, paving, landscaping or construction of any type shall be erected or maintained by an Owner of a Lot so as to trespass or encroach upon the community areas.

4.17 Setback, Maximum Height, and Minimum Yard Requirements. Each Lot shall be subject to: (1) any setback and minimum yard requirements shown for such Lot on the Plat; (2) all setback height, and minimum yard requirements established by Walla Walla County or other governmental entity with jurisdiction over such Lot; and (3) any land use review procedure established by Walla Walla County or other government entity with jurisdiction over such Lot for review and approval of variance from any such governmental requirements. The Architectural Review Committee, upon application from a Member, may in its discretion waive any violation of this Section, which it finds to have been inadvertent, provided the same would not constitute a violation of applicable government regulations.

4.18 Service Facilities; Utilities. Service facilities (e.g. garbage containers) shall be screened such that the elements screened are not visible at any time from the street or a neighboring home. The exterior location of any heating and air conditioning compressors or heat pumps shall be approved in advance by the ARC. Said locations must take into consideration the noise and view from adjacent Homes. No window air-conditioning or heating units are allowed. No overhead wire, service drop or other facility for the distribution of electric energy or for telecommunication purposes, nor any pole, tower or other structure supporting outdoor overhead wires shall be erected, placed or maintained within the Property. All Owners of Lots, their heirs, successors and assigns shall use underground service wires to connect their premises and the structure built thereon to the underground electric, telephone utility or cable television facilities provided, except as mandated by local jurisdictions or public utility companies. All utility lines shall be maintained, repaired and replaced by the Owner of each Lot or all Owners individually

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and/or collectively at their sole expense. The Association is not responsible for the maintenance of any utility, cable TV, or phone services of facilities.

4.19 Clothes Hanging Devices. Clothes hanging devices exterior to a Unit shall be temporary, unaffixed structures not to exceed six (6) feet in height and shall not be placed nearer to any street abutting the Lot than the side yard setback line or the back of the Unit constructed on the Lot. Clothes hanging devices shall be screened from public view by a fence.

4.20 Mailboxes and Other Delivery Boxes. Mailboxes shall be installed only in groups of boxes in accordance with the requirements of the United States Postal Service and applicable governmental authorities. Individual mailboxes are prohibited. Newspaper boxes and any other delivery boxes may not be installed unless first approved as to location and design by the Architectural Review Committee.

4.21 Antennae and Satellite Dishes. Except as otherwise provided by law or this Section 4.21, no exterior antennas, satellite dishes, microwave, aerial, tower, or other devices for the transmission or reception of television, radio, or other forms of sound or electromagnetic radiation may be erected, constructed, or placed on any Lot or Unit. With prior written consent of the ARC, exterior satellite dishes or antennas with a surface diameter of one meter (39") or less and antennas designed to receive television broadcast signals only may be placed on any Lot if they are not visible from any street and are screened from neighboring Lots. The ARC may adopt reasonable rules and regulations governing the installation, safety, placement, and screening of such antennas, satellite dishes, and other transmission devices. Such rules shall not unreasonably delay or increase the cost of installation, maintenance, or use or preclude reception of a signal of acceptable quality (the ARC, in its sole discretion, may determine what constitutes a signal of acceptable quality). Such rules and regulations may prohibit installation of exterior satellite dishes or antennas if signals of acceptable quality can be received by placing antennas inside a Unit without causing an unreasonable delay or cost increase. Approved installation locations shall in no way violate current Federal Communications Commission ("FCC") rules or regulations concerning said installation locations. The authority of the ARC in this matter shall be subject to any regulations issued by the FCC or any other applicable governmental authority.

4.22 Solar Energy Panels. Except as otherwise provided by applicable law or this Section 4.22, no Solar Energy Panel (as defined below) may be erected, constructed, or placed on any Lot or Unit. With the prior written consent of the ARC, an Owner may install a ground-mounted or roof-mounted Solar Energy Panel on its Lot provided that all of the following conditions are satisfied:

(a) If ground-mounted, then the Solar Energy Panel may only be located in the rear yard of a Lot and must be screened from public view by a fence or landscaping approved by the ARC, unless the screening materially effects the economic installation of the Solar Energy Panel (as determined by the ARC in its reasonable discretion) or degrades the operational performance quality of the Solar Energy Panel by more than ten percent (10%);

(b) If roof-mounted, then (i) no part of the Solar Energy Panel may extend above the roof line of the Unit on which it is installed, (ii) no Solar Energy Panel may be installed on any roof facing a street unless the Solar Energy Panel conforms to the slope of the

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roof and the top edge of the Solar Energy Panel is parallel to the roof ridge, and (iii) the Solar Energy Panel frame, support brackets and visible piping and wiring are painted to coordinate with the roofing materials; and

(c) The Solar Energy Panel meets applicable health and safety standards and requirements imposed by state and local permitting authorities.

The ARC may adopt additional rules and regulations governing the installation, safety, placement, and screening of a Solar Energy Panel, provided that such rules and regulations do not conflict with RCW 64.90.510 or other applicable laws. For purposes of this Section, "Solar Energy Panel" means a panel device or system or combination of panel devices or systems that relies on direct sunlight as an energy source, including a panel device or system or combination of panel devices or systems that collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, industrial, commercial, or agricultural processes, or the generation of electricity.

4.23 Window Treatments. Aluminum foil, reflective film, newspapers or similar treatments shall not be placed on windows or glass doors.

4.24 Exterior Lighting, Noisemaking Devices and Holiday Decorations. Except with the consent of the ARC, no exterior lighting or noisemaking devices shall be installed or maintained on any Lot, other than security and fire alarms. However, false alarms of security and fire systems will, if not corrected, be considered a violation of Section 4.8 of this Declaration. Further, it is anticipated that customary lighting at doorways, garage fronts, and in front yard poles or permitted fixtures adjacent to driveways will be permitted so long as they are constructed and designed to be directed downward and so long as they don't unreasonably focus or direct strong lighting on areas outside of the Owner's Lot. Seasonal holiday lighting and decorations are permissible if consistent with any applicable rules and regulations and if installed no more than thirty (30) days before the celebrated holiday and removed within thirty (30) days after the celebrated holiday.

4.25 Grades, Slopes, Drainage and/or Retaining Walls. There shall be no interference with the established drainage patterns or systems over or through any Lot within the Property so as to affect any other Lot, any Common Area or any areas outside the Property unless adequate alternative provisions are made for proper drainage and are approved by the ARC. The term "established drainage" shall mean any wall, drainage swales, conduits, inlets and outlets designed and constructed on the Property or Common Areas, if any.

4.26 Retaining Walls. Retaining walls may have been constructed within the Property (the "Retaining Walls"). The Retaining Walls are not in all cases located on a Lot or Common Area line. The location of a Retaining Wall (or the construction by an Owner of any improvements on or near the Retaining Wall) shall not constitute evidence of the intended location of a Lot line or provide grounds for any claim of adverse possession or prescriptive easement. Each Lot upon which any portion of a Retaining Wall is located shall be subject to an easement, for the benefit of all other Lots, for the purposes of support by and natural drainage from such Retaining Wall. Retaining Walls may or may not have been designed by a professional engineer, and no Owner shall take any action to add, construct or place any

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improvement on the Lot so that it may, in the judgment of the Association: result in disturbance of, weakening of, or damage to the Retaining Walls; increase any engineered load or alter design criteria; or cause damage to the wall and surrounding properties. Any improvements on Lot will need prior approval of Architectural Review Committee. Regardless of such approval, any Lot Owner who takes such action shall be responsible for all resulting costs of repair and restoration of the Retaining Wall. Otherwise, neither the Association nor any other Owner shall have any affirmative obligation to maintain or repair the Retaining Walls. However, should they elect to do so, the Association, any Owner whose Lot is adjacent to a Retaining Wall, and their duly authorized agents and representatives, shall have the right to enter the property upon which any portion of a Retaining Wall is located for the purpose of making any necessary repair to or maintenance of the Retaining Wall.

4.27 Damage or Destruction to Home and/or Lot. If all or any portion of a Lot or Home is damaged by fire or other casualty, the Owner shall either (i) restore the damaged improvements or (ii) remove all damaged improvements, including foundations, and leave the Lot in a clean and safe condition. Any restoration proceeding under (i) above must be performed so that the improvements are in substantially the same condition in which they existed prior to the damage, subject to current governmental regulations and building codes, provisions of Article 6 to be complied with by the Owner. The Owner must commence such work within sixty (60) days after the damage occurs and must complete the work within six (6) months thereafter.

4.28 Detached Buildings. Detached accessory buildings, including, but not limited to, storage buildings, greenhouses, children's playhouses and similar structures, shall not be built without the prior written consent of the ARC. Every outbuilding shall be compatible with the Home to which it is appurtenant in terms of its design, color and material composition. Outbuildings shall be of a one (1) story design and the outside walls shall not exceed ten (10) feet in height, nor will the overall height exceed twenty (20) feet, measured from the existing Lot grade, or have total floor areas in excess of 450 square feet. No such buildings shall be used as additional living space and none shall contain any plumbing. Notwithstanding the foregoing, the ARC may, in its discretion, impose smaller height and/or size restrictions on accessory buildings on any Lots, and/or impose limits on the number of accessory buildings permitted on any Lot, including the right to determine that no accessory building is appropriate on a particular Lot or at any location or locations on any such Lot, in its sole discretion.

4.29 Owner's Maintenance Obligations. Each Owner shall maintain their Lot, Home and improvements in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, property cultivated and free of trash, weeds and other unsightly materials. The provisions of this Section include all areas on Lots, except as provided in Section 3.4 (g), above.

4.30 Right of Maintenance and Entry by Association. If an Owner fails to perform maintenance and/or repair which said Owner is obligated to perform pursuant to this Declaration for buildings or landscaping, and if the Board determines, after notice and the opportunity for a hearing (given pursuant to the provisions of the Bylaws attached hereto as Exhibit "B"), that

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such maintenance and/or repair is necessary to preserve the attractiveness, quality, nature and/or value of Villages of Garrison Creek Phases XII and XIII, the Board may cause such maintenance and/or repair in connection therewith to be performed and may enter any such Lot whenever entry is necessary in connection with the performance of any maintenance or construction which the Board is authorized to undertake. Entry shall be made with as little inconvenience to an Owner as practicable and only after advance written notice of not less than forty-eight (48) hours, except in emergency situations. Such right of maintenance shall include, but not be limited to, buildings, street trees, and front and side yard landscape. All maintenance performed on behalf of Lot Owners shall be at the Owners expense.

4.31 Association Rules and Regulations. The Board of Directors, from time to time, may adopt, modify or revoke Rules and Regulations governing the conduct of persons and the operation or use of Lots and any Common Areas, as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property. A copy of any Rules and Regulations, upon adoption, amendment, modification or revocation thereof, shall be delivered by the Board of Directors promptly to each Owner and shall be binding upon all Owners and Occupants of all Lots upon the date of delivery or actual notice thereof. The method of adoption of such Rules and Regulations shall be provided in the Bylaws of the Association, attached hereto as Exhibit "B". Notwithstanding the foregoing, the Board is not required to give the Members prior notice of any adoption, amendment, modification or revocation of the Rules in Regulations, and hereby elects not to provide the prior notice otherwise required by RCW 64.90.505.

4.32 County Ordinances and Regulations. The standards and restrictions of the Article 4 shall be the minimum required. To the extent the ordinances and regulations of Walla Walla County are more restrictive or provide for a higher or different standard, the ordinances and regulations of Walla Walla County, or any jurisdiction Property may be annexed into, shall prevail.

4.33 Violation. The Association may impose a fine, charge or penalty for any violation of this Declaration, the Bylaws and Rules and Regulations after reasonable notice of the violation and a reasonable opportunity for a hearing. Additionally, the Association may seek injunctions or other equitable relief or may file an action for money damages owing from such violations.

4.34 Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Property designed to make the Property safer than it otherwise might be. Neither the Association, any managing agent retained by the Association, Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Property, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or of ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform its tenants that the Association, its Board of Directors and committees, any managing agent retained by the Association, Declarant, and any successor Declarant are not

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insurers and that each person using the Property assumes all risks for loss or damage to persons, to property and to the contents of Lots resulting from acts of third parties and releases such parties from any liability therefore.

ARTICLE 5

COMMON AREA

5.1 Use of Common Area. Use of the Common Areas is subject to the provisions of the Declaration, Bylaws, Articles and Rules and Regulations promulgated by the Board of Directors. There shall be no use of the Common Area except by Owners and their invitees. There shall be no obstruction of any part of the Common Area. Nothing shall be stored or kept in the Common Area without the prior written consent of the Board of Directors. No alterations or additions to the Common Area shall be permitted without the prior written approval by the Board of Directors. Any work so authorized by the Association's Board of Directors shall be considered a temporary license over the Common Area for the limited purpose or time given in such written approval and is subject to revocation at the Board of Director's sole discretion. Nothing shall be stored or kept in the Homes or Common Area, which will increase the rate of insurance on the Common Area, or other Association insurance, without the prior written consent of the Board. At the Owner's sole expense, written approval from the Association's insurance carrier for such work in the Common Area must be obtained. If there are any insurance settlement claims or condemnation awards paid to the Association, a portion of the entire proceeds may be directed to the Lot Owner for said improvements.

5.2 Maintenance of Common Area. The Association shall be responsible for maintenance, repair, replacement, and upkeep of the Common Areas, including, but not by way of limitation, the entrance monument; any drainage systems, landscaping, irrigation systems, benches, or common area lighting not maintained by a public agency; and any other Improvements that may be included in Common Area. The Association shall keep the Common Area and improvements thereon in good condition and repair, provide for all necessary services and cause all acts to be done which may be necessary or proper to assure the maintenance of the Common Area in first class condition.

5.3 Alterations to Common Area. Only the Association shall construct, reconstruct, or alter any improvement situated upon the Common Area. A proposal for any construction of or alteration, maintenance or repair to an improvement may be made at any meeting. A proposal may be adopted by the Board, subject to the limitations contained in the Bylaws and this Declaration.

5.4 Funding. Expenditures for alterations, maintenance or repairs to an existing capital improvement for all Common Area for which a reserve has been collected shall be made from the reserve account. Pursuant to Section 10.7 below, the Board may levy a special assessment to fund any construction, alteration, repair or maintenance of an improvement (or any other portions of the Common Area) for which no reserve has been collected or for which the reserve account is insufficient to cover the cost of the proposed improvement.

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5.5 Condemnation of Common Area. If all or any portion of Common Area is taken for any public or quasi-public use under any statute, by right of eminent domain or by purchase in lieu of eminent domain, the entire award shall be received by and expended by the Board of Directors in a manner which in their discretion is in the best interest of the Association. The Association shall represent the interest of all Owners in any negotiations, suit or action or settlement in connection with such matters.

5.6 Damage or Destruction of Common Area. In the event any Common Area is damaged or destroyed by an Owner or any of his Occupants, guests, tenants, licensees, agents or members of his family in a manner that would subject such Owner to liability for such damage under RCW Chapter 64.90, such Owner does hereby authorize the association to repair such damage. The association shall repair the damage and restore the area in workmanlike manner as originally constituted or as may be modified or altered subsequently by the Association in the discretion of the Board of Directors. The reasonable cost necessary for such repairs shall become a special assessment upon the Lot of the Owner who caused or is responsible for such damage.

ARTICLE 6

ARCHITECTURAL REVIEW COMMITTEE

6.1. Architectural Review. No improvement shall be commenced, erected, placed or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the ARC. It is the intent and purpose of this Declaration to assure quality of workmanship and materials and to assure harmony of exterior design with the existing improvements and landscaping.

6.2. Architectural Review Committee, Appointment and Removal. The ARC shall consist of no fewer than three (3) members and no more than five (5) members, as the Board may appoint from time to time. The Declarant, reserves the right to appoint all members of the ARC, and all replacements thereto, until 100% of the Lots have been sold and constructed, or until 10 years after the recording of the Declaration. The Declarant may appoint a single person to serve as the ARC. The terms of office for each member of the ARC shall be for one (1) year unless lengthened by the Board at the time of appointment or unless the Board serves as the ARC in which event the terms of the ARC members shall be the same as their terms as Board members. The Board may appoint any or all of its members for the ARC and there should be no requirement for non-Board members to serve on the ARC. The Board may appoint one or more members to the ARC who are not Owners, but who have special expertise regarding the matters that come before the ARC. In the sole discretion of the Board, such non-Owner members of the ARC may be paid and that cost paid by applicants or the Association, as the Board may in its sole discretion determine.

6.3. Majority Action. Except as otherwise provided in this Declaration, a majority of the members of the ARC shall have the power to act on behalf of the ARC, without the necessity of a meeting and without the necessity of consulting the remaining member of the ARC. The

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ARC may render its decision only by written instrument setting forth the action taken by the members consenting thereto.

6.4. Duties. The ARC shall consider and act upon the proposals and/or plans submitted pursuant to this Article. The ARC, from time to time and at its sole discretion, may, adopt architectural rules, regulations and guidelines ("Architectural Standards"). The Architectural Standards shall interpret and implement the provisions of this Declaration for architectural review and guidelines for architectural design, placement of buildings, color schemes, exterior finishes and materials and similar features which may be used in Property; provided, however that the Architectural Standards shall not be in derogation of the minimum standards established by this Declaration.

6.5. ARC Decision. The ARC shall render its approval or denial decision with respect to the construction proposal within thirty (30) business days after it has received all material required by it with respect to the application. All decisions shall be in writing. In the event the ARC fails to render its decision of approval or denial in writing within sixty (60) days of receiving all material required by it with respect to the proposal, the application shall be deemed approved. Approval by the ARC does not imply government approval, which is solely the responsibility of the Owner.

6.6. ARC Discretion. The ARC may, at its sole discretion, withhold consent to any proposed work if the ARC finds the proposed work would be inappropriate for the particular Lot or incompatible with the design standards that the ARC intends for Villages of Garrison Creek Phases XII and XIII. Consideration such as siting or location on the Lot, shape, size, color, design, height, solar access, or other effect on the enjoyment of other Lots, and any other factors which the ARC reasonably believe to be relevant, may be taken into consideration by the ARC in determining whether or not to consent to any proposed work.

6.7. Non-waiver. Consent by the ARC to any matter proposed to it or within its jurisdiction shall not be deemed to constitute a precedent or waiver impairing the ARC's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

6.8. Appeal. At any time after Declarant has delegated appointment of the members of the ARC to the Board of Directors pursuant to Section 6.2, any Owner adversely impacted by action of the ARC may appeal such action to the Board of Directors. Appeals shall be made in writing within ten (10) days of the ARC's action and shall contain specific objections or mitigating circumstances justifying the appeal. If the Board is already acting as the ARC, the appeal shall be treated as a request for a rehearing, but in such case the Board must actually meet and receive evidence and argument. A final and conclusive decision shall be made by the Board of Directors within fifteen (15) days after receipt of such notification. The determination of the Board shall be final.

6.9. Effective Period of Consent. The ARC's consent to any proposed work shall automatically be revoked three (3) months after issuance unless construction of the work has been commenced or the Owner has applied for and received an extension of time from the ARC.

6.10. Determination of Compliance. The ARC shall inspect, from time to time, all work performed and determine whether it is in substantial compliance with the approval granted. If the ARC finds that the work was not performed in substantial conformance with the approval

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granted, or if the ARC finds that the approval required was not obtained, the ARC shall notify the Owner in writing of the noncompliance. The notice shall specify the particulars of any noncompliance and shall require the Owner to take the necessary action to bring the work into compliance with the approved project.

6.11. Noncompliance. If the ARC determines that an Owner has not constructed an improvement consistent with the specifications on which approval is based, and if the Owner fails to diligently commence to remedy such noncompliance in accordance with the provisions of the notice of noncompliance, then at the expiration of the third (3rd) day from the date of such notification, the ARC shall provide a notice of a hearing to consider the Owner's continuing noncompliance. The hearing shall be set not more than thirty (30) days from the date of the notice of noncompliance. At the hearing, if the ARC finds that there is no valid reason for the continuing noncompliance, the ARC shall determine the estimated costs of correcting it. The ARC shall then require the Owner to remedy or remove the same within a period of not more than ten (10) days from the date of the ARC's determination. If the Owner does not comply with the ARC's ruling within such period or within any extension of such period as the ARC, at its discretion, may grant, the Association may take any or all of the following actions: (a) remove the noncomplying improvement, (b) remedy the noncompliance, or (c) file suit to compel compliance. The costs of such action(s) shall be assessed against the Owner and his Lot, including all attorneys' fees and other costs expended and incurred to enforce compliance before and after suit or action is filed and at trial or on any appeal or review of same.

6.12. Liability. Neither the ARC, the Declarant, the Board, their agents, nor any member thereof shall be liable to any Owner, Occupant, or Builder for any damage, loss or prejudice suffered or claimed or claimed to be suffered arising from any action by the ARC or a member thereof or failure of the ARC or a member thereof, provided only that the member has acted in good faith in accordance with the actual knowledge possessed by him.

6.13. Estoppel Certificate. Within fifteen (15) working days after written request is delivered to the ARC by an Owner, and upon payment to the ARC of a reasonable fee fixed by the ARC to cover costs, the ARC shall provide such Owner with a certificate executed by the Chairman of the ARC, and acknowledged, certifying with respect to any Lot owned by the Owner, that as of the date thereof either (a) all improvements made or done upon or within such Lot by the Owner comply with this Declaration or any Rules and Regulations either promulgated by the Board or the ARC, or (b) such improvements do not so comply, in which event, the certificate shall also identify the noncomplying improvements and set forth with particularity the nature of such noncompliance. The Owner, his heirs, devisees, successors and assigns shall be entitled to rely on the certificate with respect to the matters set forth. The certificate shall be conclusive as between the Declarant, the ARC, the Association and all Owners, and all such persons deriving an interest through any of them.

6.14. ARC Limitations.

(a) Common Area Considerations. The ARC will only have authority to make decisions related to the Lots and not the Common Area. Any architectural or design considerations on the Common Area will be solely within the power of the Board of Directors. Construction by the Declarant is presumed to have been approved and is thereby exempt from

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this review. In all cases, which the ARC consent is required by this Declaration, the provision of this Article shall apply. The ARC and the Board of Directors are hereby granted an easement over the Lots to enable the ARC to carry out its designated functions.

(b) Municipal Regulations. Neither the ARC, the Board, nor the Association is responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental regulations, all of which are the responsibility of the Lot Owners.

(c) Defect Liability. PLANS AND SPECIFICATIONS ARE NOT APPROVED FOR ENGINEERING, STRUCTURAL DESIGN OR QUALITY OF MATERIALS, AND BY APPROVING SUCH PLANS AND SPECIFICATIONS NEITHER THE ARC, THE BOARD OF DIRECTORS, THE MEMBERS, THE MANAGING AGENT, NOR THE ASSOCIATION ASSUMES LIABILITY OR RESPONSIBILITY FOR THESE MATTERS, NOR FOR ANY DEFECT IN ANY STRUCTURE CONSTRUCTED FROM SUCH PLANS AND SPECIFICATIONS. OWNER IS SOLELY RESPONSIBLE FOR ALL IMPROVEMENTS, PERMITS AND COSTS OF SAID WORK.

(d) General Liability. Neither the ARC, the Board, their agents, nor any member thereof shall be liable to any Owner, Occupant, or Builder for any damage, loss or prejudice suffered or claimed, or claimed to be suffered, arising from any action by the ARC or a member thereof, or failure of the ARC or a member thereof, provided only that the member has acted in good faith in accordance with the actual knowledge possessed by him.

ARTICLE 7

VILLAGES OF GARRISON CREEK PHASES XII AND XIII OWNERS ASSOCIATION

7.1. Association Powers. The Association shall be a non-profit corporation established under the Washington Statutes and have all of the powers and responsibilities granted to it by said Statutes, including RCW 64.90.405, and must be organized no later than the date the first unit in the common interest community is conveyed to an Owner other than Declarant.

7.2. Members. Each Owner shall be a mandatory member of the Association. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of any Lot. Transfer of ownership of a Lot automatically transfers membership in the Association. Without any other act or acknowledgement, Occupants and Owners shall be governed and controlled by this Declaration the Articles, Bylaws, and Rules and Regulations and any amendments thereof. Ownership of a Lot shall be the sole qualification for being a Member in the Association.

7.3. Proxy. Each Owner may cast his vote in person, pursuant to a proxy executed by the Owner, or by written ballot, as provided by Washington Statutes. An Owner may not revoke a proxy given pursuant to this Section except by actual notice or revocation to the person presiding over a meeting of the Association. A proxy shall not be valid if it is undated or

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purports to be revocable without notice. A proxy shall terminate eleven (11) months after its date, unless the proxy specifies a shorter term.

7.4. Voting Rights. Each Owner of any Lot, including the Declarant, shall be entitled to one (1) vote for each Lot owned with respect to all matters upon which Owners are entitled to vote, and the total number of votes shall be equal to the total number of Lots in Villages of Garrison Creek Phases XII and XIII. When more than one (1) person or entity owns a Lot, the vote for such Lot may be cast as they shall determine, but in no event will fractional voting be allowed. Fractional or split votes shall be disregarded, except for purposes of determining a quorum.

7.5. Procedure. All meetings of the Association, the Board of Directors, the ARC, and Association committees shall be conducted with such rules of order as may from time to time be adopted by the Board of Directors, including any such rules established in the Bylaws of the Association. A tie vote does not constitute a majority or approval of any motion or resolution.

ARTICLE 8

DECLARANT CONTROL

8.1. Interim Board and Officers. The Declarant hereby reserves administrative control of the Association. The Declarant, in their sole discretion, shall have the right to appoint and remove officers of the Association and members of the Interim Board of Directors, which shall manage the affairs of the Association and which shall be vested with all powers and rights of the Board of Directors. The Interim Board shall consist of three members. Notwithstanding anything contained herein to the contrary, not later than sixty (60) days after the conveyance of twenty-five percent (25%) of the Lots to Owners other than Declarant, at least one (1) Director on the Interim Board of Directors shall be elected by Owners other than the Declarant, even if the Declarant and/or otherwise has voting power to elect all of the members of the Board.

8.2. Turnover Meeting. The Declarant shall call and schedule a meeting for the purpose of turning over administrative control of the Association from the Declarant to the Members within thirty (30) days of the earliest to occur of the following: (i) conveyance of 75% of the Lots subject to this Declaration, including any annexed Lots, to persons other than the Declarant, except another party whose sole intent is to build homes for re-sale; (ii) two (2) years after the last conveyance of a Lot; (iii) two (2) years after any right to add new Lots was last exercised; or (iv) the day the Declarant, after giving notice in a record to Owners, records an amendment to this Declaration voluntarily surrendering all rights to appoint and remove officers and board members pursuant to this Article 8. The Declarant shall give notice of the meeting to each Owner as provided in the Bylaws, attached hereto as Exhibit "B". If the Declarant does not call the meeting required under this Section, any Owner may do so. There is no quorum requirement for the Turnover Meeting.

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8.3. Board of Directors. At and following the Turnover Meeting, the Board of Directors of the Association shall be comprised of three (3) directors. The Directors elected at the Turnover Meeting shall serve until the first annual meeting of the Corporation. The Turnover Meeting may serve as the annual meeting of the corporation for the year in which it is held. The directors will be elected by a plurality of the total membership of the Villages of Garrison Creek Phases XII and XIIIOwners Association. In the event of a vacancy occurring on the Board, the position of such director(s) shall be filled in accordance with the terms and provisions of the Bylaws, attached hereto as Exhibit "B", through appointment by the Board of Directors. Terms of office shall be staggered such that at the first annual meeting election after the Turnover Meeting, as described in the Bylaws attached, two (2) Directors shall serve for a term of two-years, and one (1) Director for a term of one-year. At all subsequent Annual Meetings, the term of office for elected Directors will be 2 years. Notwithstanding anything contained herein to the contrary, the Declarant shall have the right to attend all meetings of the Board of Directors (except during executive session) and meetings of the Members and to access all records of the Association to the same extent as an Owner/Member, so long as the Declarant own(s) any Lot.

8.4. Transfer of Association Property; Audit. No later than thirty (30) days after the Turnover Meeting, Declarant shall deliver or cause to be delivered to the Board of Directors all current books and records of the Association, including all books, records and documents set forth in RCW 64.90.420. Within sixty (60) days of the Turnover Meeting, the Board of Directors shall engage a certified public accountant to audit the records of the association as of the date of the Turnover Meeting in accordance with generally accepted accounting principles and auditing standards to comply with RCW 64.90.420(2); provided, however, that such an audit need not be conducted if a majority of the Owners, other than Declarant, vote to waive said audit.

ARTICLE 9

DECLARANT'S SPECIAL RIGHTS

9.1. General. Declarant is undertaking the work of developing Lots and other improvements within Villages of Garrison Creek Phases XII and XIII. The completion of the development work and the marketing and sale of the Lots is essential to the establishment and welfare of the Property as a residential community. Until the Homes on all Lots on the Property have been constructed, fully completed and sold, with respect to any Common Areas and each Lot on the Property, the Declarant shall have the special rights set forth in this Article 9, provided however, that the special rights set forth in this Article 9 and the special declarant rights, as defined in RCW 64.90.010, set forth elsewhere in this Declaration shall, if not earlier terminated pursuant to an express provision of this Declaration, expire and be of no further force and effect on a date that is twenty (20) years after the date this Declaration is recorded.

9.2. Marketing Rights. Declarant shall have the right to maintain a sales office and model on one or more of the Lots which the Declarant may or may not own, to be staffed by the employees of the Declarant or any licensed real estate sales agents. The Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week. The Declarant may maintain a reasonable

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number of "For Sale" signs at reasonable locations of the Property, including, without limitation, the Common Area.

9.3. Declarant's Easements. The Declarant has reserved easements over the Property as more fully described in Section 3.4(c) and (d) hereof.

9.4. Appearance and Design of Villages of Garrison Creek Phases XII and XIII. Declarant shall not be prevented from changing the exterior appearance of any Common Area, including the landscaping or any other matter directly or indirectly connected with project in any manner deemed desirable by Declarant, provided that the Declarant obtain governmental consents required by law. The construction and material standards of Article 4 notwithstanding, Declarant may change exterior and/or interior designs of Homes and Lots from initial plans and provisions in this document, without notice. This may include designs, colors, and type of materials, provided Declarant obtains any necessary governmental consent

9.5. Construction by Declarant. All construction by Declarant is presumed to have been approved by the ARC and to meet any design guidelines of the Association. Further, the Declarant or any approved contractor or homebuilder shall have the right to construct residences on any Lot, and to store construction materials and equipment on such Lots in the normal course of construction.

ARTICLE 10

FUNDS AND ASSESSMENTS

10.1. Purpose of Assessment. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and Occupants, and for the improvement, operation and maintenance of the Common Area owned by the association, including maintenance and administrative costs and insurance for Association.

10.2. Common Expense Designations. Common Expenses of the nature described in Section 10.1 which are to be, or are, incurred by the Association for the benefit of all of the Owners of Lots within the Property shall be separately budgeted for allocation among all such Owners and shall be designated "General Common Expenses".

10.3. Covenants to Pay. Each Owner covenants and agrees that each Lot will pay the Association the assessments and any additional charges levied pursuant to this Article 10. The assessments collected by the Association shall be held by the Association for and on behalf of each Owner and shall be used solely for the operation, care and maintenance of Villages of Garrison Creek Phases XII and XIII as provided by this Declaration. Upon the sale or transfer of any Lot, the Owner's interest in the funds shall be deemed automatically transferred to the successor in interest of such Owner and is not refundable.

10.4. Basis of Assessments and Commencement of Assessments.

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(a) Assessments are to be levied against all Lots; provided, however, that no Assessment shall be levied against any Lot, until such time as it is first conveyed to a purchaser other than Declarant, or Declarant's assignee. Assessments for all Lots conveyed by the Declarant to a purchaser/Owner, either by deed or land sales contract, shall begin on the day of the recording of the deed or land sale contract conveying or contracting to convey the Lot to the new Owner.

(b) Notwithstanding Subsection 10.4(a) above, and in lieu of levying Assessments as contemplated therein, Declarant may elect to delay commencement of Assessments until the Turnover Meeting for some or all of the common expenses of the Association, in which case the Declarant shall pay all of the common expenses that have been so delayed. After the date of the Turnover Meeting, Declarant shall pay Assessments on any Lots still owned by Declarant.

10.5 Annual Assessments. Annual assessments for each fiscal year shall be established when the Board approves the budget for that fiscal year. Annual assessments shall be levied on a fiscal year basis. The fiscal year shall be the calendar year unless another year is adopted by vote of the Board members. At the Boards discretion, annual assessments shall be payable in monthly, quarterly, semi-annually or annual installments, and shall be payable on the first day of each billing period during the term of this Declaration.

(a) Budget. Regardless of the number of Members or the amount of assets of the Association, each year the Board shall prepare and adopt a pro forma operating statement (budget) containing; (i) the projected income to the Association by category; (ii) the projected common expenses and those specially allocated expenses that are subject to being budgeted, both by category; (iii) the amount of the assessments per Lot and the date the assessments are due; (iv) the current amount of regular assessments budgeted for contribution to the Association's reserve fund; (v) a general statement setting forth whether the Association has a reserve study that meets the requirements of RCW 64.90.550 (or its successor statute) and, if so, the extent to which the budget meets or deviates from the recommendations of that reserve study; (vi) the current deficiency or surplus in reserve funding expressed on a per Lot basis; and (vii) the repayment plan for any deficiency in the Reserve Fund.

Within thirty (30) days of the adoption of the budget, the Board of Directors shall provide a copy of the budget and the annual assessments to the Members, along with a notice setting a date for a meeting of the Members to consider ratification of said budget not less than fourteen (14) nor more than fifty (50) days after providing the Members the budget.

The budget and the annual assessment shall become effective unless disapproved at said Owners meeting by at least a majority of the total Association vote (regardless of whether or not a quorum is present at said meeting). Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board of Directors fails for any reason so to determine the budget for the succeeding year, then and until such time as a budget shall have been determined, as provided herein, the budget and annual assessments in effect for the then current year shall continue for the succeeding year.

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(b) Allocation of Assessments. The total amount in the General Association budget shall be charged equally against all Lots subject to assessments.

(c) Non-Waiver of Assessments. If before the expiration of any fiscal year the Association fails to fix annual assessments for the next fiscal year, the annual assessments established for the preceding year shall continue until a new annual assessment is fixed.

10.6. Reserve Funds. The Reserve Study and Fund provisions in this Section 10.6 are intended to comply with the terms and conditions contained in RCW 64.90.535 through RCW 64.90.560.

(a) Reserve Fund for Replacing Any Association Owned Common Area Improvements. Declarant shall in addition establish a reserve fund in the name of the Association for replacement, in whole or in part, of any Common Area and any improvements located in, on, or under any Common Area for which the Association is responsible pursuant to this Declaration, that will normally require replacement in less than thirty (30) years, including any exterior painting, if any Common Area includes exterior painted surfaces. The reserve account need not include those items that could reasonably be funded from the maintenance fund. For purposes of funding the reserve fund, the Declarant initially, and thereafter the Association shall impose an assessment to be called the "Reserve Fund Assessment" against each Lot, which assessment shall be spread equally over the Lots. However, after the Turnover Meeting, the Board may borrow funds from the reserve account to meet high seasonal demands on the regular operating funds or to meet other temporary expenses by following the procedures set forth in this Section 10.6. The Reserve Fund Assessment shall be based on the reserve study, and updates thereof, described in Section 10.6(b), or other sources of reliable information. Nothing herein shall limit the authority of the Declarant or the Association to establish other separate and unrelated reserve funds that are funded by assessments for reserves that are in addition to the Reserve Fund or that relate only to a particular type or category of Lot. The Reserve Fund shall be kept separate from other funds and may be used only for the purposes for which reserves have been established as specified in this Section.

Required Reserve Fund Assessments for completed improvements shall begin accruing at the same time Assessments begin accruing as provided in Section 10.4. The book and records of the Association shall reflect the amount owing from the Declarant for all Reserve Fund Assessments.

After the Turnover Meeting, the Board may borrow funds from the Reserve Fund to meet high seasonal demands on the regular operating funds or to meet other unexpected increases in expenses. Such funds borrowed from the Reserve Fund shall be repaid from regular annual or special assessments against the Lots, if the Board has adopted a resolution, which may be an annual, continuing resolution, authorizing the borrowing of funds, and must be reflected in the minutes of the Association. The Board shall give notice to the Members of said withdrawal of funds from the Reserve Fund. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment of the borrowed funds within a reasonable period, which shall not exceed twenty-four (24) months unless the Board determines that repayment within 24 months would impose an unreasonable burden on the Members.

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The Board may adjust the amount of the Reserve Fund Assessments as indicated by any reserve study or update and provide for any other reserve items that the Board, in its discretion, may deem appropriate during a fiscal year. In addition, after the second anniversary of the Turnover Meeting, the Association may elect to reduce or increase future Reserve Fund Assessments by a 75% vote of the Owners. Any funds established for any of the purposes mentioned in this Section shall be deemed to be within the Reserve Fund notwithstanding that it may not be so designated by the Board of Directors. The amount of the Reserve Fund shall constitute an asset of the Association and shall not be refunded or distributed to any Owner.

(b) Reserve Study. The Board of Directors shall conduct a reserve study no less than every three (3) years, but shall annually review and update an existing study, of any Association owned Common Area components to determine the requirements of the reserve fund described in this Section 10.6. The reserve study shall include (a) identification of all items for which reserves are required to be established; (b) the estimated remaining useful life of each item as of the date of the reserve study; (c) the estimated cost of maintenance, repair, or replacement of each item at the end of its useful life; (d) the date of the study and a disclosure as to whether the study meets the requirements of RCW 64.90.550; (e) whether the study is a Level I study (full reserve study funding analysis and plan), Level II study (update with visual site inspection) or a Level III study (update with no visual site inspection); (f) the Association's reserve account balance; (g) the percentage of the fully funded balance to which the reserve account is funded; (h) special assessments already implemented or planned; (i) interest and inflation assumptions; (j) current reserve account contribution rates for a full funding plan and a baseline funding plan; (k) a projected reserve account balance for thirty years based on each funding plan presented in the reserve study; (l) a disclosure on whether the reserve study was prepared with the assistance of a reserve study professional, and whether the reserve study professional was independent; (m) a thirty (30) year plan with regular and adequate contributions, adjusted by estimated inflation and interest earned on the reserve fund, to meet and maintain one hundred percent (100%) of the maintenance, repair, and replacement schedule by the end of such 30-year term; (n) a statement of the amount of any current deficit or surplus in reserve funding expressed on a dollars per unit basis; and (o) the following disclosure: "This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require the association to (1) defer major maintenance, repair, or replacement, (2) increase future reserve contributions, (3) borrow funds to pay for major maintenance, repair, or replacement, or (4) impose special assessments for the cost of major maintenance, repair, or replacement."

(c) High Cost - No Reserve Study Necessary. In the event that the cost of the reserve study or update of the reserve study exceeds ten percent (10%) of the Association's annual budget, the Board shall not be required to conduct a reserve study or an update of the reserve study.

10.7 Special Assessments. The Board of Directors shall have the power to levy special assessments against an Owner or all Owners in the following manner for the following purposes:

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(a) Deficits in Operating Budget. To correct a deficit in the operating budget, by vote of a majority of the Board;

(b) Breach of Documents. To collect amounts due to the Association from an Owner for breach of the Owner's obligations under the Declaration, the Bylaws, or the Rules and Regulations, by vote of a majority of the Board;

(c) Repairs. To make repairs or renovations to any Association owned Common Area if sufficient funds are not available from the operating budget or replacement reserve accounts by vote of a majority of the Board; or

(d) Capital Additions. To make capital acquisitions, additions or improvements, by vote of at least seventy-five percent (75%) of all votes allocated to the Lots.

The Board may provide that special assessments may be due and payable in installments over any period the Board, in its discretion, determines and may provide a discount for early payment. No special assessment levied by the Board shall be effective or valid unless it is first ratified by the Members at a meeting called for such purpose through the procedures set forth in Section 10.5 related to the ratification of the Association's budget.

10.8 Accounts.

a. Types of Accounts. Assessments collected by the Association may be deposited into at least two (2) separate accounts with a bank or other qualified financial institution, which accounts shall be designated as (i) the Current Operating Account and (ii) the Reserve Account. Those portions of the assessments collected for current maintenance and operation levied under Section 10.5 will be in the Current Operating Account and those portions of the assessments collected as reserves for replacement and deferred maintenance of capital improvements under Section 10.6 into the Reserve Account. Special Assessments shall be deposited into one of the two accounts, whichever is deemed by the Board to be appropriate.

b. Reserve Account. The reserve account shall be an income-earning account maintained under the direct control of the Board. The Association shall pay out of the Reserve Account only those costs that are attributable to the maintenance, repair or replacement of capital improvements for which reserves have been collected and held. No funds collected for the Reserve Account may be used for ordinary maintenance and operation purposes, unless repaid within six (6) months of withdrawal, or as approved by a majority of Owners.

c. Current Operating Account. All ordinary maintenance and operating expenses shall be paid from the Current Operating Account.

10.9 Application. All payments shall be applied first to delinquent assessments, costs, then to collection costs, then to late charges, and then to interest and then to delinquent assessments.

10.10 Re-Sale Certificates. The Association shall, within five (5) days after receiving a written request therefore and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A

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properly executed certificate of the Association as to the status of assessments on a Lot shall be binding upon the Association as of the date of issuance. The Association shall also provide the additional information required by RCW 64.90.640

10.11 Default in Payment of Assessments, Enforcement of Liens.

(a) Personal Obligation. All assessments properly imposed under this Declaration or the Bylaws shall be the joint and several personal obligations of all Owners of the Lot to which such assessment pertains. In a voluntary conveyance (that is, one other than through foreclosure or a deed in lieu of foreclosure) the grantees shall be jointly and severally liable with the grantor(s) for all Association assessments imposed through the recording date of the instrument affecting the conveyance. Said provisions shall be in accordance with the provisions of RCW Chapter 64.90. A suit for a money judgment may be initiated by the Association to recover such assessments without either waiving or foreclosing the Association's lien.

(b) Association Lien. At any time an assessment (of any type provided for by this Declaration or the Bylaws) or installment thereof is delinquent, the Association, by and through its Board or any management agent, may file a notice of lien in the deed records of Walla Walla County, Washington, against the Lot in respect to which the delinquency pertains. Once filed, such lien shall accumulate all future assessments or installments, interest, late fees, penalties, fines, attorneys' fees (whether or not suitor action is instituted) and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. The provisions regarding the attachment, notice, recordation and duration of liens established on real property under RCW Chapter 64.90, as the same may be amended, shall apply to the Association's lien. The lien shall be foreclosed in accordance with the provisions regarding the foreclosure of liens under RCW Chapter 64.90 and upon the Board's approval of said commencement of foreclosure action specifically against the Lot in question. The lien of the Association shall be superior to all other liens and encumbrances except property taxes and assessments, any security interest previously to the Association's notice of lien and any mortgage or deed of trust granted to an institutional lender which is recorded previously to the Association's notice of lien; provided, however, that the lien of the Association shall be superior to all security interests previously to the Association's notice of lien and any mortgage or deed of trust granted to an institutional lender which is recorded previously to the Association's notice of lien if the lien of the Association is for the purposes set forth in RCW 64.90.485(3)(a) and the Association gives the notice required therein to the applicable holder(s) of said security interest(s).

(c) Interest; Fines; Late Fees; Penalties. The Board in its reasonable discretion may from time to time adopt resolutions to set the rate of interest, and to impose late fees, fines and penalties on delinquent assessments or for violations of the provisions of this Declaration, the Bylaws, any Rules and Regulations, and any rules and regulations adopted by the ARC. The adoption of such impositions shall be communicated to all Owners in writing not less than thirty (30) days before the effective date by a notice mailed to the assessment billing addresses of such Owners. Such impositions shall be considered assessments which are lienable and collectible in the same manner as any other assessments. Provided, however, no fine or penalty for violation of this Declaration, the Bylaws or any Rules and Regulations (other than late fees, fines or interest arising from an Owner's failure to pay regular or special assessments) may be imposed

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against an Owner or his/her Lot until such Owner is given an opportunity for a hearing as provided in Sections 4.30 and 4.33.

d. Acceleration of Assessments. In the event an Owner is delinquent in payment of any assessment or installment on any assessment, the Association, upon not less than ten (10) days written notice to the Owner, may accelerate the due date of the full annual assessment for that fiscal year and all future installments of any special assessments.

e. Association's Right to Rents/Receiver. In any foreclosure suit by the Association with respect to such lien, the Association shall be entitled to collect reasonable rent from the defaulting Owner for the use of his/her Lot or shall be entitled to the appointment of a Receiver. Any default by the Owner in any provisions of the Declaration or Bylaws shall be deemed to be a default by the Owner of any mortgage to which the Owner is party or to which the Lot is subject.

ARTICLE 11

INSURANCE

11.1. Types of Insurance. For the benefit of the Association and the Owners, the Board of Directors shall obtain, maintain at all times, and pay for out of the Operations Fund, the types of insurance described in the following Sections of this Article 11. Such policies shall be issued by reputable insurance companies, authorized to do business in the State of Washington. Such policies shall provide that the coverage there under cannot be canceled or substantially modified without at least 10 days written notice to the Association. The named insured on the policy shall read Villages of Garrison Creek Phases XII and XIII Owners Association.

11.2. Liability Insurance. The Association shall maintain comprehensive general liability insurance coverage insuring the Declarant, the Association, the Board of Directors, and the managing agent, against liability to the public or to Owners and their invitees or tenants, incident to the operation, maintenance, ownership or use of the Common Areas, including legal liability arising out of lawsuits related to employment contracts of the Association. There may be excluded from such policy or policies coverage of an Owner (other than as a member of the Association or Board of Directors) for liability arising out of acts or omissions of such Owner and liability incident to the ownership and/or use of the part of the Property as to which such Owner has the exclusive use or occupancy;

(a) Limits of liability under such insurance shall not be less than One Million Dollars ($1,000,000) on a combined single-limit basis;

(b) Such policy or policies shall be issued on a comprehensive liability basis and shall provide a cross-liability endorsement wherein the rights of named insureds under the policy or policies shall not be prejudiced as respects his, her or their action against another named insured;

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11.3. Property Damage Insurance. The Association shall obtain, and maintain in effect, fire and extended coverage casualty insurance (including coverage for damage resulting from vandalism and malicious mischief) with respect to the Common Areas (including any insurable improvements in the Common Areas) in an amount equal to 100% of the replacement cost thereof.

(a) The casualty coverage may be obtained on a "blanket" basis.

(b) The casualty insurance shall include the following terms, if the Board determines they are reasonably available:

(i) A waiver of subrogation by the insurer as to any claims against the Board, any Owner, or any guest of an Owner;

(ii) A waiver by the insurer of its right to repair and reconstruct instead of paying cash;

(iii) A provision that no policy may be canceled, invalidated, or suspended because of the action of an Owner;

(iv) A provision that no policy may be canceled, invalidated, or suspended because of the conduct of any director, officer, or employee of the Association unless the insurer gives the Association a prior written demand that the Association correct the defect and allows the Association a reasonable time to make the correction; and

(v) A provision that any "other insurance" clause in any policy shall exclude from its coverage all owners' policies.

11.4. Workers' Compensation Insurance. The Association shall maintain workers' compensation insurance to the extent necessary to comply with any applicable laws.

11.5. Fidelity Insurance. The Board of Directors may cause the Association to maintain blanket fidelity insurance for all officers, directors, trustees, management agent, and employees of the Association and all other persons handling or responsible for funds of, or administered by, the Association. In the event that the Association has retained a management agent, the Board of Directors may require such agent to maintain fidelity bonds for its officers, employees and agents handling or responsible for funds of, or administered on behalf of, the Association. The cost of such insurance, if any, shall be borne entirely by the Association.

(a) The total amount of fidelity insurance coverage required shall be based upon the best business judgment of the Board of Directors.

(b) Such fidelity insurance shall name the Association as obligee and shall contain waivers by the insurance issuers of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions. The insurance shall provide that they may not be canceled or substantially modified (including cancellation for nonpayment of premium) without at least ten (10) days' prior written notice to the Association.

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11.6. Insurance by Lot Owners. Each Owner shall be responsible for obtaining, at his or her own expense, homeowner's insurance covering the improvements on the Owner's Lot and liability resulting from use or ownership of the Lot, unless the Association agrees otherwise. The insurance coverage maintained by the Association shall not be brought into contribution with the insurance obtained under this Section by the Owners.

11.7. Planned Community Requirements. The insurance maintained by the Association shall comply with the requirements of Washington state law, including the requirements and qualifications of insurance set forth in RCW 64.90.470.

ARTICLE 12

GENERAL PROVISIONS

12.1 Records. The Board of Directors shall preserve and maintain minutes of the meetings of the Association, the Board and any committees. The Board of Directors shall also keep detailed and accurate financial records including individual assessment accounts of Owners, the balance sheet, and a financial statement of the Association, which shall be prepared in accordance with accrual basis accounting practices. All financial statements of the Association shall be audited at least annually by a certified public accountant; provided, however, that the Owners may annually waive said audit requirement if the Association's annual assessments are less than $50,000. Individual assessment accounts shall designate the name and address of the Owner or Owners of the Lot, the amount of each assessment as it becomes due, the amounts paid upon the account, and the balance due on the assessments. The minutes of the Association, the Board and committees, and the Association's financial records shall be reasonably available for review and copying by the Owners. A reasonable charge may be imposed by the Association for providing copies.

(a) Inspection by Members and Mortgagees. This Declaration, the Bylaws, attached hereto as Exhibit "B", copies of rules and use restrictions, membership register, books of account, and minutes of meetings of the members of the Board of Directors and committees shall be made available for inspection and copying by any Member of the Association or by the duly appointed representative of any Member and by holders, insurers, or guarantors of any first Mortgage at any reasonable time and for a purpose reasonably related to such Person's interest as a member or holder, insurer, or guarantor of a first Mortgage at the office of the Association or at such other reasonable place as the Board of Directors shall prescribe.

(i) Rules for Inspection. The Board of Directors shall establish reasonable rules with respect to:

- Notice to be given to the custodian of the records;
- Hours and days of the week when such an inspection may be made; and
- Payment of the cost of reproducing copies of documents.

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(ii) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extra copies of documents at the reasonable expense of the Association.

12.2 Indemnification of Directors, Officers, Employees and Agents. To the fullest extent allowed by applicable Washington law, the Association shall indemnify any Director, officer, employee or agent who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by the Association) by reason of the fact that he/she is or was a Director, officer, employee or agent of the Association or is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by said person in connection with such suit, action or proceeding if he/she acted in good faith and in a manner he/she reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had no reasonable cause to believe his conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or with a plea of nolo contendere or its equivalent, shall not of itself create a presumption that a person did not act in good faith and in a manner which he/she reasonably believed to be in, or not opposed to, the best interest of the Association, and with respect to any criminal action or proceedings, had reasonable cause to believe his conduct was unlawful. Payment under this clause may be made during the pendency of such claim, action, suit or proceeding as and when incurred, subject only to the right of the Association to reimbursement of such payment from such person, should it be proven at a later time that such person had no right to such payments. All persons who are ultimately held liable for their actions on behalf of the Association as a Director, officer, employee or agent shall have a right of contribution over and against all other Directors, officers, employees or agents and members of the Association who participated with or benefited from the acts which created said liability.

12.3 Enforcement; Attorneys' Fees. The Association and the Owners within the Property or any mortgagee on any Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens and charges now or hereinafter imposed by any of the provisions of this Declaration as may pertain specifically to such parties or owners by any proceeding at law or in equity. Failure by either the Association or by any Owner or mortgagee to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter.

12.4 Agreements. Subject to the prior approval of Declarant (so long as Declarant own any property for development, annexation and/or sale in the Property) all agreements and determinations, including settlement agreements regarding litigation involving the Association, all fully authorized by the Board of Directors shall be binding upon all Owners, their heirs, legal representatives, successors, assigns, and others having an interest in the Property or the privilege of possession and enjoyment of any part of the Property.

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12.5 Implied Rights. The Association may exercise any right or privilege given to it expressly by this Declaration, the Bylaws, the Articles of Incorporation, any use restriction or rule, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it therein or reasonably necessary to effectuate any such right or privilege.

12.6 Variances. Notwithstanding anything to the contrary contained herein, the Board of Directors or its designee shall be authorized to grant individual variances from any of the provisions of this Declaration, the Bylaws and any rule, regulation or use restriction promulgated pursuant thereto if it determines that waiver of application or enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for the Property.

12.7 Severability. Invalidation of any one of these covenants, conditions or restrictions by judgment or court order shall not affect the other provisions hereof and the same shall remain in full force and effect for the duration of this document.

12.8 Duration. The covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of thirty-five (35) years from the date of this Declaration being recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless rescinded by a vote of at least ninety percent (90%) of the Owners and ninety percent (90%) of the first mortgagees. However, amendments that do not constitute rescission of the planned development may be adopted as provided in Section 12.9 below. Additionally, any such rescission, which affects any Common Area, shall require the prior written consent of Walla Walla County.

12.9 Amendment. Except as otherwise provided in Sections 12.5, 12.8, and the restrictions set forth elsewhere herein, this Declaration may be amended at any time by an instrument approved by not less than seventy-five percent (75%) of the total votes for all Lots subject to this Declaration by Members that are eligible to vote. However, during the period of time prior to the Turnover Meeting, Declarant has right to amend Declaration, Bylaws and Articles of Incorporation without notice to or approval by any Members. Any amendment must be executed, recorded and certified as provided by law and a copy provided to all Owners of record within 30-days prior to the effective date of the amendment. Provided, however, that no amendment of this Declaration shall affect an amendment of the Bylaws or Articles without compliance with the provisions of such documents, and the Washington Non-Profit Corporation statutes.

12.10 Release of Right of Control. The Declarant may give up their right of control in writing at any time by notice to the Association.

12.11 Personal Pronouns. All personal pronouns used in this Declaration, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall apply to the plural and vice versa.

12.12 Unilateral Amendment by Declarant. The Declarant may amend this Declaration in order to comply with the requirements of the Federal Housing Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau,

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board, commission or agency of the United States or the State of Washington, or any other state in which the Lots are marketed and sold, or any corporation wholly owned, directly or indirectly, by the United States or the State of Washington, or such other state, the approval of which entity is required in order for it to insure, guarantee or provide financing in connection with development of the Property and sale of Lots. Prior to the Turnover Meeting, no Declarant amendment shall require notice to or approval by any Member.

12.13 No Implied Obligation to Enforce. None of the provisions of this Declaration shall obligate or be construed to obligate Declarant, or their respective agents, representatives or employees, or undertake any affirmative action to enforce the provisions of this Declaration, any Tract Declaration or any provision hereof or thereof, or to undertake any remedial or corrective action with respect to any actual or asserted violation hereof or thereof.

12.14 Resolution of Document Conflicts. In the event of a conflict among any of the provisions in the documents governing Villages of Garrison Creek Phase _____, such conflict shall be resolved by looking to the following documents in the order shown below:

1. Plat;
2. Declaration of Covenants, Conditions and Restrictions;
3. Articles of Incorporation;
4. Bylaws;
5. Rules and Regulations

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this _____ day of _____, 2022.

PHASE FIVE DEVELOPMENT LLC,
A Washington limited liability company

By: _____
Name: _____
Its: _____

STATE OF_____)
) ss.
County of_____)

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I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of Phase Five Development LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2022.

_____
NOTARY PUBLIC in and for the State of Washington, residing at_____

_____
Name (printed or typed)
My appointment expires:_____

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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EXHIBIT "B"

BYLAWS OF

VILLAGES OF GARRISON CREEK PHASES XII AND XIII OWNERS ASSOCIATION

DRAFT

exhibit 28

BUSINESS INFORMATION

Business Name:
PHASE FIVE DEVELOPMENT, L.L.C.

UBI Number:
602 002 910

Business Type:
WA LIMITED LIABILITY COMPANY

Business Status:
ACTIVE

Principal Office Street Address:
3 E MAIN ST, WALLA WALLA, WA, 99362-1921, UNITED STATES

Principal Office Mailing Address:
PO BOX 2053, WALLA WALLA, WA, 99362-0949, UNITED STATES

Expiration Date:
12/31/2022

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/ Registration Date:
12/30/1999

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
REAL PROPERTY INVESTMENT

REGISTERED AGENT INFORMATION

Registered Agent Name:
LENARD L. WITTLAKE, PLLC

Street Address:
22 E POPLAR ST STE 202, WALLA WALLA, WA, 99362-3264, UNITED STATES

Mailing Address:
PO BOX 1233, WALLA WALLA, WA, 99362-0000, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		ALLAN	FISHER
GOVERNOR	INDIVIDUAL			MILLENIUM PROPERTIES DEVELOPME
GOVERNOR	INDIVIDUAL		DOUG	BOTIMER
GOVERNOR	INDIVIDUAL		DONNA	FISHER

exhibit 29

Filed for Record at Request of and copy returned to:

Paine Hamblen, LLP
Attention: Kathryn McKinley
717 W. Sprague Ave.
Spokane, WA 99201-0466

RECIPROCAL EASEMENT AGREEMENT FOR USE OF COMMON AREAS

Reference # (if applicable): N/A

Grantors: The Villages of Garrison Creek Master Property Management Association, a Washington nonprofit corporation, and Phase Five Development, LLC, a Washington limited liability company

Grantees: The Villages of Garrison Creek Master Property Management Association, a Washington nonprofit corporation, and Phase Five Development, LLC, a Washington limited liability company

Abbreviated Legal: Phase I, II, and V through X of The Villages at Garrison Creek Planned Unit Developments and Ptn Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163

Full Legal on Exhibits A and B

Assessor's Tax Parcel ID Nos.: *35-07-36-79-0001 through 35-07-36-79-0019*
35-07-36-82-0001 through 35-07-36-82-0024
35-07-36-92-0001 through 35-07-36-92-0027
35-07-36-96-0001 through 35-07-36-96-0047
35-07-36-88-0001 through 35-07-36-88-0045
35-07-36-04-0001 through 35-07-36-04-0031
35-07-36-68-0001 through 35-07-36-68-0039
35-07-36-49-0001 through 35-07-36-49-0019

THIS RECIPROCAL EASEMENT FOR USE OF COMMON AREAS (this "Reciprocal Easement"), is entered into this 17th day of Sept., 2018 by The Villages of Garrison Creek Master Property Management Association, a Washington nonprofit corporation (the "Association") and Phase Five Development, LLC, a Washington limited liability company ("PFD"). Collectively, the Association and PFD are referred to as the "Parties".

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Karen Martin County Auditor, Walla Walla County WA

RECITALS:

A. Association Common Areas. The Association is the owner of certain real property located within the Planned Unit Development of the Villages of Garrison Creek (the "PUD") located in the City of College Place, County of Walla Walla, State of Washington, which real property is platted within the PUD as common area and walking trails, and legally described in Exhibit A to this Reciprocal Easement (the "Association Common Areas").

B. PFD Property. PFD is the owner of that certain real property located within the PUD and legally described in Exhibit B to this Reciprocal Easement (the "PFD Property"). PFD intends to develop the PFD Property to include common area and walking trails which will be shown on the plats for development of the PFD Property.

C. Intent. The Parties desire to create reciprocal easements for the use of common area and walking trails located within the Properties described herein for the benefit of the Association and its members and future owners of lots or living units within the PFD Property.

NOW, THEREFORE, in consideration of the covenants and benefits set forth in this Easement, the adequacy and sufficiency of which is hereby acknowledged, the Parties grant the following reciprocal easements and agree as follows:

1. Grant of Easement to Association Common Areas. The Association hereby grants and conveys to PFD a perpetual, non-exclusive easement for pedestrian use of the Association Common Areas for recreational purposes.

2. Grant of Easement to PFD Property. PFD hereby grants and conveys to the Association and its members a perpetual, non-exclusive easement for pedestrian use of common area and walking trails located on the PFD Property now or at any time in the future. The Parties may, in the future, file an amendment to this Reciprocal Easement legally describing or depicting the common areas and walking trails as built on the PFD Property.

3. Purpose. The easements granted under this Reciprocal Easement are for the use and benefit of Association Property and the PFD Property, and each portion thereof, and the Parties, the Association and its members and guests, PFD and future owners of PFD Property and their guests.

4. Maintenance. Each Party shall be responsible for the maintenance and repair of the easement area located on its respective Property.

5. Miscellaneous.

a. Easements Appurtenant. The easements granted in this Reciprocal Easements are specifically intended to be appurtenant easements that run with the land and perpetually benefit and provide pedestrian access over the common areas and walking trails for the benefit of each of the Properties, irrespective of any changes in ownership thereof.

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Karen Martin County Auditor, Walla Walla County WA

Unofficial Copy

b. Successors; Assignment. This Reciprocal Easement shall be binding on and inure to the benefit of the successors, heirs and assigns of the Parties, provided, however, that this Reciprocal Easement may not be assigned without being coupled with an interest in a portion of one of the Properties.

c. Severability. If any clause, sentence or other portion of the terms, covenants or restrictions of this Reciprocal Easement becomes illegal, null or void for any reason, or is held by any court of competent jurisdiction to be so, the remaining portions remain in full force and effect.

d. No Waiver. Failure to enforce any provision, restriction, covenant or condition in this Reciprocal Easement is not a waiver of any such provision, restriction covenant or condition or of any other provisions, restrictions, covenants or conditions.

e. Indemnify, Defend, and Hold Harmless. The Parties hereto each shall indemnify, defend, and save the other harmless of any and all claims, demands, actions, damages, losses or other expenses, including without limitation attorneys' fees arising out of use of the common areas and walking trails or the exercise of any rights herein granted.

f. Attorneys' Fees. If either Party, or their successors, heirs or assigns, commences legal action in any way related to this Reciprocal Easement, the prevailing party shall be awarded attorneys' fees and costs. This provision applies to actions at the trial court level, on appeal and in bankruptcy proceedings.

g. Notices. Any notice required to be given under this Reciprocal Easement must be in writing and will be effectively given as of the date such writing is (i) personally delivered to the intended Party, or (ii) placed in the United States mail, postage prepaid, addressed to the intended Party. The initial addresses of the Parties are set forth below in the signature blocks. Upon at least ten (10) days' prior written notice to the other Party, a Party may change its address to any other address within the United States of America.

[Signatures on following page]

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Karen Martin County Auditor, Walla Walla County WA

THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation

By: Dick Cook
Name: Dick Cook
Title: President

PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company

By: Douglas A. Botimer
Name: Douglas A. Botimer
Title: Managing Member

STATE OF WASHINGTON)
: ss
County of Walla Walla)

On this 17TH day of SEPTEMBER, 2018, before me personally appeared DICK COOK, to me known to be the President of THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, who executed the foregoing instrument on behalf of the corporation, and acknowledged said instrument to be the free and voluntary act of the corporation, for the uses and purposes mentioned therein, and on oath stated that he is authorized to execute the said instrument on behalf of the corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

MELODY BASTON Commission Expires NOTARY PUBLIC DEC. 21, 2019 STATE OF WASHINGTON

Print Name: MELODY BASTON
Notary Public in and for the State of WASHINGTON,
residing at BAKER BOYER BANK
My commission expires: 12/21/2019

STATE OF WASHINGTON)
: ss
County of Spokane)

On this 5 day of September, 2018, before me personally appeared DOUGLAS A. BOTIMER, to me known to be the Managing Member of Phase Five Development, LLC, a Washington limited liability company, who executed the foregoing instrument on behalf of the company, and acknowledged the said instrument to be the free and voluntary act of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

Notary Public
State of Washington
April D. Schwartzenberger
MY COMMISSION EXPIRES
June 17, 2021

Print Name: April D Schwartzenberger
Notary Public in and for the State of WA,
residing at Liberty Lake
My commission expires: 6/17/21

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Karen Martin County Auditor, Walla Walla County WA

Unofficial Copy

EXHIBIT "A"

LEGAL DESCRIPTION

ASSOCIATION PROPERTY

Common Areas as shown on the following Plats:

Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and

Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington.

Unofficial Copy

2018-07739 EAS
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Karen Martin County Auditor, Walla Walla County WA

EXHIBIT B

LEGAL DESCRIPTION

PFD PROPERTY

Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

Unofficial Copy

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2018-07739 EAS
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Karen Martin County Auditor, Walla Walla County WA

exhibit 30

RECORDED AT THE REQUEST OF AND
AFTER RECORDING MAIL TO:
Kathryn R. McKinley
Paine Hamblen LLP
717 W. Sprague Ave, Ste 1200
SPOKANE, WA 99201

Grantors:	PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation
Grantees:	THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company
Abbreviated Legal: Full Legal on Exhibits A & C	Phase I, II, and V through X of The Villages at Garrison Creek Planned Unit Developments and Ptn. Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163
Tax Parcel Numbers:	*35-07-36-79-0001 through 35-07-36-79-0019* *35-07-36-82-0001 through 35-07-36-82-0024* *35-07-36-92-0001 through 35-07-36-92-0027* *35-07-36-96-0001 through 35-07-36-96-0047* *35-07-36-88-0001 through 35-07-36-88-0045* *35-07-36-04-0001 through 35-07-36-04-0031* *35-07-36-68-0001 through 35-07-36-68-0039* *35-07-36-49-0001 through 35-07-36-49-0019*

ROAD EASEMENT AND MAINTENANCE AGREEMENT

This Road Easement and Maintenance Agreement (the "Agreement") is made effective as of the 17th day of September, 2018 ("Effective Date") by and between Phase Five Development, LLC, a Washington limited liability company and The Villages Of Garrison Creek Master Property Management Association, a Washington nonprofit corporation .

Recitals

A. Phase Five Development, LLC (also referred to herein as "PFD") is the owner of the following real property located in Walla Walla County, Washington legally described on **Exhibit A** attached to this Agreement (the "PFD Property").

B. The Villages of Garrison Creek Master Property Management Association (also referred to herein as "the MPMA") is the owner of certain real property constituting the private roads and roadway areas, and associated systems and amenities, within The Villages of Garrison Creek Planned Unit Development (the "PUD"), including Garrison Village Way which is the subject of this Agreement and is legally described on **Exhibit B** attached to this Agreement (the "Road").

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Karen Martin County Recorder, Walla Walla County WA

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C. All properties included in the PUD Plats of record are served by the Road, including the PFD Property, and are subject to the Restated Declaration of Covenants, Conditions and Restrictions of The Villages of Garrison Creek recorded on September 18, 2002, under Walla Walla County, Washington Auditor's File No. 2002-10482 (the "Covenants"), except for those properties removed from the MPMA and the Covenants by an Amendment to the Covenants from time to time. The property within the MPMA is described in **Exhibit C** attached to this Agreement.

D. In conjunction with PFD withdrawing the PFD Property from the MPMA and from the Covenants, the parties to this Agreement (the "Parties") wish to establish an arrangement for use and for maintenance, improvement, and repair of the Road as required, and to establish responsibility, financial and otherwise, for such Maintenance (the "Road Expenses").

Agreement

For good and valuable consideration of mutual benefit and the promises in this Agreement, the sufficiency of which is hereby acknowledged by both parties, the Parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated into this Agreement as if fully set forth herein.

2. Grants of Easement.

a. The Villages of Garrison Creek Master Property Management Association, as Grantor, hereby grants, sells, and conveys to Phase Five Development, LLC, as Grantee, a non-exclusive perpetual easement over, upon and across the Road for the purpose of providing Grantee and its successors and assigns access to the PFD Property and all lots developed thereon (the "Easement").

b. Phase Five Development, LLC, as Grantor, hereby grants, sells, and conveys to The Villages of Garrison Creek Master Property Management Association, as Grantee, a non-exclusive perpetual easement over, upon and across the "PFD Road Property" legally described in **Exhibit D** attached hereto for the purpose of providing Grantee and its members, their successors and assigns, ingress and egress over the Road.

2.1 **Easement to Be Free From Obstructions.** No fence, gate, or other barrier may be erected or permitted within or across the Easement which would prevent or obstruct the passage of pedestrian or vehicular travel, provided, however that the foregoing shall not prohibit the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with construction, reconstruction, repair and maintenance of the Road. All such work will be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Easement.

3. Maintenance of Roads.

3.1 **Responsibility and Scope.** The MPMA shall be responsible for maintenance, improvement, and repair of the Road. Such maintenance and repair includes those items listed in **Exhibit E** attached hereto. The MPMA shall use a cost accounting procedure that accurately separates expenses specific to the Road, to the extent possible. Expenses that cannot be readily separated between the Road and other MPMA areas, such as the irrigation system water usage shall be allocated by determining the overall square footage to which such expenses apply and prorating a portion of such expense to the Road based on the square footage of the Road area to which such expenses apply.

3.1.1 **Repair by PFD During Construction.** Notwithstanding the preceding paragraph 3.1, PFD shall be responsible for making timely repairs to the Road for damages caused by PFD, its agents, contractors, subcontractors and suppliers during any construction on the PFD Property. Such repairs shall be made within a reasonable period of time after completion of the applicable construction activity.

3.2 **Road Maintenance Budget Committee.** A Road Maintenance Budget Committee (the "RMBC") is hereby established, consisting of three (3) members selected as follows: (a) one member appointed from PUD phases that are not part of the MPMA; (b) one member appointed from PUD phases that are part of the MPMA; and (c) one member selected by the first two RMBC members. Jim Hall shall be the initial third member of the RMBC. In the event Mr. Hall resigns, is removed by both of the other members of the RMBC,

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or is unable to fulfill his duties on the RMBC, the remaining two (2) members shall appoint a new third member. The RMBC's duty is to establish, by majority vote, the annual budget for the maintenance items set forth in Exhibit E. The road budget for the following calendar year establishedby the RMBC shall be completed no later than October 15 of each year, so that it may be timely submitted to the MPMA Board for submission to the MPMA owners for ratification at their annual meeting. The budget, so ratified, shall establish the Road Expenses to be apportioned in accordance with Section 3.4 below.

3.2.1 **Non-Ratification.** If the Road Expense budget submitted in any year is not ratified by the MPMA owners, whether the budget is rejected by the Board of the MPMA or by the owners, then the RMBC and Board of the MPMA shall attempt to resolve the issues causing the rejection. If the RMBC and the Board are unable to resolve the issues, then the Dispute Resolution provisions set forth in Section 4.3 below shall apply.

3.3 **Road Expense.** In January of each year, the MPMA will prepare an accounting of actual costs incurred for the immediately preceding year ended December 31 which are specific to or allocated to the maintenance of the Road and identified Exhibit E. In July of each year, the MPMA will prepare the same type of accounting for actual costs incurred from January 1 through June 30 of the current year. These accountings will be provided to the RMBC for review and use in preparing the following year's budget as set forth in Section 3.2 above.

3.4 **Apportionment of Road Expense.** Road Expenses shall be apportioned pro rata between the MPMA and the PFD Property based on the number of lots, or in the case of a lot containing multi-family housing, living units. Within the PFD Property only lots or living units which have been sold by PFD, other than in a bulk sale of all remaining lots and living units to another developer, shall be included in the apportionment computation. In case of a bulk sale to another developer, the new developer shall step into the shoes of PFD for purposes of this Agreement. Each lot and living unit subject to assessment for Road Expense is referred to in this Agreement as an "Assessable Property." It is understood and agreed that the PFD Property consists of currently vacant land with little to no impact on the Road. Therefore, there will be no Road Expense assessments charged to the PFD Property until PFD sells any lot or develops and sells or rents any living unit. Any lots sold by PFD and any living units developed and sold or rented by PFD shall be assessed Road Expenses from the date of recording of the Deed to such lot or living unit, or in the case of a rental, the date of commencement of any such rental.

3.5 **Assessment Billings.** Once the budget for Road Expense has been ratified, the MPMA shall calculate the Road Expense Assessments for the PFD Property for the budgeted year in accordance with Section 3.4 above. If ratification of the Road Expense is delayed for any reason, then the Road Expense Assessment for the immediately preceding year will be used until the ratification is completed at which time the Road Expense Assessment for the current year will be adjusted to incorporate the ratified Road Expense. The MPMA will send Road Expense Assessment billings to the PFD Properties on March 1 of each year. MPMA properties are assessed and billed by the MPMA in accordance with the MPMA's established procedures and in accordance with the Covenants and other governing documents..

3.5.1 **Unexpected Road Expenses.** From time to time, Road maintenance and repair expenses not anticipated in the budget, but within the categories set forth in Exhibit E, may occur ("Special Road Expenses"). Upon approval of such Special Road Expenses by the RMBC, the MPMA will issue Special Road Expense Assessments to the PFD Properties, apportioned in accordance with Section 3.4 above. The RMBC shall act to approve or reject the Special Road Expenses within 30 days of receipt of detail supporting such expenses. If the RMBC rejects the assessment, it shall detail the reasons for its rejection in writing to the MPMA. If the MPMA and the RMBC are unable to resolve the reasons for the rejection, then the Dispute Resolution procedures set forth in Section 4.3 below shall apply. MPMA properties will be assess in accordance with the MPMA's established procedures and in accordance with the Covenants and other governing documents.

3.6 **Payment of Assessments.** Non-MPMA owners of lots or living units shall pay the amount of the Road Expense Assessments in equal quarterly payments over the course of the calendar year for which the Road Expense Assessments are due and shall be payable.no later than the 25th of each of the following months: March, June, September, and December. Road Expense Assessments not paid timely will be subject

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to late charges, interest charges, and collection procedures as established by the Board of the MPMA in accordance with the Declaration. For the year in which a Non-MPMA lot or living unit is sold by PFD or a successor developer and first becomes an Assessable Property, Road Expense Assessments will be pro-rated at closing date based on the number of months in the year following such closing.

3.6.1 **Payment of Special Assessments.** Non-MPMA owners of lots or living units shall pay the amount of the Special Road Expense Assessments within 30 days of receipt of an invoice therefor from the MPMA. Special Road Expense Assessments not paid timely will be subject to late charges, interest charges, and collection procedures as established by the Board of the MPMA in accordance with the Declaration.

3.7 **Lien.** The amount of the Road Expense Assessments levied in accordance with this Agreement, together with any late charges and interest accruing on any delinquent assessment and costs of collection, including reasonable attorneys' fees whether or not a suit to collect is actually commenced, are a lien upon the real property (each lot or living unit, as applicable) against which the Road Expense Assessment is levied effective as of the date the Road Assessment is made. The MPMA may record a notice of lien at any time in its sole discretion. The MPMA may also file a suit to recover a delinquent Road Expense Assessment and related fees, interest and costs as set forth in this Paragraph without foreclosing or waiving the lien. This lien may be foreclosed by the same method as a mortgage.

4. Miscellaneous.

4.1 **Binding on Successors.** This Agreement shall be recorded in the official records of Walla Walla County, Washington, and is binding on the heirs, successors, administrators, executors and assigns of the Parties hereto. This Agreement runs with the land.

4.2 **Notices.** All notices, demands and requests required or desired to be given under this Agreement must be in writing and will be effectively given when (a) delivered to the person to whom addressed, or (b) three (3) days after deposit with United States Postal Service, postage prepaid. The addresses to which notice shall be given are the addresses of record with the Walla Walla County Assessor unless a different address has been provided, in writing and in accordance with this Paragraph, by any Party or owner of real property affected.

4.3 **Dispute Resolution.**

4.3.1 **Mediation.** In the event of a dispute between the Parties, arising in any way out of this Agreement, any Party to the dispute may request mediation by providing written notice to the other Party or Parties involved in the dispute. Within 10 days after such notice is given in accordance with Paragraph 4.2 above, the Parties involved in the dispute shall select a mediator. If the parties cannot agree on a mediator within 10 days, , then each shall select a mediator within an additional 10 days, and the mediators so selected shall select the mediator who will mediate the case. Mediation shall be scheduled within 30 days of the initial request, or 40 days if the Parties do not initially agree on a mediator. If one or more Parties fail to select a mediator, the Party requesting mediation may select the mediator. The cost of mediation shall be shared equally by the Parties.

4.3.2 **Binding Arbitration.** If mediation fails, any Party may request binding arbitration by providing written notice to the other Party or Parties involved. Within 10 days after such notice is given in accordance with Paragraph 4.2 above, the Parties shall select an arbitrator. If the Parties cannot agree on an arbitrator within 10 days, then each shall select an arbitrator within additional 10 days, and the arbitrators shall select the arbitrator who will hear the case. Binding arbitration shall be scheduled within 30 days of the initial request, or within 40 days if the Parties do not initially agree on an arbitrator. If one or more Parties fail to select an arbitrator, the Party requesting arbitration may select the arbitrator. The arbitration shall be conducted in Walla Walla County, Washington under such rules as the arbitrator determines. The results of the arbitration shall be enforceable by judgment in the Superior Court of the State of Washington for Walla Walla County or in the Federal District Court for the Eastern District of Washington. As an initial matter, each party shall pay a pro-rata share of the arbitration determined solely by the number of

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Parties participating in the arbitration, regardless of the number of lots or living units owned by each Party; provided, however, that the substantially prevailing Party or Parties, as determined by the arbitrator, shall be entitled to recover its reasonable expenses and costs, including but not limited to attorney fees and costs of the arbitrator or arbitrators, and of the arbitration. The arbitrator shall determine the amount of such expenses and costs to be awarded to the substantially prevailing Party or Parties. The decision of the arbitrator shall be set forth in writing, stating the findings of fact and conclusions of law on which it is based, and shall be supported by applicable law.

4.4 **Waiver.** Failure of any Party to insist upon the performance of any of the terms or conditions of this Amendment, or a Party's waiver of any breach of any of the terms or conditions of this Amendment, is effective only as to the breach then existing. Such failure or waiver does not constitute a waiver of any other or future breach, and all terms and conditions will continue in full force and effect.

4.5 **Term.** This Agreement shall remain in full force and effect until mutually terminated by the Parties.

DONE as of the date first set forth above.

Phase Five Development, LLC, a Washington limited liability company

By: Douglas A. Botimer
Title: Manager

The Villages of Garrison Creek Master Property Management Association, a Washington nonprofit corporation

By: Dick Cook
Title: President

STATE OF WASHINGTON)

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: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that **Douglas A. Botimer** is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Manager** of **Phase Five Development, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/5/18, ~~2017~~.

Notary Public
State of Washington
April D. Schwartzenberger
MY COMMISSION EXPIRES
June 17, 2021

April D. Schwartzenberger
Print Name: April D. Schwartzenberger
NOTARY PUBLIC in and for the State
of Washington, residing at Liberty Lake
My commission expires: 6/17/21

STATE OF WASHINGTON)
: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that Dick Cook is the person who appeared before me and acknowledged that he/she signed the instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the PRESIDENT of **The Villages of Garrison Creek Master Property Management Association** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/17/18, ~~2017~~.

MELODY BASTON
Commission Expires
NOTARY
PUBLIC
DEC. 21, 2019
STATE OF WASHINGTON

Melody Baston
Print Name: MELODY BASTON
NOTARY PUBLIC in and for the State
of Washington, residing at BAKER BOYER
My commission expires: 12/21/2019

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EXHIBIT A

Legal Description of PFD Property

Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

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EXHIBIT B

Legal Description of the Road

Garrison Village Way as shown on the following Plats:

Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase III, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and

Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and

Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington.

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EXHIBIT C

Legal Description Villages of Garrison Creek Planned Unit Development

Lots 1 through 19 of Phase I of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded ON March 11, 1997, in Volume 6 of Roll Files at Page B-28 under Auditor's File No. 9702094, records of Walla Walla County, Washington; and

Lots 20 through 43 of Phase II of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 21, 1998, in Volume 6 of Roll Files at Page B-45 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Lots 47 through 73 of Phase V of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 13, 1999, in Volume 6 of Roll Files at Page B-57 under Auditor's File No. 9909525, records of Walla Walla County, Washington; and

Lots 74 through 114 of Phase VI of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on October 17, 2000, in Volume 6 of Roll Files at Page C-5 under Auditor's File No. 0009959, records of Walla Walla County, Washington; and

Lots 114 through 156 of Phase VII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Lots 174 through 204 of Phase VIII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Lots 255 through 273 of Phase X of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

Lot D of Short Plat recorded on October 31, 1991 in Volume 2 of Short Plats at Page 163 under Auditor's File No. 9107738, records of Walla Walla County, Washington; EXCEPTING THEREFROM the following described property:

1) Lots 1 through 19 of Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and

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2) Lots 20 through 43 of the Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

3) Villages of Garrison Creek Planned Unit Development Phase III, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

4) Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington; and

5) Lots 47 through 73 of the Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and

6) Lots 74 through 114 of the Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and

7) Lots 114 through 156 of Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

8) Lots 174 through 204 of Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

9) Lots 1 through 39 of Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

10) Lots 255 through 273 of Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington;

11) Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington: and

12) Segregation Lot 3 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-10053, records of Walla Walla County, State of Washington,

EXCEPT the following:

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Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under auditor's File No. 2015-07745, records of Walla Walla County, State of Washington.

13) That portion of Segregation Lot 2, according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington, lying in Taxing District 78 and in Section 31, Township 7 North, Range 36 East W.M., in the City of College Place, Walla Walla County, State of Washington;

EXCEPT the following:

Commencing at the Southwest corner of the United States Military Reserve; thence S 21°24'33" E to the brass cap marking the intersection of Myra Road with the Dalles Military Road, City of Walla Walla, WA; then N 70°02'11" W a distance of 45.63' to the intersection of the North right of way line of S.E. 12th Street with the West right of way line of Myra Road, in the City of College Place, WA, and the True Point of Beginning:
thence S 59°42'56" W along the North right of way line of S.E. 12th Street a distance of 512.34';
thence N 30°17'04" W a distance of 6.00';
thence N 59°42'56" E a distance of 463.17';
thence N 15°18'02" E a distance of 48.99';
thence N 29°06'51" W a distance of 52.89';
thence N 60°53'09"; E a distance of 5.00';
thence N 29°06'51" W a distance of 96.69';
thence N 60°53'09" E a distance of 5.00';
thence N 29°06'51" W a distance of 135.90';
thence N 60°53'09" E a distance of 5.00' to a point on the Southwesterly right of way line of Myra Road;
thence S 29°06'51" E along said Myra Road right of way a distance of 325.46' to the true point of beginning having an area of 6614 square feet, 0.152 acres.

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EXHIBIT D

That portion of Garrison Village Way lying within Segregation Lot 5 as shown on the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

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EXHIBIT E

Annual Garrison Village Way Maintenance
(PFD homeowners will pay a prorata share of these expenses as stipulated in the Agreement above)

Mowing, Trimming, Blowing

Fertilizer, Chemical Weed/Insect Control [turf]

Fall Leaf Pick-up

Trimming large trees

Shrub Trimming [Gazebo, Clocktower, Gate surrounds, etc.]

Irrigation – Winterization, Start Up and Inspection, Repairs NOT including pump maintenance/repair costs

Weeding

Snow Removal

College Place city water rate to be used for computation involving water consumption to irrigate all of Garrison Village Way turf, shrubs, trees

Tree/Shrub removal, replacement

"Systemic" treatment for large trees

Electricity [re Street Lights]

Street light Repair, Maintenance [Phases 1-2]

Drainage Inspection & Maintenance

Periodic Expenses (PFD homeowners will be assessed their pro-rate share)

Asphalt Crack Seal

Asphalt Seal Coat or Overlay

Road Maintenance/Repair

Tree Removal, Replacement [in addition to Garrison Village Way annual expenses, when needed]

Sidewalk Repair

Xeriscape landscaping used to save water and maintenance costs

Signage Maintenance/Repair

Accounting Expenses re Garrison Village Way itemized costs

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NOTE 1 – Garrison Village Way extends from Larch to east end of Clock Tower Circle and includes 60' strip, including drainage, street lights, asphalt road, trees, sidewalks, turf, irrigation, signage.

NOTE 2 – The City of College Place, Washington owns and maintains the asphalt road around the Clock Tower Circle.

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exhibit 31

RECORDED AT THE REQUEST OF AND
AFTER RECORDING MAIL TO:

Kathryn R. McKinley
Paine Hamblen LLP
717 W. Sprague Ave, Ste 1200
SPOKANE, WA 99201

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WAIVER OF DECLARANT RIGHTS

Indexing Data

Grantors:	WALLA WALLA VALLEY DEVELOPMENT, LLC, a Washington limited liability company PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company
Grantees:	THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation
Abbreviated Legal: Full Legal on Exhibit A	Phase I, II, and V through X of The Villages at Garrison Creek Planned Unit Developments and Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163
Tax Parcel Numbers:	*35-07-36-79-0001 through 35-07-36-79-0019* *35-07-36-82-0001 through 35-07-36-82-0024* *35-07-36-92-0001 through 35-07-36-92-0027* *35-07-36-96-0001 through 35-07-36-96-0047* *35-07-36-88-0001 through 35-07-36-88-0045* *35-07-36-04-0001 through 35-07-36-04-0031* *35-07-36-68-0001 through 35-07-36-68-0039* *35-07-36-49-0001 through 35-07-36-49-0019*

This Waiver of Declarant Rights is made by Phase Five Development, LLC, a Washington limited liability company and Walla Walla Valley Development, LLC, a dissolved Washington limited liability company acting through its authorized agent for the purposes of winding up (collectively, "Declarant"), for the benefit of The Villages Of Garrison Creek Master Property Management Association ("Association"), a Washington nonprofit corporation.

A. Declarant previously executed a Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek and recorded said Declaration on September 18, 2002 under Walla Walla County, Washington Auditor's File No. 2002-10482 (the "Covenants") establishing governing provisions for The Villages of Garrison Creek (the "Project").

B. On April 14, 2003, The Incorporator of the Association filed with the Washington Secretary of State Articles of Incorporation for the Association (the "Articles").

C. On September 28, 2012, the Board of Directors of the Association adopted the Bylaws of the Association.

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D. Section 5(c) of the Covenants provides for Declarant to appoint two (2) of the seven (7) Directors.

E. Article VIII of the Articles provides for the Declarant to appoint two (2) of the seven (7) Directors.

F. Article IV of the Bylaws provides for Declarant to appoint two (2) of the seven (7) Directors and requires the specific written consent of the Declarant to change the number of Directors appointed by the Declarant. Article IV further provides that only the Declarant may replace or remove a Director appointed by the Declarant. Article IV also provides that both Directors appointed by Declarant must be present at a meeting for a quorum to be present.

G. Section 11 provides that Amendments to the Covenants must be approved by a majority of the Board of Directors including both Directors appointed by the Declarant.

H. Article XIV of the Articles provides that the Board of Directors may not be enlarged nor the appointment of two (2) Directors by the Declarant be amended without Declarant's specific written approval.

I. Article X, Paragraph A of the Bylaws provides that the Board of Directors may not be enlarged nor the appointment of two (2) Directors by the Declarant be amended without Declarant's specific written approval.

J. Declarant Phase Five Development, LLC continues to hold title to two (2) Lots within the Project. Declarant has not designated any other person or entity as its successor-in-interest or assign to the role of Declarant nor is any other person or entity entitled to the rights, powers and privileges of Declarant under the Covenants.

K. Declarant Walla Walla Valley Development, LLC has been dissolved, is no longer operating, and owns no Lots within the Project.

NOW, THEREFORE, Declarant affirmatively, irrevocably and permanently waives all rights, powers and privileges of Declarant under the Covenants, Articles and Bylaws, and, by virtue of its ownership of Lots within the Project shall not hereafter have any rights, powers and privileges, except those rights, powers and privileges granted to non-Declarant Owners within the Project. This waiver of Declarant rights includes, without limitation, any and all special rights under the Covenants, Articles and Bylaws, whether express or implied.

Upon execution, this Waiver shall become a part of the Covenants. As amended by this Waiver, all terms and conditions of the Covenants shall remain in full force and effect. This Waiver and the Covenants, Articles and Bylaws of the Association, as such Covenants, Articles and Bylaws are now or hereafter amended, shall be binding upon the parties hereto, their respective successors and assigns. All capitalized terms used herein and not otherwise defined or redefined herein will have the meanings assigned to them in the Covenants. This Waiver shall be effective upon its recordation with the Auditor of Walla Walla County, Washington.

DONE as of 9/5, 2018.

Phase Five Development, LLC, a Washington limited liability company

By: Douglas A. Botimer
Title: Manager

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Karen Martin County Auditor, Walla Walla County WA

Walla Walla Valley Development, LLC, a dissolved Washington limited liability company

By: Douglas A. Botimer
Title: Authorized Agent for purposes of winding up

STATE OF WASHINGTON)
: ss.
County of Spokane)

I certify that I know or have satisfactory evidence that **Douglas A. Botimer** is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Manager** of **Phase Five Development, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/5, 2018.

Notary Public
State of Washington
April D. Schwartzenberger
MY COMMISSION EXPIRES
June 17, 2021

Print Name: April D. Schwartzenberger
NOTARY PUBLIC in and for the State of Washington, residing at Liberty Lake
My commission expires: 6/17/21

STATE OF WASHINGTON)
: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that **Douglas A. Botimer** is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Authorized Agent for purposes of winding up** of **Walla Walla Valley Development, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-17-, 2018.

BRIAN M PACSUTA
NOTARY PUBLIC
STATE OF WASHINGTON
1-21-21

Print Name:
NOTARY PUBLIC in and for the State of Washington, residing at Kennewick
My commission expires: 1-21-21

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09/18/2018 09:19:53 AM Page 3 of 6 Fees: 104.00
Karen Martin County Auditor, Walla Walla County WA

EXHIBIT A

Legal Description

Lots 1 through 19 of Phase I of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 11, 1997, in Volume 6 of Roll Files at Page B-28 under Auditor's File No. 9702094, records of Walla Walla County, Washington; and

Lots 20 through 43 of Phase II of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 21, 1998, in Volume 6 of Roll Files at Page B-45 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Lots 47 through 73 of Phase V of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 13, 1999, in Volume 6 of Roll Files at Page B-57 under Auditor's File No. 9909525, records of Walla Walla County, Washington; and

Lots 74 through 114 of Phase VI of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on October 17, 2000, in Volume 6 of Roll Files at Page C-5 under Auditor's File No. 0009959, records of Walla Walla County, Washington; and

Lots 114 through 156 of Phase VII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Lots 174 through 204 of Phase VIII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Lots 255 through 273 of Phase X of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

Lot D of Short Plat recorded on October 31, 1991 in Volume 2 of Short Plats at Page 163 under Auditor's File No. 9107738, records of Walla Walla County, Washington; EXCEPTING THEREFROM the following described property:

1) Lots 1 through 19 of Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and

2) Lots 20 through 43 of the Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

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3) Villages of Garrison Creek Planned Unit Development Phase III, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

4) Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington; and

5) Lots 47 through 73 of the Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and

6) Lots 74 through 114 of the Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and

7) Lots 114 through 156 of Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

8) Lots 174 through 204 of Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

9) Lots 1 through 39 of Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

10) Lots 255 through 273 of Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

11) Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

12) Segregation Lot 3 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-10053, records of Walla Walla County, State of Washington,

EXCEPT the following:

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under auditor's File No. 2015-07745, records of Walla Walla County, State of Washington.

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13) That portion of Segregation Lot 2, according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington, lying in Taxing District 78 and in Section 31, Township 7 North, Range 36 East W.M., in the City of College Place, Walla Walla County, State of Washington;

EXCEPT the following:

Commencing at the Southwest corner of the United States Military Reserve; thence S 21°24'33" E to the brass cap marking the intersection of Myra Road with the Dalles Military Road, City of Walla Walla, WA; then N 70°02'11" W a distance of 45.63' to the intersection of the North right of way line of S.E. 12th Street with the West right of way line of Myra Road, in the City of College Place, WA, and the True Point of Beginning:
thence S 59°42'56" W along the North right of way line of S.E. 12th Street a distance of 512.34';
thence N 30°17'04" W a distance of 6.00';
thence N 59°42'56" E a distance of 463.17';
thence N 15°18'02" E a distance of 48.99';
thence N 29°06'51" W a distance of 52.89';
thence N 60°53'09"; E a distance of 5.00';
thence N 29°06'51" W a distance of 96.69';
thence N 60°53'09" E a distance of 5.00';
thence N 29°06'51" W a distance of 135.90';
thence N 60°53'09" E a distance of 5.00' to a point on the Southwesterly right of way line of Myra Road;
thence S 29°06'51" E along said Myra Road right of way a distance of 325.46' to the true point of beginning having an area of 6614 square feet, 0.152 acres.

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Karen Martin County Auditor, Walla Walla County WA

exhibit 32

RECORDED AT THE REQUEST OF AND
AFTER RECORDING MAIL TO:

Kathryn R. McKinley
Paine Hamblen LLP
717 W. Sprague Ave, Ste 1200
SPOKANE, WA 99201

Re-Recording to Make Corrections to Pages 1 through 8

SECOND AMENDMENT TO RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE VILLAGES OF GARRISON CREEK

Indexing Data

Grantor:	The Villages of Garrison Creek Master Property Management Association
Grantees:	The Villages of Garrison Creek
Abbreviated Legal: Full Legal on Exhibits A and B	Phase I, II, and V through X of The Villages at Garrison Creek Planned Unit Developments and Ptn Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163
Tax Parcel Numbers:	*35-07-36-79-0001 through 35-07-36-79-0019* *35-07-36-82-0001 through 35-07-36-82-0024* *35-07-36-92-0001 through 35-07-36-92-0027* *35-07-36-96-0001 through 35-07-36-96-0047* *35-07-36-88-0001 through 35-07-36-88-0045* *35-07-36-04-0001 through 35-07-36-04-0031* *35-07-36-68-0001 through 35-07-36-68-0039* *35-07-36-49-0001 through 35-07-36-49-0019*

This Second Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek (this "Second Amendment") amends that certain Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek recorded on September 18, 2002 in the records of Walla Walla County, Washington as Instrument No. 2002-10482 (the "Declaration"), affecting the real property located within the planned unit development known as The Villages at Garrison Creek.

Pursuant to Section 11 of the Declaration, the Declaration is hereby amended to remove the following real property from the Declaration and, thereby, from The Villages of Garrison Creek Master Property Management Association (the "Association"):

The real property owned by Phase Five Development, Inc. within The Villages of Garrison Creek P.U.D, commonly known as Phase 14 and legally described on Exhibit A attached hereto. (the "De-annexed Property")

The undersigned hereby certifies that this Second Amendment was duly approved on December 10, 2017, by an affirmative vote in favor of the Amendment in accordance with the Declaration, subject to all of the following conditions being met:

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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

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1. Negotiation and execution by the Board of Directors of the Association and Phase Five Development, LLC, the owner of the De-annexed Property, of a Road Easement and Maintenance Agreement. The Road Easement and Maintenance Agreement shall be recorded concurrently with the recording of this ~~First Amendment~~ Second Amendment.

2. Negotiation and execution by the Board of Directors of the Association and Phase Five Development, LLC, the owner of the De-annexed Property, of an Open Space and Walking Trail Easement Agreement. The Open Space and Walking Trail Easement and Maintenance Agreement shall be recorded concurrently with the recording of this ~~First Amendment~~ Second Amendment.

3. Execution and recording of a Waiver of Declarant Rights whereby Declarants, Phase Five Development, LLC and Walla Walla Valley Development, LLC, waive and relinquish all rights each may have under the Declaration, Articles of Incorporation of the Association, and the Bylaws of the Association. The waiver shall be recorded concurrently with the recording of this ~~First Amendment~~ Second Amendment and the Road Easement and Maintenance Agreement referenced herein.

4. Appointment by Doug Botimer of Tom Emmerson as his successor on the Architectural Review Committee.

5. Written agreement by PFD to adopt the same Land Use Standards currently used by the MPMA.

The legal description for the real property remaining in The Villages of Garrison Creek Master Property Management Association is set forth in Exhibit B attached hereto.

The undersigned hereby further certifies that the foregoing conditions have been met. Except as expressly stated in this ~~First Amendment~~ Second Amendment, the Declaration remains in full force and effect.

DONE as of 9-17, 2018.

THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, a Washington nonprofit corporation

Dick Cook

By: Dick Cook
Its: President

THOMAS EMMERSON

By: THOMAS EMMERSON
Its: Member, Architectural Committee

JAMES MURPHY

By: JAMES MURPHY
Its: Member, Architectural Committee

ATTESTED:

Marie Evans

By: Marie Evans, Secretary

STATE OF WASHINGTON)

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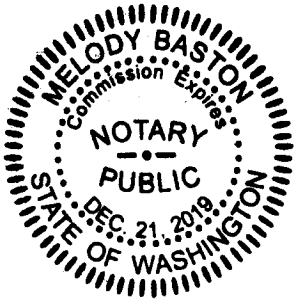
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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that Dick Cook is the person who appeared before me and acknowledged that he signed the instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9-17, 2018.

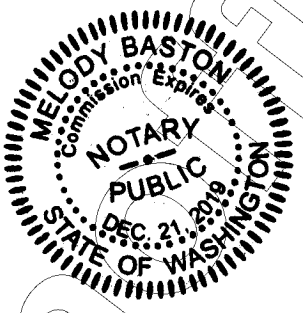


Print Name: MELODY BASTON
NOTARY PUBLIC in and for the State
of Washington, residing at BAKER BOYER
My commission expires: 12/21/2019

STATE OF WASHINGTON)
: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that THOMAS EMMERSON is the person who appeared before me and acknowledged that he/she signed the instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a Member of the Architectural Committee of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/17, 2018.



Print Name: MELODY BASTON
NOTARY PUBLIC in and for the State
of Washington, residing at BAKER BOYER
My commission expires: 12/21/2019

STATE OF WASHINGTON)

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Karen Martin County Auditor, Walla Walla County WA

2018-07737 AMD
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Karen Martin County Auditor, Walla Walla County WA

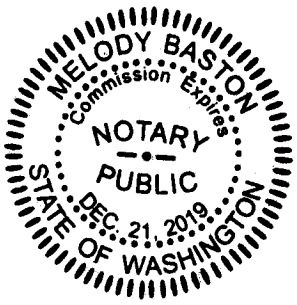
: ss.
County of Walla Walla)

I certify that I know or have satisfactory evidence that James Murphy is the person who appeared before me and acknowledged that he/she signed the instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as a Member of the Architectural Committee of The Villages of Garrison Creek Master Property Management Association, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/17, 2018.

Melody Baston

Print Name: MELODY BASTON
NOTARY PUBLIC in and for the State of Washington, residing at WALLA WALLA
My commission expires: 12/21/2019



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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

EXHIBIT A
LEGAL DESCRIPTION OF THE DE-ANNEXED PROPERTY

Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

EXHIBIT B
LEGAL DESCRIPTIONS OF REMAINING MPMA PROPERTY

Lots 1 through 19 of Phase I of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded ON March 11, 1997, in Volume 6 of Roll Files at Page B-28 under Auditor's File No. 9702094, records of Walla Walla County, Washington; and

Lots 20 through 43 of Phase II of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 21, 1998, in Volume 6 of Roll Files at Page B-45 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Lots 47 through 73 of Phase V of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 13, 1999, in Volume 6 of Roll Files at Page B-57 under Auditor's File No. 9909525, records of Walla Walla County, Washington; and

Lots 74 through 114 of Phase VI of the final plat of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on October 17, 2000, in Volume 6 of Roll Files at Page C-5 under Auditor's File No. 0009959, records of Walla Walla County, Washington; and

Lots 114 through 156 of Phase VII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

Lots 174 through 204 of Phase VIII of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

Lots 255 through 273 of Phase X of the Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

Lot D of Short Plat recorded on October 31, 1991 in Volume 2 of Short Plats at Page 163 under Auditor's File No. 9107738, records of Walla Walla County, Washington; EXCEPTING THEREFROM the following described property:

1) Lots 1 through 19 of Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase I, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington; and

2) Lots 20 through 43 of the Villages of Garrison Creek Planned Unit Development Phase II Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

3) Villages of Garrison Creek Planned Unit Development Phase III, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County, State of Washington; and

4) Phase IV of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County, State of Washington; and

5) Lots 47 through 73 of the Villages of Garrison Creek Planned Unit Development Phase V Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-

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Karen Martin County Auditor, Walla Walla County WA

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57 as Auditor's File No. 9909525, official records of Walla Walla County, State of Washington; and

6) Lots 74 through 114 of the Villages of Garrison Creek Planned Unit Development Phase VI, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County, State of Washington; and

7) Lots 114 through 156 of Phase VII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 27, 2003 in Book 6 of Plats at Page 29 under Auditor's File No. 2003-04172, records of Walla Walla County, State of Washington; and

8) Lots 174 through 204 of Phase VIII of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on August 10, 2010, in Book 7 of Plats at Page 54 under Auditor's File No. 2010-06177, records of Walla Walla County, State of Washington; and

9) Lots 1 through 39 of Phase IX of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under Auditor's File No. 2015-07745, records of Walla Walla County, State of Washington; and

10) Lots 255 through 273 of Phase X of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded on March 22, 2005, in Book 7 of Plats at Page 6 under Auditor's File No. 2005-03242, records of Walla Walla County, State of Washington; and

11) Segregation Lots 4 and 5 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 of Plats at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington.

12) Segregation Lot 3 according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-10053, records of Walla Walla County, State of Washington,

EXCEPT the following:

Lots 1 through 39 of Phase IX of the Villages of Garrison Creek Planned Unit Development according to the official plat thereof recorded on September 2, 2015, in Book 7 of Plats at Page 81 under auditor's File No. 2015-07745, records of Walla Walla County, State of Washington.

13) That portion of Segregation Lot 2, according to the survey recorded for segregation purposes on September 13, 2006, in Book 10 at Page 56 under Auditor's File No. 2006-11053, records of Walla Walla County, State of Washington, lying in Taxing District 78 and in Section 31, Township 7 North, Range 36 East W.M., in the City of College Place, Walla Walla County, State of Washington;

EXCEPT the following:

Commencing at the Southwest corner of the United States Military Reserve; thence S 21°24'33" E to the brass cap marking the intersection of Myra Road with the Dalles Military Road, City of Walla Walla, WA; then N 70°02'11" W a distance of 45.63' to the intersection of the North right of way line of S.E. 12th Street with the West right of way line of Myra Road, in the City of College Place, WA, and the True Point of Beginning:
thence S 59°42'56" W along the North right of way line of S.E. 12th Street a distance of 512.34';
thence N 30°17'04" W a distance of 6.00';

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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

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thence N 59°42'56" E a distance of 463.17';
thence N 15°18'02" E a distance of 48.99';
thence N 29°06'51" W a distance of 52.89';
thence N 60°53'09"; E a distance of 5.00';
thence N 29°06'51" W a distance of 96.69';
thence N 60°53'09" E a distance of 5.00';
thence N 29°06'51" W a distance of 135.90';
thence N 60°53'09" E a distance of 5.00' to a point on the Southwesterly right of way line of Myra Road;
thence S 29°06'51" E along said Myra Road right of way a distance of 325.46' to the true point of beginning having an area of 6614 square feet, 0.152 acres.

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Karen Martin County Auditor, Walla Walla County WA

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Karen Martin County Auditor, Walla Walla County WA

exhibit 33

CITY OF COLLEGE PLACE

Community Development Department

625 South College Avenue
College Place, WA 99324
509-394-8524

MEMORANDUM

Date: February 19, 2022

To: Paul Inwards, P.E. – J-U-B Engineers

Cc: Robert McAndrews – Public Works Director; Scott Hall – Building Official; John Boose – Fire Marshal; Spencer Myrlie, E.I.T – Engineering Technician; Mike Holden, Public Works Inspector; Darral Moore, P.E. – JUB Engineers

From: Jon Rickard, Community Development Director

Subject: Request for Additional Information – Villages at Garrison Creek Phase XII & XIII Preliminary Plat

Request for Additional Information (RFAI)

Applicant: Phase Five Development LLC (PFD)

Proposal: The development of a 72 Lot single family residential subdivision vested under the land use statues and ordinances in effect at the time of the applications submission that resulted in the matter of the approval of the Villages at Garrisons Creek Planned Unit Development (PUD), College Place Resolution No. 534, 1996.

An RFAI is your opportunity to correct, explain, modify, or report information for the public record. The RFAI is a result of staff review and public comments received by the close of the comment period on January 18, 2022. You have 60 days from the date of the RFAI memorandum to respond. Additional time to respond may be granted if requested in writing by the applicant.

Please address the following 19 item(s) as necessary:

MISCELLANEOUS

1. Project Name. The Villages AT Garrison Creek Planned Unit Development (PUD) was approved by Resolution No. 534 on August 26, 1996. Each subsequent phase has been approved under the name of the Villages OF Garrison Creek. For consistency, it is recommended that this phase use the preposition *of*.
2. Document who the governor(s) are of Phase Five Development LLC:
    a. Document that Doug Botimer has the authority to execute the development application of behalf of Phase Five Development, L.L.C.

b. Document who the governors are of MILLENIUM *(sic)* PROPERTIES DEVELOPMENT

3. Declaration of Covenants, Conditions, and Restrictions (CCR's).
    a. Number of Lots is incorrect.
    b. Parking. Providing parking throughout the development on at least one side of the streets and on individual lots is a requirement of the PUD. Where parking spaces are provided, there shall be no restrictions to overnight on-street parking or overnight driveway parking.
    c. Within the CCR's, document prior declarants and agreements in place including but not limited to:
        i. Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek. Instrument No. 2002-10482;
        ii. Memorandum of Land Use Standards. Instrument No. 2018-07738;
        iii. First Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek. Instrument No. 2018-07438;
        iv. Second Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek. Instrument No. 2018-07737 and, the Re-Recording to Make Corrections to Pages 1 through 8. Instrument No. 2018-07974;
        v. Waiver of Declarant Rights. Instrument No. 2018-07741;
        vi. Reciprocal Easement Agreement for Use of Common Areas. Instrument No. 2018-07739;
        vii. Road Easement and Maintenance Agreement. Instrument No. 2018.07740.
4. Reciprocal Easement Agreement for Use of Common Areas. Instrument No. 2018-07739. Recitals B of document states, *PFD intends to develop the PFD Property to include common areas and walking trails which will be shown on the plats for development of the PFD Property.*
    a. Show on the preliminary plat survey and preliminary engineering, open space common areas and walking trails.
    b. Designated open space common areas and walking trails. In keeping with prior phases, open space common areas may include storm pond areas if the facilities are designed in such a way that the areas can be used for passive and active recreation during such times that the facilities are not functioning in their intended stormwater capacity. Areas within the Garrison Village Way road easement area shall not be shown as open space common areas, previous phases did not include these areas in the open space allotment.
    c. Improvements to open space common areas and walking trails shall be in keeping with prior phases. Open space common areas shall be landscaped and perpetually irrigated. Walking trails shall be paved (concrete or asphalt) and of similar width in prior phases. Conceptual landscaping plans shall include proposed typical landscaping sections/plans. Walking trails shall be identified on the conceptual engineering plans.
5. Road Easement and Maintenance Agreement. Instrument No. 2018-07740. Garrison Village Way is the subject of the Agreement and is described on Exhibit B attached to the Agreement and commonly referred to within the Agreement as *the Road.*
    a. The Agreement does not grant any additional road access to PFD other than Garrison Village Way (the Road).
    b. The proposed preliminary plat map shows roadway connections that the Agreement does not grant. Said connections are shown at SE Creekside Drive, the Alley at proposed Lot 1 & 2, and SE Falcon Drive.
    c. All street networks and improvements shall be provided in general conformity with the conceptual PUD.

d. All street networks and improvements shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants, in accordance with the provisions of the International Fire Code, as adopted by the City.
e. Access to SE Creekside Drive, the Alley, and SE Falcon Drive needs to be acquired by PFD from the Villages of Garrison Creek Master Property Management Association (the MPMA).

6. Provide a traffic impact analysis (TIA). Coordinate with the Cities of College Place and Walla Walla and prepare TIA and proportional share analysis for review.

PRELIMINARY PLAT SURVEY

7. Address comments from LeRoy Waggoner, PLS.
8. Address redline comments from city staff.
9. Place a note on the survey regarding prior and new CCR's and agreements:
    a. (NEW) Declaration of Covenants, Conditions, and Restrictions. Instrument No. ____-_____;
    b. Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek. Instrument No. 2002-10482;
    c. Memorandum of Land Use Standards. Instrument No. 2018-07738;
    d. First Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek. Instrument No. 2018-07438;
    e. Second Amendment to Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek. Instrument No. 2018-07737 and, the Re-Recording to Make Corrections to Pages 1 through 8. Instrument No. 2018-07974;
    f. Waiver of Declarant Rights. Instrument No. 2018-07741;
    g. Reciprocal Easement Agreement for Use of Common Areas. Instrument No. 2018-07739;
    h. Road Easement and Maintenance Agreement. Instrument No. 2018.07740.
    i. (NEW) Road Easement and Maintenance Agreement. Instrument No. _____-_____.
10. Open Space. Include provisions for open space.
    a. Add open space common areas to include but not limited to trails.
    b. Remove open space along Garrison Village Way.
    c. Opens space common areas shall be in separate Tracts or Lots and shall not be easements across Lots within the subdivision.
11. Address access easement issues to SE Creekside Drive, the Alley, and SE Falcon Drive.
12. Add a 10' Public Utility Easement (PUE) to Lots that are adjacent to SE Garrison Village Way.
13. Show utility easement in Highland Park Addition(s) along common property lines.
14. Clearly identify PUE's throughout the plat.

SUPPLEMENTAL COMMENT LETTERS (attached)

15. Review all public comments received during the public comment period (163 documents).
16. Review and address comments provided by the City Fire Marshal. December 1, 2021.
17. Review and address comments provided by the City Public Works Director. January 12, 2022.
18. Review and address comments provided by the City Engineering Consultant. January 6, 2022.
19. Review and coordinate with the representatives of Phase X Association (Brian Miller, Don Coleman, Mark Benzel) regarding continuation of Falcon Drive into Phase X.

End.

From: waggju@charter.net
To: Jon Rickard
Subject: RE: Villages at Garrison Creek Phase XII & XIII
Date: Thursday, January 6, 2022 12:54:02 PM
Attachments: image001.png
Scan_0084.pdf

STOP and VERIFY - This message came from **outside** of the City of College Place.

Jon,

Based on CP Code 14.90.050-B-14, I have completed my review of the **Preliminary Plat of "VILLAGES AT GARRISON CREEK PHASES XII & XIII"** and have the following comments:

1. Though the Surveyor's stamp appears on most sheets, it will be necessary on all sheets of the final plat. However, the Surveyor's Certificate is only necessary on the cover sheet.
2. A map index diagram, featuring the sectional location of the plat, should also appear on sheet one of the final plat.
3. The majority of the required features required for a preliminary plat application have been appropriately addressed hereon, however, the items listed under Code 14.90.050-B-14-5 "a place for required signature, in a format prescribed by the City". . . . are not shown and will be required on the final plat.
4. Complete Lot, and Block dimensions, including bearings, will be shown on the final plat just as the Boundary dimensions are depicted on this preliminary plat, thereby making it possible to be redrawn, resurveyed, and calculated by an independent professional for the purpose of final plat approval and recording.
5. Note: the general appearance of this Preliminary Plat is great and I believe it clearly contains all the information required by the preliminary plat application process. Once the approval process progresses to the Final Plat stage, I expect to conduct a more thorough and detailed review.

Thank you,

LeRoy Waggoner, PLS

LeRoy Survey Consulting
751 SE 3rd St.
College Place, WA 99324

Cell 509-301-9694

From: Jon Rickard <JRickard@cpwa.us>
Sent: Tuesday, December 28, 2021 3:56 PM
To: LeRoy Waggoner - LeRoy Survey Consulting (waggju@charter.net) <waggju@charter.net>
Subject: Villages at Garrison Creek Phase XII & XIII

He LeRoy,

I hope you had a nice Christmas!

Attached is the preliminary plat and title report for the last two phases of the Villages at Garrison Creek PUD. Please review and provide your survey comment back to me by January 7th if at all possible.

Thanks,

Jon Rickard
Community Development Director
City of College Place
509-394-8524

* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

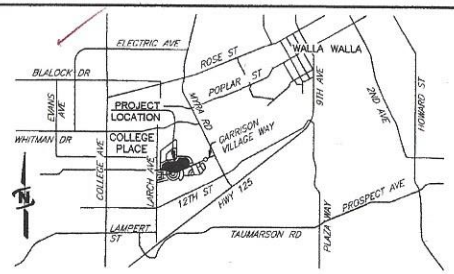
PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

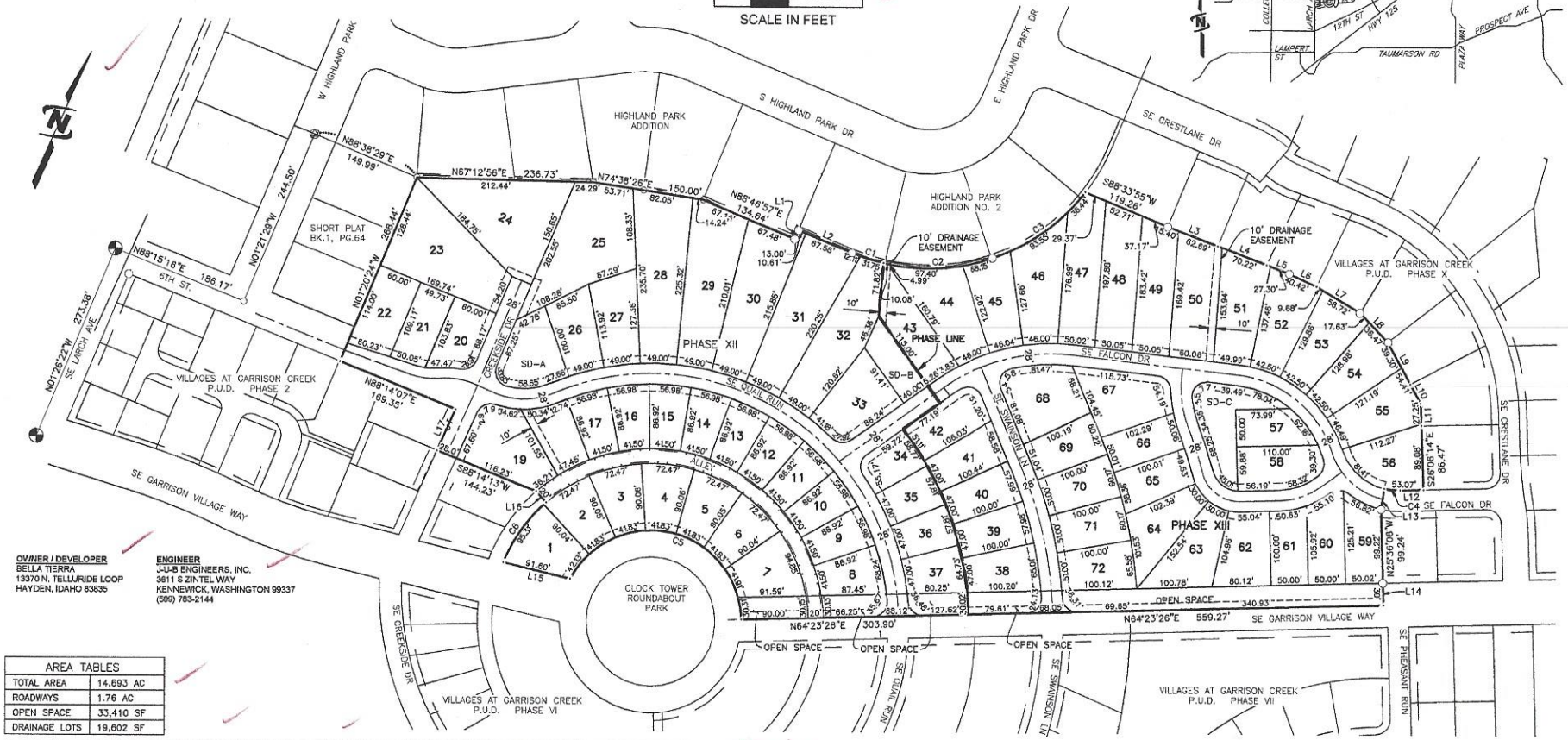
A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET





OWNER / DEVELOPER
BELLA TIERRA
13370 N. TELLURIDE LOOP
HAYDEN, IDAHO 83835

ENGINEER
J-U-B ENGINEERS, INC.
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.76 AC
OPEN SPACE	33,410 SF
DRAINAGE LOTS	19,602 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4,469 SF	LOT 49	8,811 SF	LOT 61	5,071 SF
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5,995 SF	LOT 38	5,601 SF	LOT 50	9,699 SF	LOT 62	6,783 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	8,587 SF	LOT 63	7,304 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	14,955 SF	LOT 40	5,252 SF	LOT 52	7,945 SF	LOT 64	7,046 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	14,039 SF	LOT 41	5,406 SF	LOT 53	7,686 SF	LOT 65	5,410 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	13,180 SF	LOT 42	6,060 SF	LOT 54	7,406 SF	LOT 66	5,025 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	13,946 SF	LOT 43	7,249 SF	LOT 55	7,529 SF	LOT 67	8,369 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	12,547 SF	LOT 44	9,284 SF	LOT 56	6,767 SF	LOT 68	8,869 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	6,968 SF	LOT 57	4,745 SF	LOT 69	5,563 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	9,069 SF	LOT 58	6,472 SF	LOT 70	5,559 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	9,843 SF	LOT 59	5,514 SF	LOT 71	5,559 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	9,531 SF	LOT 60	5,879 SF	LOT 72	5,829 SF

Index Map

S, T, R.

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK. ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°02'37.52363", LOCAL LONGITUDE: W118°22'42.18553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	68.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'08"W	30.00'
L15	N79°35'52"E	91.60'
L16	N65°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'33"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'57"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'10"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

JOSEPH R. LATIMER
STATE OF WASHINGTON
20100038
REGISTERED
PROFESSIONAL LAND SURVEYOR

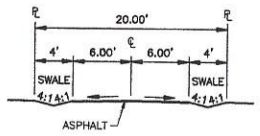
11/16/2021

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w | www.jub.com

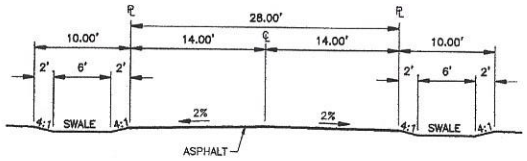
Dwg Name: 30-21-039_PP
Date: November 16, 2021
Dr: VKC | Ch: JRL | Sheet 1 of 5

PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

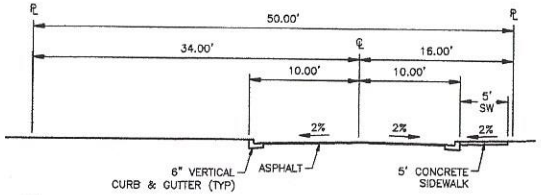
A PLANNED UNIT DEVELOPMENT,
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WALLA WALLA COUNTY, WASHINGTON



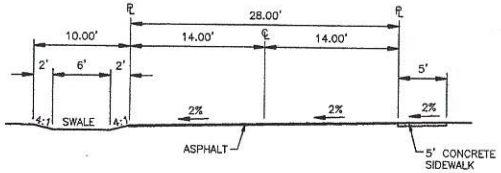
A TYPICAL ALLEY SECTION
SCALE: NTS



B TYPICAL 28' STREET SECTION
SCALE: NTS



C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE: NTS



D QUAIL RUN 28' STREET SECTION
SCALE: NTS

0 30 60
SCALE IN FEET

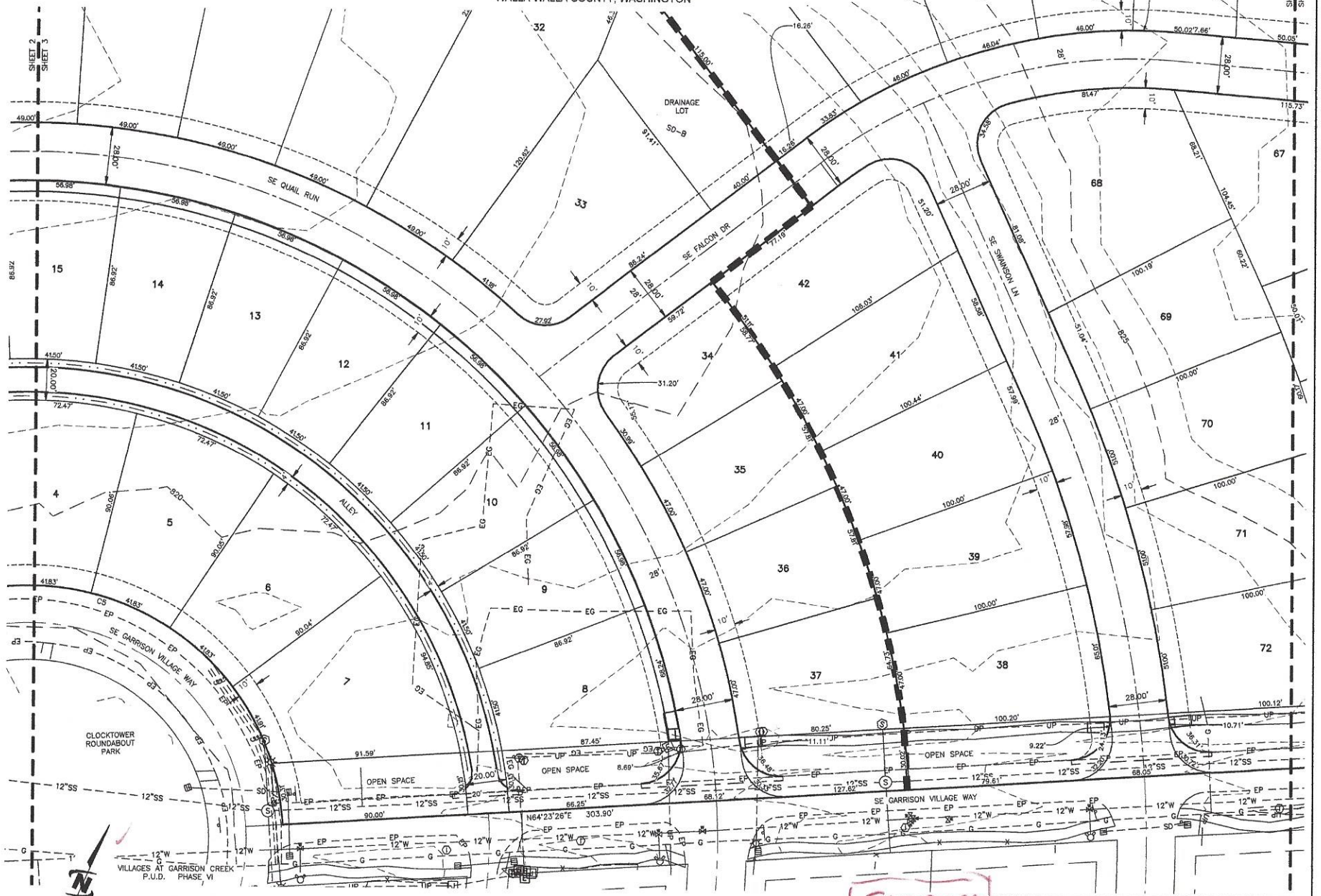
Surveyor Stamp

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: November 16, 2021
Dr: VKC | Ch: JRL | Sheet 2 of 5

PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

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WALLA WALLA COUNTY, WASHINGTON



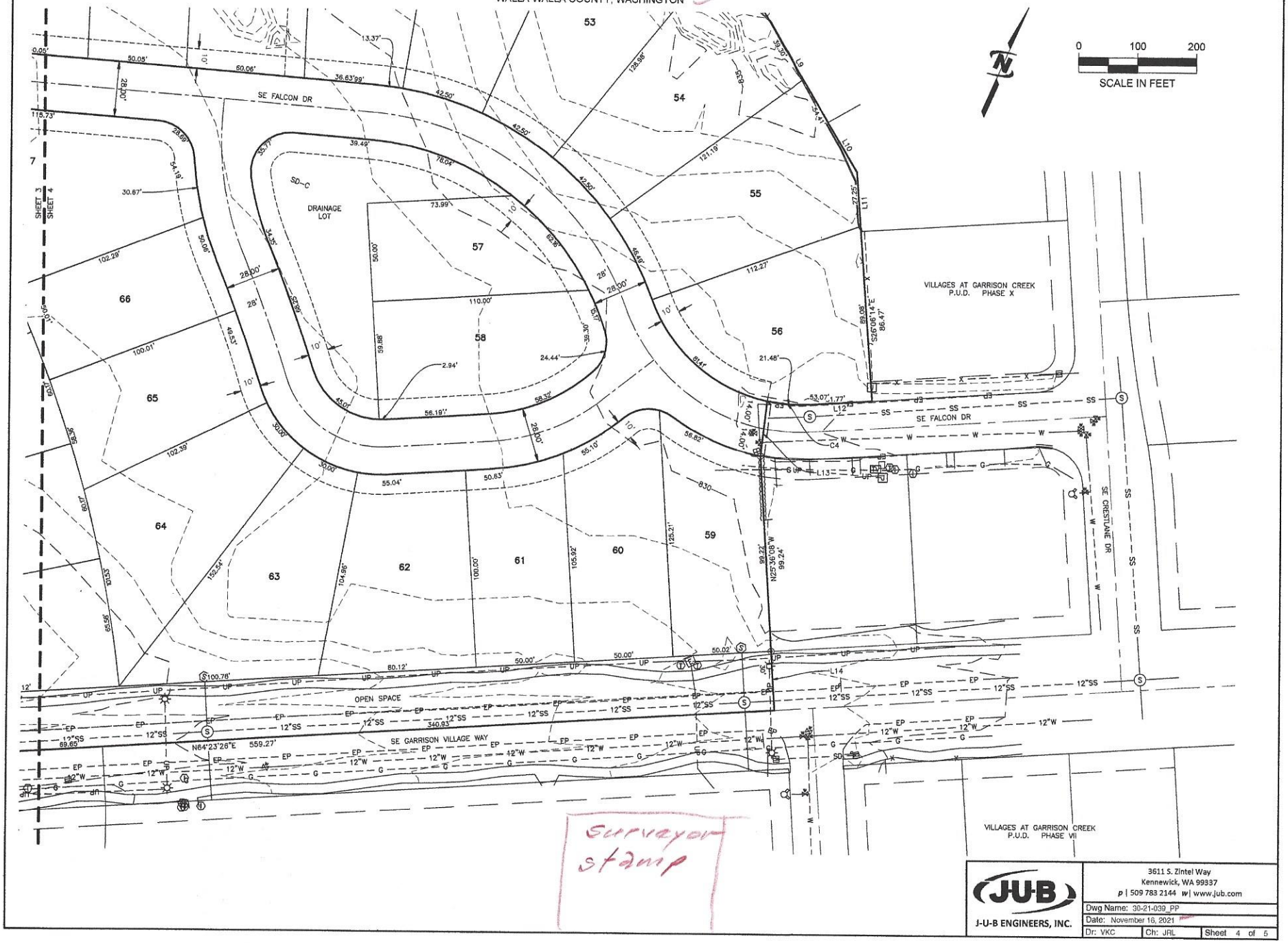
Surveyor stamp

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Date: November 16, 2021		
Dr: VKC	Ch: JRL	Sheet 3 of 5

PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
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Surveyor stamp

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Dwg Name: 30-21-039_PP
Date: November 16, 2021
Dr: VKC | Ch: JRL | Sheet 4 of 5

PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

Approvals Required Signatures

LOT 5, SEGREGATION SURVEY No. 2006-11053

LOT 4 AND 5, SEGREGATION SURVEY 2006-11053, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 10 OF SURVEYS, PAGE 56, UNDER AUDITOR'S FILE NO. 2006-11053, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH REBAR MARKING THE INTERSECTION OF SOUTHEAST 6TH STREET AND HIGHLAND PARK DRIVE, FROM WHICH A 2 INCH BRASS CAP MARKING AN ANGLE POINT IN THE CENTERLINE OF SAID HIGHLAND PARK DRIVE BEARS NORTH 01°21'34" WEST, 998.05 FEET;

THENCE LEAVING THE CENTERLINE OF SAID SOUTHEAST 6TH STREET, SOUTH 01°21'34" EAST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET, SAID POINT BEING 25.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; AND THE NORTH LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE NUMBER 6, PAGE B-45, RECORDS OF WALLA WALLA COUNTY.;

THENCE NORTH 88°14'07" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, 149.91 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF SAID LOT 5 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, NORTH 01°20'24" WEST ALONG THE EASTERLY LIMITS OF SAID SOUTHEAST 6TH STREET AND THE WESTERLY LINE OF SAID LOT 5, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE SOUTHEAST CORNER OF TRACT C, SHORT PLAT NO, 562800, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 64 RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING NORTH 01°20'24" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 AND THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, A DISTANCE OF 218.44 FEET TO THE SOUTHERLY LINE OF BLOCK 5 OF THE HIGHLAND PARK ADDITION, RECORDED IN VOLUME G OF RECORDS OF PLATS, PAGE 16;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND SAID HIGHLAND PARK ADDITION THE FOLLOWING TWO (2) COURSES;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, NORTH 67°12'56" EAST, 236.73 FEET;

THENCE NORTH 74°38'26" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID HIGHLAND PARK ADDITION AND THE SOUTHWEST CORNER OF BLOCK 3 OF HIGHLAND PARK ADDITION NUMBER 2, RECORDED IN VOLUME H OF THE RECORD OF PLATS, PAGE 12, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND HIGHLAND PARK ADDITION NUMBER 2 THE FOLLOWING FOUR (4) COURSES;

THENCE NORTH 88°48'57" EAST, 134.64 FEET;

THENCE NORTH 01°21'16" WEST, 13.00 FEET;

THENCE NORTH 88°38'42" EAST, 78.19 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 267.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 83°56'33" EAST, 43.93 FEET, THROUGH AND INTERIOR ANGLE OF 09°26'18", FOR AN ARC LENGTH OF 43.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID SEGREGATION SURVEY 2006-11053;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4AND THE SOUTHERLY BOUNDARY OF SAID HIGHLAND PARK ADDITION NUMBER 2, AND CONTINUING ALONG THE ARC OF A 267.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 46°25'09" EAST, 269.17 FEET, THROUGH AND INTERIOR ANGLE OF 65°34'29", FOR AN ARC LENGTH OF 305.58 FEET TO THE SOUTHWEST CORNER OF THAT SHORT PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 183, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4 NORTH 88°33'55" EAST, 119.28 FEET TO THE SOUTHWEST CORNER OF LOT 286, THE VILLAGES OF GARRISON CREEK P.U.D. PHASE X, RECORDED IN FILE ROLL 7, PAGE 6 RECORDED OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE X THE FOLLOWING TEN (10) COURSES;

THENCE NORTH 86°56'36" EAST, 175.61 FEET;

THENCE SOUTH 88°51'09" EAST, 40.42 FEET;

THENCE SOUTH 83°23'16" EAST, 68.40 FEET;

THENCE SOUTH 67°30'53"EAST , 54.10 FEET;

THENCE SOUTH 52°20'19" EAST, 93.71 FEET;

THENCE SOUTH 26°06'14" EAST, 116.33 FEET;

THENCE SOUTH 64°23'46" WEST, 31.74 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF AN 80.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 72°06'01" WEST, 21.45 FEET, THROUGH AN INTERIOR ANGLE OF 15°24'30", FOR AN ARC LENGTH OF 21.51 FEET;

THENCE SOUTH 15°20'46" EAST, 28.08 FEET;

THENCE SOUTH 25°38'06" EAST, 129.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, RECORDED IN FILE ROLL 6, PAGE 29, RECORDS OF YAKIMA COUNTY;

THENCE SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, 340.84 FEET TO THE NORTHWEST CORNER OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII AND THE NORTHEAST CORNER OF THE VILLAGES OF GARRISON CREEK PHASE VI, RECORDED ON FILE ROLL 6, PAGE C-5, RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK PHASE VI, 218.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE CONTINUING SOUTH 65°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID VILLAGES AT GARRISON CREEK PHASE VI, 303.90 FEET TO THE GARRISON VILLAGE WAY ROUNDABOUT RIGHT-OF-WAY, SAID POINT BEING 18.00 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED RADIALLY;

THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID GARRISON VILLAGE WAY ROUNDABOUT AND THE SOUTHERLY LINE OF SAID LOT 5 AND THE ARC OF A 123.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THE CORD OF WHICH BEARS SOUTH 79°03'10" WEST, 237.99 FEET, THROUGH AND INTERIOR ANGLE OF 150°40'33", FOR AN ARC LENGTH OF 323.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARRISON VILLAGE WAY, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID GARRISON VILLAGES WAY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 79°35'52" WEST, 91.60 FEET TO THE EASTERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE 6, PAGE B-45, RECORDS WALLA WALLA COUNTY;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT AND THE SOUTHERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES;

THENCE NORTHEASTERLY ALONG THE ARC OF A 213.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 11°04'05" EAST, 96.70 FEET, THROUGH AN INTERIOR ANGLE OF 26°47'34", FOR AN ARC LENGTH OF 99.60 FEET;

THENCE NORTH 65°32'09" WEST, 20.00 FEET;

THENCE SOUTH 88°14'12" WEST, 144.23 FEET;

THENCE NORTH 00°01'13" EAST, 60.53 FEET;

THENCE SOUTH 88°14'07" EAST, 169.35 FEET TO THE **TRUE POINT OF BEGINNING** AND END OF THIS PARCEL DESCRIPTION.

CONTAINING 14.69 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

JOSEPH R. LATIMER
STATE OF WASHINGTON
26100532
REGISTERED
PROFESSIONAL LAND SURVEYOR

11/16/2021

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP		
Date: November 16, 2021		
Dr: VKC	Ch: JRL	Sheet 5 of 5

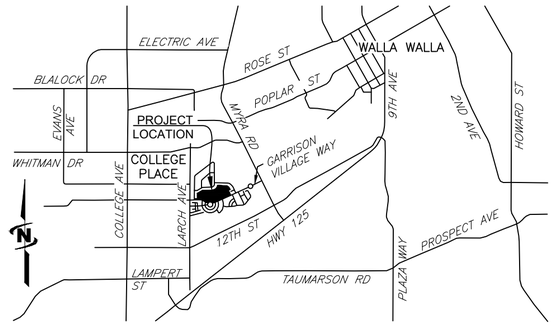
PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET



Names of adjacent property owners

There is a power easement on the Highland Park Addition - Show

How is gate going to work? Include conceptual design for Fire Department Review.
28' is probably not enough space.
Provide space for pedestrian gates and associated fencing.
include driveways to adjacent lots in design. keep driveways away from intersection.

PUE?

Width of proposed easement? 30' this area

what is this easement for?

correct owner/ developer

Access Easement to SE Falcon Dr?

name street

not the location of clock. This is also not a roundabout.

Garrison Village Way cannot count as open space

What is the phasing plan?

SD Lots should be identified as Tracts and SF provided

OWNER / DEVELOPER
BELLA TIERRA
13370 N. TELLURIDE LOOP
HAYDEN, IDAHO 83835

ENGINEER
J-U-B ENGINEERS, INC.
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.76 AC
OPEN SPACE	33,410 SF
DRAINAGE LOTS	19,602 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4.469 SF	LOT 49	8,811 SF	LOT 61	5,071 SF
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5,995 SF	LOT 38	5.601 SF	LOT 50	9,699 SF	LOT 62	6,783 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	8,587 SF	LOT 63	7,304 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	14,955 SF	LOT 40	5,252 SF	LOT 52	7,945 SF	LOT 64	7,046 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	14,039 SF	LOT 41	5,406 SF	LOT 53	7,686 SF	LOT 65	5,410 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	13,180 SF	LOT 42	6,060 SF	LOT 54	7,406 SF	LOT 66	5,025 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	13,946 SF	LOT 43	7,249 SF	LOT 55	7,529 SF	LOT 67	8,369 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	12,547 SF	LOT 44	9,284 SF	LOT 56	6,767 SF	LOT 68	8,869 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	6,968 SF	LOT 57	4,745 SF	LOT 69	5,563 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	9,069 SF	LOT 58	6,472 SF	LOT 70	5,559 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	9,843 SF	LOT 59	5,514 SF	LOT 71	5,559 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	9,531 SF	LOT 60	5,879 SF	LOT 72	5,829 SF

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	68.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'08"W	30.00'
L15	N79°35'52"E	91.60'
L16	N65°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'33"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'57"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'10"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°02'37.52363", LOCAL LONGITUDE: W118°22'42.16553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

JOSEPH R. LATIMER
STATE OF WASHINGTON
20100532
REGISTERED
PROFESSIONAL LAND SURVEYOR

11/16/2021

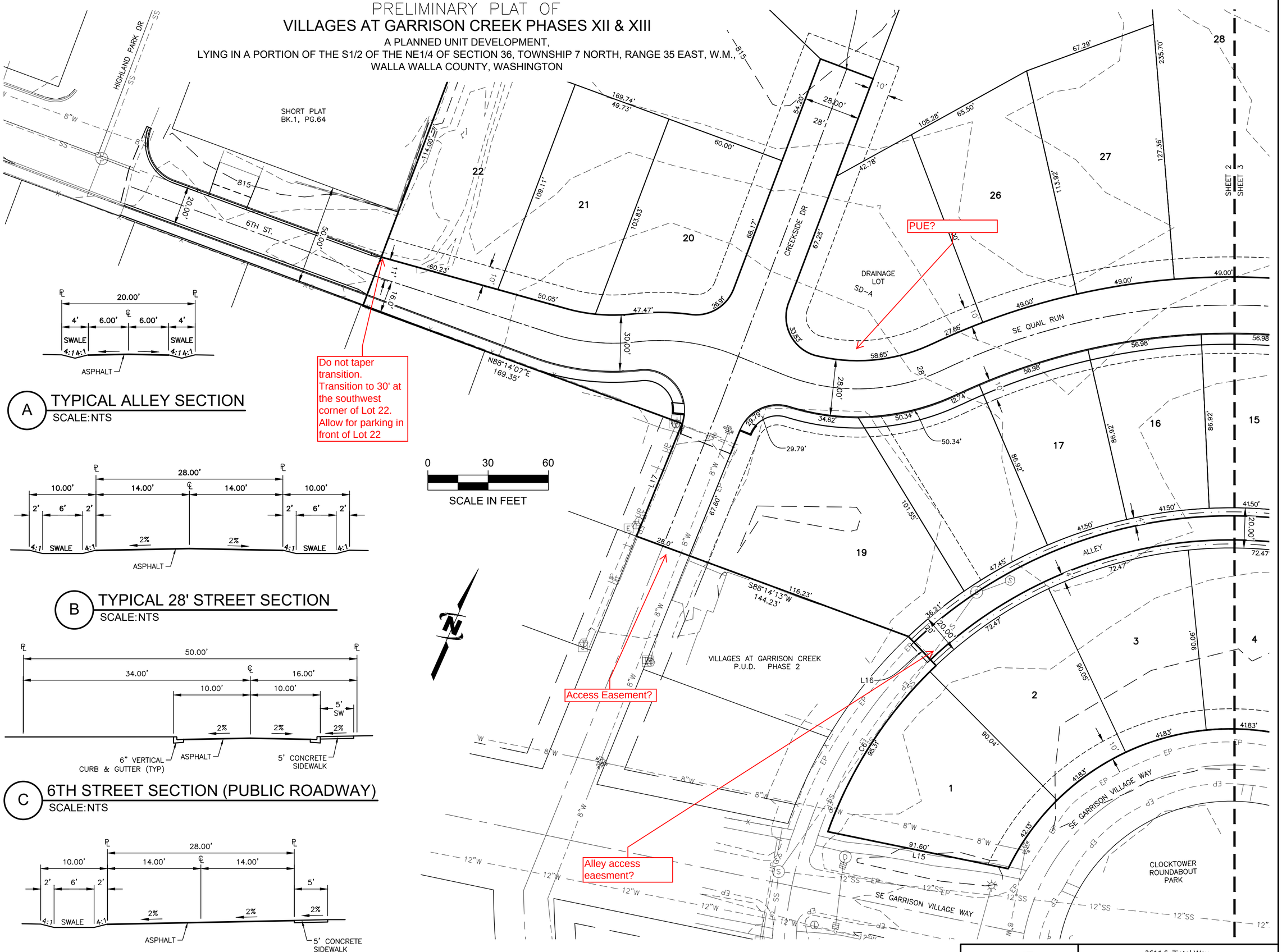
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
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p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: November 16, 2021
Dr: VKC | Ch: JRL | Sheet 1 of 5

PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



A TYPICAL ALLEY SECTION
SCALE:NTS

B TYPICAL 28' STREET SECTION
SCALE:NTS

C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE:NTS

D QUAIL RUN 28' STREET SECTION
SCALE:NTS

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PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

SHEET 2
SHEET 3
SHEET 3
SHEET 4

SE QUAIL RUN
SE FALCON DR
SE SWANSON LN
SE GARRISON VILLAGE WAY
ALLEY
DRAINAGE LOT
SD-B
CLOCKTOWER ROUNDABOUT PARK
OPEN SPACE
OPEN SPACE
OPEN SPACE

Add PUE along all lots that are adjacent to Garrison Village Way

NO PUE in this area. Conflicts with sewer

N64°23'26"E 303.90'

VILLAGES AT GARRISON CREEK P.U.D. PHASE VI

0 100 200
SCALE IN FEET

J-U-B ENGINEERS, INC.

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Date: November 16, 2021
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PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

0 100 200
SCALE IN FEET

SE FALCON DR

SHEET 3
SHEET 4

DRAINAGE LOT

SD-C

PUE

VILLAGES AT GARRISON CREEK P.U.D. PHASE X

VILLAGES AT GARRISON CREEK P.U.D. PHASE VII

SE CRESTLANE DR

SE GARRISON VILLAGE WAY

OPEN SPACE

Remove open space label. Not allowed to use in open space calculation. Souther property line is centerline of SE Garrison Village Way private roadway easement. Show as such

Provide no access easement

Gate shall not restrict driveway access to lot 59 or 1086 Falcon Drive

Add Gate. Widen easement to 36' in area of SE Falcon to accommodate gate to include pedestrian gate

Continuation of PUE

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PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LOT 5, SEGREGATION SURVEY No. 2006-11053

LOT 4 AND 5, SEGREGATION SURVEY 2006-11053, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 10 OF SURVEYS, PAGE 56, UNDER AUDITOR'S FILE NO. 2006-11053, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH REBAR MARKING THE INTERSECTION OF SOUTHEAST 6TH STREET AND HIGHLAND PARK DRIVE, FROM WHICH A 2 INCH BRASS CAP MARKING AN ANGLE POINT IN THE CENTERLINE OF SAID HIGHLAND PARK DRIVE BEARS NORTH 01°21'34" WEST, 998.05 FEET;

THENCE LEAVING THE CENTERLINE OF SAID SOUTHEAST 6TH STREET, SOUTH 01°21'34" EAST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET, SAID POINT BEING 25.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, AND THE NORTH LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE NUMBER 6, PAGE B-45, RECORDS OF WALLA WALLA COUNTY,;

THENCE NORTH 88°14'07" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, 149.91 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF SAID LOT 5 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, NORTH 01°20'24" WEST ALONG THE EASTERLY LIMITS OF SAID SOUTHEAST 6TH STREET AND THE WESTERLY LINE OF SAID LOT 5, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE SOUTHEAST CORNER OF TRACT C, SHORT PLAT NO. 562800, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 64 RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING NORTH 01°20'24" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 AND THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, A DISTANCE OF 218.44 FEET TO THE SOUTHERLY LINE OF BLOCK 5 OF THE HIGHLAND PARK ADDITION, RECORDED IN VOLUME G OF RECORDS OF PLATS, PAGE 18;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND SAID HIGHLAND PARK ADDITION THE FOLLOWING TWO (2) COURSES;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, NORTH 67°12'56" EAST, 236.73 FEET;

THENCE NORTH 74°38'26" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID HIGHLAND PARK ADDITION AND THE SOUTHWEST CORNER OF BLOCK 3 OF HIGHLAND PARK ADDITION NUMBER 2, RECORDED IN VOLUME H OF THE RECORD OF PLATS, PAGE 12, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND HIGHLAND PARK ADDITION NUMBER 2 THE FOLLOWING FOUR (4) COURSES;

THENCE NORTH 88°46'57" EAST, 134.64 FEET;

THENCE NORTH 01°21'18" WEST, 13.00 FEET;

THENCE NORTH 88°38'42" EAST, 78.19 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 267.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 83°55'33" EAST, 43.93 FEET, THROUGH AND INTERIOR ANGLE OF 09°26'18", FOR AN ARC LENGTH OF 43.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID SEGREGATION SURVEY 2006-11053;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4AND THE SOUTHERLY BOUNDARY OF SAID HIGHLAND PARK ADDITION NUMBER 2, AND CONTINUING ALONG THE ARC OF A 267.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 46°25'09" EAST, 289.17 FEET, THROUGH AND INTERIOR ANGLE OF 65°34'29", FOR AN ARC LENGTH OF 305.58 FEET TO THE SOUTHWEST CORNER OF THAT SHORT PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 163, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4 NORTH 88°33'55" EAST, 119.26 FEET TO THE SOUTHWEST CORNER OF LOT 266, THE VILLAGES OF GARRISON CREEK P.U.D. PHASE X, RECORDED IN FILE ROLL 7, PAGE 6 RECORDED OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE X THE FOLLOWING TEN (10) COURSES;

THENCE NORTH 86°56'36" EAST, 175.61 FEET;

THENCE SOUTH 88°51'09" EAST, 40.42 FEET;

THENCE SOUTH 83°23'16" EAST, 68.40 FEET;

THENCE SOUTH 67°30'53"EAST , 54.10 FEET;

THENCE SOUTH 52°20'19" EAST, 93.71 FEET;

THENCE SOUTH 26°06'14" EAST, 116.33 FEET;

THENCE SOUTH 64°23'46" WEST, 31.74 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF AN 80.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 72°06'01" WEST, 21.45 FEET, THROUGH AN INTERIOR ANGLE OF 15°24'30", FOR AN ARC LENGTH OF 21.51 FEET;

THENCE SOUTH 15°20'48" EAST, 28.08 FEET;

THENCE SOUTH 25°36'08" EAST, 129.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, RECORDED IN FILE ROLL 6, PAGE 29, RECORDS OF YAKIMA COUNTY;

THENCE SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, 340.84 FEET TO THE NORTHWEST CORNER OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII AND THE NORTHEAST CORNER OF THE VILLAGES OF GARRISON CREEK PHASE VI, RECORDED ON FILE ROLL 6, PAGE C-5, RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK PHASE VI, 218.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE CONTINUING SOUTH 65°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID VILLAGES AT GARRISON CREEK PHASE VI, 303.90 FEET TO THE GARRISON VILLAGE WAY ROUNDABOUT RIGHT-OF-WAY, SAID POINT BEING 18.00 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED RADIALLY;

THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID GARRISON VILLAGE WAY ROUNDABOUT AND THE SOUTHERLY LINE OF SAID LOT 5 AND THE ARC OF A 123.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THE CORD OF WHICH BEARS SOUTH 79°03'10" WEST, 237.99 FEET, THROUGH AND INTERIOR ANGLE OF 150°40'33", FOR AN ARC LENGTH OF 323.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARRISON VILLAGE WAY, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID GARRISON VILLAGES WAY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 79°35'52" WEST, 91.60 FEET TO THE EASTERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE 6, PAGE B-45, RECORDS WALLA WALLA COUNTY;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT AND THE SOUTHERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES;

THENCE NORTHEASTERLY ALONG THE ARC OF A 213.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 11°04'05" EAST, 98.70 FEET, THROUGH AN INTERIOR ANGLE OF 26°47'34", FOR AN ARC LENGTH OF 99.60 FEET;

THENCE NORTH 65°32'09" WEST, 20.00 FEET;

THENCE SOUTH 88°14'12" WEST, 144.23 FEET;

THENCE NORTH 00°01'13" EAST, 60.53 FEET;

THENCE SOUTH 88°14'07" EAST, 169.35 FEET TO THE **TRUE POINT OF BEGINNING** AND END OF THIS PARCEL DESCRIPTION.

CONTAINING 14.69 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

JOSEPH R. LATIMER
STATE OF WASHINGTON
20100532
REGISTERED
PROFESSIONAL LAND SURVEYOR

11/16/2021

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 *w*| www.jub.com

Dwg Name: 30-21-039_PP		
Date: November 16, 2021		
Dr: VKC	Ch: JRL	Sheet 5 of 5

CITY OF
COLLEGE PLACE FIRE DEPARTMENT

Fire Marshal John Boose
629 S COLLEGE AVE
COLLEGE PLACE WA 99324
(509) 529-6506
Cell (509) 301-2630
FAX (509) 529-0184
E-mail jboose@cpwa.us

TO: Jon Richard

FROM: John Boose

DATE: December 1, 2021

RE: Villages of Garrison Creek Phase XII & XIII Preliminary Plat Review

I have reviewed the Preliminary Plat for Phases XII & XIII of the Villages of Garrison Creek and find that with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision.

My comments are as follows:

1. A name will have to be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response.

2. Fire Department Access will have to extend to within 150 feet of any point on the exterior of a structure. *IFC* Section 503

3. Addresses will need to be added to the alley side of each house served by an alley. *IFC* Section 505

4. Streets less than 28 feet wide will need to be posted "NO PARKING". Streets between 28 and 36 feet wide will need to be posted on one side "NO PARKING". Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways will need to be posted "NO PARKING". *IFC* Section D 103

5. Fire Hydrant locations will need to be coordinated with the Fire Marshal. *IFC* Section 507

CITY OF COLLEGE PLACE

Public Works

625 South College Avenue
College Place, WA 99324
509.394.8526

January 12, 2022

Villages at Garrison Creek PUD Phase XII & XIII

I have reviewed the preliminary plat documents for the proposed Villages at Garrison Creek subdivision. I have also reviewed the comments previously provided on behalf of J-U-B Engineers by Darral More, P.E. on January 6, 2022. I concur with J-U-B's comments. At this time I have no further comments.

I certify that the proposed streets, sewage disposal, and water supply systems, as proposed will be adequate to serve the needs of the proposed subdivision and recommend approval.

Robert McAndrews
Public Works Director
City of College Place

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

MEMORANDUM

DATE: 1/6/22

TO: Jon Rickard

CC:

FROM: Darral More, P.E.

SUBJECT: Villages @ Garrison Creek Subdivision

As requested by the City of College Place, J-U-B Engineers, Inc. has reviewed the preliminary plat documents for the proposed Villages at Garrison Creek subdivision. The reviewed documents are generally dated November 15, 2021. The following is a summary of our review comments that the City should consider for design review comments.

Plan Review Comments

1. Show proposed fire hydrant locations. Hydrant spacing shall have a maximum spacing of 330-ft. Hydrants that are not behind a concrete curb shall have bollards.
2. For streets that are 28-ft in width, identify which side of the roadway that will include on-street parking. Provide no parking signage on the opposite side.
3. Streets that are less that 28-ft in width shall be signed as no parking.
4. Continue the sidewalk along the north side of Garrison Creek Way from SE Qual Run to the existing Clock Tower Roundabout Park.
5. What are the provisions for irrigation? Will domestic water be used or is there another source?
6. At SSMH15 (SE Swainson/SE Falcon) the sewer is split for downstream discharge. Consider adjusting the alignment to eliminate the split.
7. What is street name for small loop road at east of project located off SE Falcon?
8. Street sections shall be covered by a public access and utility easement.
9. Label the proposed easements (type) on the plat map.

Stormwater Report

1. Due to the density and small lots, you may want to consider accounting for additional impervious surfaces to include driveways or rooftops that may slope to roadways/alleys for the sizing of the drainage facilities. With the smaller lots, there will be less grass lawn areas for water to dissipate into for some of the areas.

From: Mark Benzel
To: Jon Rickard
Cc: Doug Botimer
Subject: Phase Five Development, Phase X and Falcon Drive
Date: Thursday, February 17, 2022 11:40:40 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

This email is in regards to Phase Five Development LLC's proposed development known as The Villages At Garrison Creek Phases XII and XIII, specifically with what appears on the plat as a continuation of Falcon Drive into the adjacent Phase X which is to the East of the new development. While several members of our community have sent individual responses regarding the development, the purpose of this email is to represent the wish of the entire Phase when it comes to the fate of Falcon Drive.

As you are aware, there are traffic control gates located at either end of Phase X on Crestlane Drive - the only entry points currently into our Phase which were put in place in order to eliminate mainly Highland Park traffic from cutting through our community. The members of Phase X wish to maintain their integrity as a gated community and as a separate entity from the proposed development. In order to prevent the residents of the new development from using our streets as a bypass (in a fashion similar to what Highland Park residents have done when no functional traffic control gates were in place), the members have reached consensus that there should be no continuation of Falcon Drive into Phase X.

We realize that there may be issues related to public safety that need to be taken into account but we wanted to present our position on the matter. Thank you for your consideration.

The Hawk Hill Association (aka Phase X) Board of Directors

Brian Miller - President

Don Coleman - Vice President

Mark Benzel - Secretary/Treasurer
mbenzel@hotmail.com
615-651-9371

MEMORANDUM

exhibit 34

DATE: April 18, 2022

TO: Jon Rickard, Community Development Director, City of College Place

CC:

FROM: Paul Inwards, P.E., Senior Project Engineer, J-U-B Engineers, Inc.

SUBJECT: Responses to Request for Additional Information – Villages of Garrison Creek Phases XII & XIII Preliminary Plat

---

Jon,

We are pleased to submit the attached revised documents for the proposed Villages of Garrison Creek Phases XII & XIII. Two lots have been dropped from the original layout, reducing the number of buildable lots to 70. Additional Open Space and Trails have been added to the layout, as well as changes to address many of the public and agency comments. We look forward to proceeding with the review and approval process as soon as possible.

Regarding the 19 items in the Request for Additional Information (RFAI) dated February 19, 2022, we offer the following written responses (see the original RFAI for the original comments):

Miscellaneous:

1. Project Name has been adjusted in the revised documents to "Villages of Garrison Creek" as requested, using "of" to be consistent with naming convention of prior phases.
2. Attached is the Secretary of State record showing Phase Five Development, LLC governors consist of Allan Fisher, Donna Fisher, Doug Botimer, and Millenium Properties Development. Millenium Properties Development is not listed by the SoS records, but purportedly is a corporation registered in Gibraltar governed by Bernard Lemieux.
3. Final CC&R's will incorporate the requested changes.
4. Open Space common areas and walking trails have been added to the proposed development, see revised Preliminary Plat and Preliminary Engineering Plans for details.
5. Street layout is in general conformance with the original PUD layout and those streets are required to connect for emergency access.
6. Traffic Impact Analysis has been completed and is included in the revised package.

Preliminary Plat Survey:

7. Waggoner PLS comments were primarily directed towards the Final Plat, not Preliminary Plat, but have been incorporated.
8. City staff redline comments have been incorporated.
9. Notes added to Preliminary Plat.
10. Open Space common areas and trails have been added.
11. See response to 5 above. Phase Five Development and their attorney to address further, if necessary.
12. 10' PUE has been added to the lots along Garrison Village Way.
13. Existing Utility Easements added and noted.
14. Additional callouts added to identify PUE's.

Supplemental Comment Letters:

15. Public comments have been reviewed and many of the suggested changes have been incorporated to address their concerns.
16. City Fire Marshal comments reviewed and addressed.
17. City Public Works Director's comments reviewed and addressed.
18. City Engineering Consultant comments reviewed and addressed.
19. Phase X Association expressed their comments clearly in the comment letter provided with the RFAI. We attempted to remove the Falcon Drive roadway connection entirely, in accordance with their comments, but the Fire Marshal required that the roadway connection be provided for emergency access. The road connection will be gated for emergency access only and there will be no public access.

Please reach out if you have any questions or comments on the revised submittal. Thank you,

Paul Inwards, P.E.
Senior Project Engineer

MEMORANDUM

exhibit 34

DATE: April 18, 2022

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CC:

FROM: Paul Inwards, P.E., Senior Project Engineer, J-U-B Engineers, Inc.

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Please reach out if you have any questions or comments on the revised submittal. Thank you,

Paul Inwards, P.E.
Senior Project Engineer

RECEIVED
JAN 18 2022
BY: ....

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

2. Reciprocal Easement and Pedestrian Access. In September, 2018, PFD entered into a Reciprocal Easement with the MPMA under which each party granted the other an easement for pedestrian use of walking trails and common area located on each party's respective property. The preliminary plat fails to show this easement over PFD's property and includes no walking trails or common area. Again, the Code would seem to require that these easements be shown on the preliminary plat map.

3. Inadequate Provisions in the Interest of Public Health, Safety and Welfare. As submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

4. Land Use Standards. The property is subject to Land Use Standards as agreed between the MPMA and PFD. The draft CC&Rs submitted with the application do not reflect the agreed upon Land Use Standards.

5. Access Over Private Roads. PFD is proposing access over private roads belonging to the MPMA, but does not have an easement over those roads, nor has PFD requested use of those roads. Specifically, the preliminary plat reflects access over Falcon and Creekside, plus the alley off Garrison Village Way at the northwest quadrant of the Gazebo Circle.

6. Project Name. We are concerned that the name of the project and proposed owners' association is too close to the name of the MPMA and will cause confusion for buyers and others dealing with either. We would like to see PFD select a name that provides more differentiation.

7. Pending Litigation. The MPMA has been sued by a member alleging in part that the removal of PFD's property from the MPMA in 2018 was improper. As a remedy, the Plaintiffs have asked the Court to void the amendment that removed PFD's property from the MPMA. This creates a question of what the proper governance of this property will be in the future. Therefore, we believe it is premature to plat this property until the litigation has been resolved.

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
1.17.22	[signature]	Marcie A Penbach	708 SE Goldmaye

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
1/17/2022	Jean Bakland	Jean Bakland	756 SE Muthatch Dr., College Place

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: W

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DATE 1-18-22 SIGNATURE [signature] NAME Debra Bakland ADDRESS 724 SE Quail Run

From: Denise Bartlow
To: Jon Rickard
Subject: Comments on VGC Phase XII & XIII Deveolopment
Date: Thursday, January 13, 2022 9:46:52 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

City of College Place

625 S. College Ave.

College Place, WA. 99324

January 13, 2022

Mr. Rickard,

I would like to provide comment on the proposed Villages AT Garrison Creek, VGC Phase XII & XIII development. As a resident of the Villages of Garrison Creek, with a home directly on Garrison Village Way I have concerns and questions.

I have a great deal of concern regarding the notification process, and the lack of time allowed for comprehensive research to provide feedback. The public notice signs were installed on December 28th, 2021, during a holiday week. The notices were mailed to residents within the 300 feet, were dated December 28th, 2021, but did not arrive in the mail until January 4th, 2022. This is due to the holiday timing, of Christmas and New Year's. There are 8 days lost between the 28th and the 4th, in addition to occurring during a holiday, hampering the ability to research this complex project and provide substantial feedback. This research requires the assistance of professionals such as lawyers, real estate experts, and HOA experts. I am told that this process has followed the letter of the law, but to me appears to be a deliberate attempt to reduce the amount of time given to residents to adequately complete the comments. The comment period and hearing time should be extended.

Current draft CCR's provided by the development make no mention of the agreements between PDF and Villages of Garrison Creek, in which he (Botimer) agreed to provide payment for the upkeep of Garrison Village Way and payments for the use of our common grounds. It appears that Mr. Botimer intends to sell homes advertising the benefits our community holds with no intention of reciprocation. Again, our community has been told this is not the city's responsibility to oversee, but this should be an indicator to the city of the intentions of Mr. Botimer.

The plat map shows the use of roads that he does not have an agreement to use. Creekside Dr and Falcon Drive. The 6th street entrance, which should be the main entrance, is reduced in width to 20 ft, down 8 ft from interior streets. This reduction will encourage residents to use wider, easier to travel streets which are in the Villages of Garrison Creek.

The name of Villages AT Garrison Creek appears to be an obvious attempt to "piggy-back" onto the Villages of Garrison Creek causing confusion in residents.

In addition, there are errors on the plat map provided, the naming of the Gazebo as the clock tower, and the listing of the builder as Belle Tierra. There appears to be a great deal of behind-the-scenes workings, as the paperwork indicates that there is a sale of the property in the works, and that despite being told that Bella Tierra is a clerical error in the listing, it looks as if they are in fact connected with the project. Which is it?

My strongest comment is that the hearing process should be extended in order that the residents of the Villages of Garrison Creek had adequate time to work with lawyers and professional in examining the complex documents and providing complete commentary.

Thank You

Denise Bartlow

1056 S.E. Garrison Village Way

College Place, WA. 99324

denise@bartlows.net

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KY

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE 1/15/2022 SIGNATURE Richard B Bartlow NAME RICHARD B. BARTLOW

ADDRESS 1056 G.V.W. COLLEGE PL WA 99324

Copyright © 2022 Villages of Garrison Creek, All rights reserved.

You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:

Villages of Garrison Creek

P.O. Box 694

College Place, WA 99324

Add us to your address book

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RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

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DATE 1/16/2022 SIGNATURE Joyce E. Beecroft NAME Joyce E. Beecroft ADDRESS 1046 SE Garrison Village Way
College Place WA 99324

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Christian Bell	Christian Bell	701 SE SWAINSON LN
1/16/22	Rainey Bell	Rainey Bell	701 SE Swainson

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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	P.J. Bender	P.J. Bender	611 SE Whimbrel Loop

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Judith Board	JUDITH BOARD	765 SE CREEKSIDE DR COLLEGE PLACE, WA 99324

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BY: W

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DATE	SIGNATURE	NAME	ADDRESS
11/17/22	Don Bohlman	Don Bohlman	1124 S.E. Creekside Dr.
11-17-22	Carolyn Bohlman	Carolyn Bohlman	1145 S.E. Creekside Dr.

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DATE	SIGNATURE	NAME	ADDRESS
1/17/21	MA Bost	Matthew Bost	702 SE Swanson Ln. College Place, WA 99324

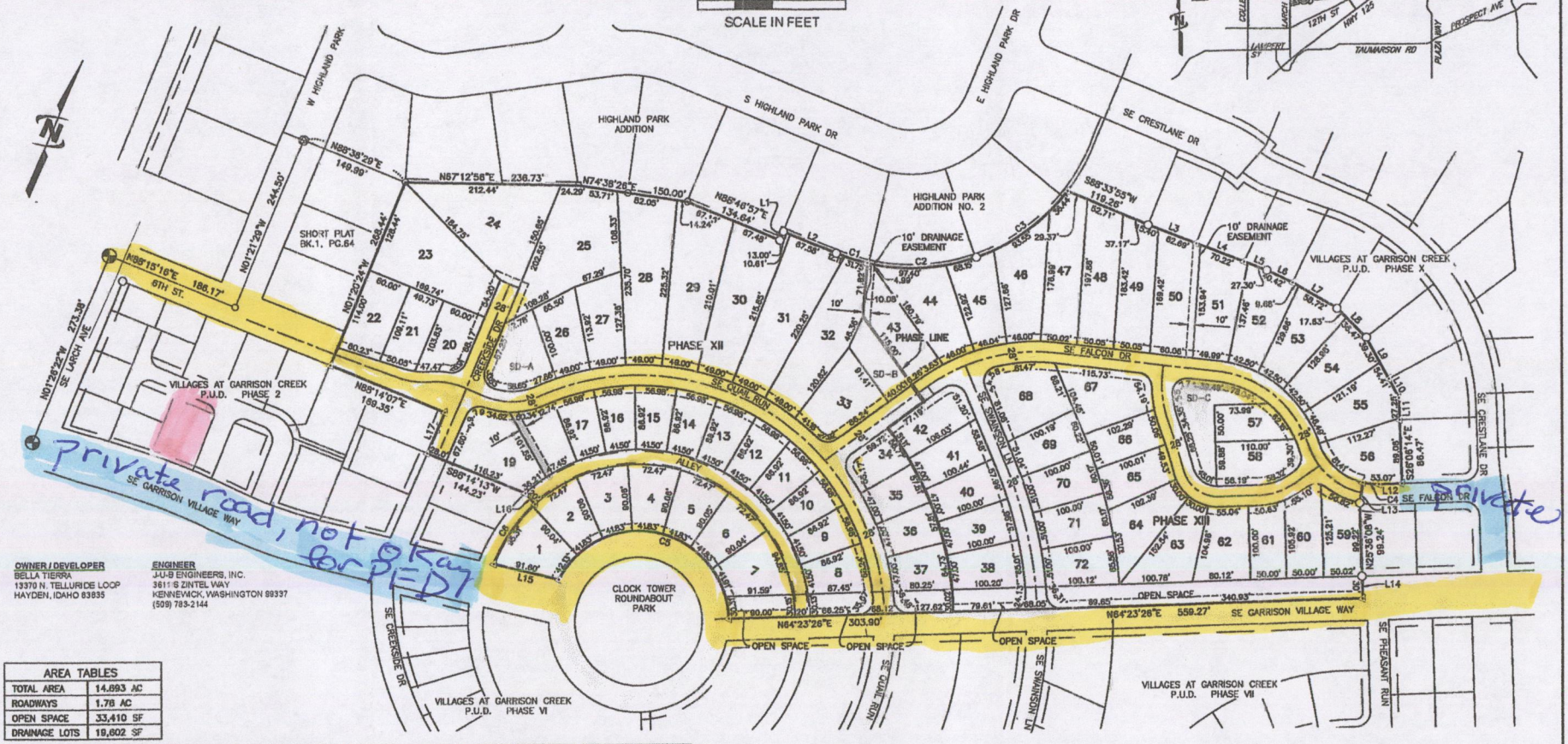
PRELIMINARY PLAT OF
VILLAGES AT GARRISON CREEK PHASES XII & XIII

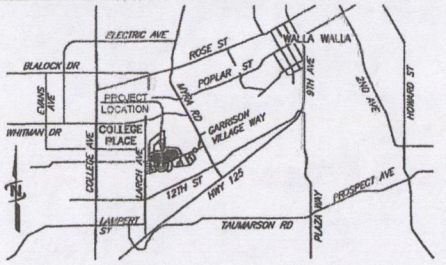
A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET





OWNER / DEVELOPER
BELLA TIERRA
13370 N. TELLURIDE LOOP
HAYDEN, IDAHO 83835

ENGINEER
J-U-B ENGINEERS, INC.
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.78 AC
OPEN SPACE	33,410 SF
DRAINAGE LOTS	19,602 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4,469 SF	LOT 49	8,811 SF	LOT 61	5,071 SF
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5,995 SF	LOT 38	5,601 SF	LOT 50	9,699 SF	LOT 62	6,783 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	8,587 SF	LOT 63	7,304 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	14,955 SF	LOT 40	5,252 SF	LOT 52	7,945 SF	LOT 64	7,046 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	14,039 SF	LOT 41	5,406 SF	LOT 53	7,686 SF	LOT 65	5,410 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	13,180 SF	LOT 42	6,060 SF	LOT 54	7,406 SF	LOT 66	5,025 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	13,946 SF	LOT 43	7,249 SF	LOT 55	7,529 SF	LOT 67	8,369 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	12,547 SF	LOT 44	9,284 SF	LOT 56	6,767 SF	LOT 68	8,869 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	8,968 SF	LOT 57	4,745 SF	LOT 69	5,563 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	9,069 SF	LOT 58	6,472 SF	LOT 70	5,559 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	9,843 SF	LOT 59	5,514 SF	LOT 71	5,559 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	9,531 SF	LOT 60	5,879 SF	LOT 72	5,829 SF

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°06'237.52363", LOCAL LONGITUDE: W118°22'42.16553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	58.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'06"W	30.00'
L15	N79°35'52"E	91.60'
L16	N85°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'53"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'07"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'16"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'



11/16/2021

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: November 16, 2021
Dr: VKC | Ch: JRL | Sheet 1 of 5

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Charles C Boyd	Charles C Boyd	801 Larkspur Pl. College Place WA 99324
1/17/22	Colleen Boyd	Colleen L Boyd	

Please also see attached prelim Plat. for PFD The highlighted yellow is for the roads that PFD may have right to use. The blue shows roads that PFD does not have a right to let new owner use. They are private. Living in Village of Garrison Creek is like living in a Park. 72 more property owners using my private road is not okay. And with the bottle neck of the 6th street access it will just steer people by my house (highlighted in blue) Please do not let PFD get away with cramming 72 lots into such a small acreage.

Thank you

Charles C Boyd

Colleen Boyd

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OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: [illegible]

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
2/16/2022		PHILIP SHARP BRAHAM	662 SE WHIMBLEY LOOP COLLEGE PLACE, WA 99324
2/16/2022	Cindy Brewster	Cindy Brewster	

From: Bryan,Alex
To: Jon Rickard
Subject: From Alex Bryan
Date: Monday, January 17, 2022 4:45:01 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

TO: Jon Rickard, Community Development Director
FROM : Alex Bryan, College Place Resident, 388 Highland Park Drive
RE: Garrison Creek Development Plan

Greetings, Jon.

I'm sending this note in response to the city's invitation for comment on the "Villages at Garrison Creek PUD Phase XII & XIII" land development project.

Our family lives at 388 Highland Park Drive, which borders this project on the hill to its north. I have carefully read the submitted plans and they appear to impact multiple residents on Highland Park Drive, including our own property. Many Highland Park Drive residents have cared for the shared border of this property for many years and even decades (12.5 years in our case, 58 years including previous owners). This has included landscaping, fencing, weed control, gardens, grass, and plantation of now quite mature trees. I have questions about revisions to the hill, including location, slope, continuing maintenance, and other disruptions. The cost of investment and maintenance of this space has been significant for many of us over the years. The changing topography proposed will not only destroy much of this investment but require significant reinvestment as well.

I am not writing in overall opposition to this development. I appreciate the care of the city and the vision of the developer for this space. I would appreciate neighborly accommodation for our family, and for others negatively impacted. A small revision in the placement of the slope would minimize disruption to our landscaping, longstanding use, and considerable financial expense involved.

I want to reiterate my appreciation for the developer, the development, and the city we share. This communication is simply a note hoping for a small adjustment in the project, with concern and respect for adjacent neighbors.

Regards,
Alex Bryan
509-240-5578

Alex Bryan, D.Min., M.Div. | Chief Mission Officer
Adventist Health | One Adventist Health Way | Roseville, CA 95661 | 509-240-5578

[ADVENTISTHEALTH:INTERNAL]

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Julie Bryant	Julie Bryant	640 SE Whimbrel Loop 99324

RECEIVED
JAN 18 2022
BY

To:
Community Development Director
Jon Rickard
625 S. College Ave
College Place, WA. 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE 1/17/2022 SIGNATURE Linda Burbank

NAME Linda Burbank

735 SE Pheasant Run

College Place, WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KS

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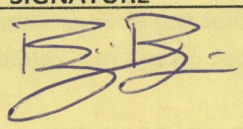
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DATE	SIGNATURE	NAME	ADDRESS
1/17/22		Benjamin Burris	709 SE Goldeneye Dr.

RECEIVED
JAN 18 2022
BY: KY

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	David Burry	David Burry	706 Nuthatch

Jon Rickard, College Place Community Development Director
625 S COLLEGE AVE
College Place, WA 99324

This letter is comment on the proposed development of land north of Garrison Village Way by Phase Five Development (PFD). There are a large number of inconsistencies and concerns with this development as proposed:

1. The two parcels consisting of 14.69 acres were de-annexed from the Villages of Garrison Creek (VoGC) as noted in 2018-07974. To avoid confusion with the existing Home Owners Association, the development should choose a name different from the Villages at Garrison Creek (VaGC).
2. The submitted documents imply this development is grandfathered under the PUD established under Resolution 534 from 1996, but the development should be bound by current codes of College Place both due passage of 25 years and multiple failures to meet conditions of 534:
   a. #10: [Garrison] Village Way was not constructed with sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes.
   b. #16: Subsequent phases "yearly and consisting of approximately 20 units" was clearly not accomplished over the 25 years of this PUD
   c. #27: The "plan showing a coordinated, all-weather surface walkway system throughout the entire planned development" was either not submitted or has changed with this development and cannot be determined in review of the preliminary plat.

   Other items of the 534, especially #19 and #20 (to be discussed later), are of concern. While retaining a PUD as Single Family Residential (SFR) remains appropriate, all current codes should be followed.

3. The number of units (72 on 14.69 acres) is extremely dense and there are inconsistencies in the supporting documents and with existing municipal code:
   a. The Geotechnical Report states "56 individual lots" p1 and shows 56 lots in Appendix I Site Exploration Map (Figure 2).
   b. The rendering on the College Place application page is dated in general, but shows 60 lots in the proposed development and the draft covenants state 67 lots (Article 2.2).
   c. College Place Municipal Code 14.60.030 shows minimum lot size of 6000sf, fully half of the proposed lots are beneath this minimum. A new preliminary plat should be submitted and available for review and all documents be made consistent with the intended development. As stated above, failures to abide by resolution 534 should preclude accepting development under 1996 codes or at a minimum abide by condition #19 and subject to approval by the City Council.
   d. College Place Municipal Code 14.90.040.I.1 requires at least 1000sf designated park or open space per dwelling unit which is not met by the preliminary plat. For aesthetics, safety (walk ways and street width), and drainage this requirement should not be waived.

4. There are many concerns with traffic and parking not addressed with the Trip Generation Report and SEPA Checklist:
   a. PFD owns ½ of Garrison Village Way (GVW) from Pheasant to the gazebo. The western portion from the gazebo to Larch and the eastern portion from Pheasant to the clock tower are owned by VoGC (not PFD/VaGC) and are private roads. The clock tower to Myra is owned by College Place.
   b. Adding traffic from 56 to 72 additional units onto Garrison Village Way, including the existing private sections, will overwhelm GVW if used as the primary entrance/exit to the PFD/VaGC PUD as it was not built in accordance with resolution 534 condition #10. The existing VoGC has been plagued by speeding and ignoring stop signs along GVW and significant additional traffic entering from the north side will impact pedestrian safety. Although GVW is private, it does attract considerable external pedestrian use both for GVW and the connecting walking trails to and along Garrison Creek.

c. Considering the above, the primary entrance for PFD/VaGC should be from 6th Street, and as such:
   i. The entrance should not be narrowed and remain as wide as 6th and including south side sidewalk on Quail to at least the Creekside intersection;
   ii. Consideration should be given to widening Quail and/or adding sidewalks to at least Falcon in compliance with city standards;
   iii. Some mitigation should be required to discourage use of Falcon which enters into a gated sub-community (VoGC Phase X).
d. The narrow side streets and alleys within VoGC and proposed for VaGC have also caused issues. The proposal for no parking on one side of the street must be a requirement and should include no overnight parking to ensure emergency vehicle access.
e. The narrow alleys in VoGC preclude parking in most driveways and this is likely to become an issue in the PFD/VaGC development.
f. Item 14c Transportation in the SEPA Checklist states no parking will be eliminated, but an existing "overflow parking" area posted and utilized by VoGC will be eliminated. While it is their prerogative to do this, the statement is inaccurate (as are several other SEPA statements).
g. The covenants state (Article 4.3d), "Homes will have a garage for not less than two automobiles… [and] each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot". However, the covenants also state (Article 4.2 and elsewhere), "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto". The Trip Generation Report states, "All internal streets are narrower than is typical in the city, and as such on-street parking will be allowed on only one side of the street". If the development is allowed to proceed with narrow streets, the provisions for garage, driveway, and street parking must not be subject to arbitrary revision by the Declarant.
h. The SEPA checklist 14d states, "All internal roads will be private and improved to match the street standards of prior PUD phases with one sidewalk/pedestrian route", and 14c states, "Sidewalks will be created to provide pedestrian access to recreational opportunities". It is unclear if the developer is bound by SEPA, but regardless the plat does not meet Resolution 534 #27 "showing a coordinated, all-weather surfaced walkway system throughout the entire planned development" and the pedestrian route other than GVW in VoGC (prior PUD) are the streets.

5. There are multiple concerns with the draft Covenants:
   a. The Covenants recognize they are subject to RCW 64.90 but there are multiple provisions not consistent with 64.90.
   b. To avoid confusion, the CIO/HOA should not be named "Villages of Garrison Creek Phase __".
   c. It is unclear whether one or two CIO/HOAs are being proposed.
   d. The scope of Declarant control is inordinate:
      i. Initial term (Article 2.2) in accordance with Article 12.8 allows a term of 35 years for potential Declarant control. A maximum of three to five years should be stated which is consistent with a build out referenced in Resolution 1996-534 #16.
      ii. Article 6.2 stating, "The Declarant, reserves the right to appoint all members of the ARC, and all replacements thereto, until 100% of the Lots have been sold and constructed, or until 10 years after the recording of the Declaration", is entirely inappropriate, unacceptable, and in conflict with RCW 64.90.415(2) all provisions and specifically (a), "Sixty days after conveyance of seventy-five percent of the units that may be created to unit owners".
      iii. Article 12.9 stating, "during the period of time prior to the Turnover Meeting, Declarant has right to amend Declaration, Bylaws and Articles of Incorporation without notice to or approval by any Members", is dictatorial and provides no protection to homeowners buying under the covenants.

   The existing Villages of Garrison Creek was under declarant control from inception until 2018 with the exit negotiated with 2018_07974 de-annexation of the PFD property and 2018_07741 waiver of

declarant rights. The twenty year binding to declarant control at many times created gridlock and tensions within the community which are still being resolved. It is imperative the new CIO/HOAs established with the proposed PUD be established with a finite term (three to five years), appropriate declarant authorities, and an accurate number of units not inflated beyond what municipal code should enforce such that 75% and other provisions of 65.90.415(2) are reasonably met.

e. Article 2.2c and similar provisions allowing annexation should be stricken as there are no additional parcels in the vicinity of the proposed development which should not be subject to approval of an association.
f. Article 4.2c stating, "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto", grants too much arbitrary authority to change standards homeowners might expect. Reference 4.g above as an example, but any provision not legally binding including the SEPA checklist, Trip Generation Report, or other documents submitted for city and community review have a presumed variance at the discretion of the Declarant.

6. I am not an engineer capable of fully assessing the Drainage and Geotechnical Reports, however:
   a. There is limited drainage indicated only by Lot 32 and Lot 50.
   b. The Geotechnical Report states (p3), "the site generally slopes down to the west with an approximate total relief of 25 feet". There must be assurances that drainage on the west side, especially to protect adjacent properties, must be adequate.
   c. Likewise, drainage should not occur to the south of GVW and the PUD, but the Drainage Report (p6) indicates three occurrences where this may be occurring.
   d. As a homeowner across from what will be Lot 22 of VaGC, I was forced to re-grade my yard on the north and east side due water accumulation in my crawl space. Other VoGC homeowners have had issues with drainage as the water table across this area is relatively close to the surface as shown in the Geotechnical Report.

In general, I feel it is a positive to develop additional moderate income housing in College Place. While the application appears complete, it leaves significant inconsistencies and issues which either merit correction and resubmission or approval of the City Council. In summary, the major issues I see are:

1. Development must be renamed to not cause confusion with existing VoGC;
2. Current city codes must be followed and/or stricter enforcement of 1996-534 must occur;
3. Housing density is excessive beyond both current codes and previous proposals for these lots;
4. Traffic (GVW, primary access to PUD, internal roads, and pedestrian safety) must be addressed;
5. Draft covenants require clarification and reduction of Declarant authority;
6. Drainage must be reviewed.

It has been a challenge to research this in a compressed time at this time of year. Please let me know if you have any questions or concerns on the information I have presented.

Regards,



Kurt Carlson, Lot 32 Phase II Villages of Garrison Creek
921 SE LARKSPUR PL
College Place, WA 99324
509-732-4814
carlsonkurta@gail.com

Please see Comments within.
Kurt Carlson 921 SE LARKSPUR, College Place
01/18/2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help] **Villages at Garrison Creek Phases XII & XIII**

2. Name of applicant: [help] **Phase Five Development, LLC**

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BY: .....

3. Address and phone number of applicant and contact person: [help]

P.O. Box 2053 Walla Walla, WA 99362

Doug Botimer (509) 525-2597 doug@botimerassociates.com

4. Date checklist prepared: [help] **November 11, 2021**

5. Agency requesting checklist: [help] **City of College Place**

6. Proposed timing or schedule (including phasing, if applicable): [help] **Receive Preliminary Plat approval by January 2022. Plan approved by March 2022 to begin construction in Spring 2022.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help] **No, not at this time.**

Please remove annexation clauses from CC&Rs/ covenants. JC

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] **Phase 1 Environmental Site Assessment by GN Northern Inc (GNN Project No. 121-955) dated June 2021.**

The state 56 not 72 lots JC

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help] **None known.**

10. List any government approvals or permits that will be needed for your proposal, if known. [help] **Subdivision, BLA, Grading Permit, and other related permits to process with the proposal.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help] **The application is for a 72 lot subdivision on parcels 350736130021 and 350736130020. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help] **The proposed subdivision is located north of SE Garrison Village Way and south of SE Highland Park Dr.**

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **with some slopes along north edge** slopes to west and south. KC

b. What is the steepest slope on the site (approximate percent slope)? [help] **50% +/- in limited areas along north edge of property.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help] **The following soils are present on the subject property: Ahtanum silt loam, 0 to 3 percent slopes (AmA, 6.4 acres, 47.9%), Touchet silt loam, 0 to 3 percent slopes (TsA, 4.7 acres, 35.2%), Walla Walla silt loam, lacustrine substratum, 0 to 8 percent slopes (WlB, 0.4 acres, 2.8%), Walla Walla silt loam, lacustrine substratum, 8 to 30 percent slopes, eroded (WlD2, 1.8 acres, 13.5%), Yakima silt loam, 0 to 3 percent slopes (YmA, 0.1 acres, 0.5%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help] **None known.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help] **Site grading will occur in areas of the proposed development and for road construction. Cut/fills will balance.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help] **No.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help] **The roadways and pedestrian routes will create approximately 2.25 acres (15.3%) of impervious surface. The individual lots will cover an additional 3.39 acres (estimated at 2,050 SF per lot) for a total of 38.35% impervious surface.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] **Compliance with local clean air regulations and erosion and runoff control regulations.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help] **No.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help] **No.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Compliance with clean air regulations.

3. **Water** [help]

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help] **No. There is a small, unnamed, man-made pond on the south side of Garrison Village Way. Garrison Creek is approximately 700 feet south of the site.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help] **Yes, approximately 100 feet to unnamed pond. Separated by existing road and erosion control measures will be used to control runoff and keep it on site.**

I believe this may be an erosion Spring. KC Closer than 700'. KC

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help] **None.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help] **No.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] **No, this area is determined to be Zone C, Areas of Minimal Flooding.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help] **No.**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help] **No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help] **None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help] **Storm runoff to be held on-site to infiltrate into the ground via retention ponds and/or drywells.**

Appears to be drainage proposed off property south of Garrison Village Way KC

2) Could waste materials enter ground or surface waters? If so, generally describe. [help] **Stormwater runoff can contain sediments, oils, and metals. The stormwater collection system will be designed in accordance with the Stormwater Management Manual for Eastern Washington.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help] **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help] **No.**

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
__X__ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help] **Existing vegetation on site will be removed and replaced with landscaping in accordance with new site layout.**

c. List threatened and endangered species known to be on or near the site. [help] **None known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] **The site is proposed to be planted with grass and any landscaping as required by the City.**

puncture vine. KC

e. List all noxious weeds and invasive species known to be on or near the site. [help] **None known.**

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:

deer, hawks, owl, other birds. KC

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help] **None known.**

c. Is the site part of a migration route? If so, explain. [help] **Pacific Flyway Migration.**

d. Proposed measures to preserve or enhance wildlife, if any: [help] **Maintain existing vegetation in undisturbed areas.**

e. List any invasive animal species known to be on or near the site. [help] **None known.**

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help] **Electric and natural gas will be used for heating, cooling, lighting, and power.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] **No.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help] **None at this time.**

7. **Environmental Health** [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help] **None known.**

1) Describe any known or possible contamination at the site from present or past uses. [help] **None known.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help] **None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help] **None known.**

4) Describe special emergency services that might be required. [help] **Only those services provided by the City.**

purpose streets are narrow. KV

5) Proposed measures to reduce or control environmental health hazards, if any: [help] **None.**

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] **Existing traffic along SE Garrison Village Way. The homes in the immediate area are not expected to create above normal noise during business hours.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help] **Short Term – Construction noise, Long Term – Normal traffic after occupancy.**

3) Proposed measures to reduce or control noise impacts, if any: [help] **Construction noise will meet local code requirements and limited to daylight hours.**

8. **Land and Shoreline Use** [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help] **Existing site is currently being used as a pasture. Adjacent properties consist of single family residential.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help] **No.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help] **No.**

c. Describe any structures on the site. [help] **No existing structures on site.**

d. Will any structures be demolished? If so, what? [help] **No.**

e. What is the current zoning classification of the site? [help] **Single Family Residential (SFR)**

f. What is the current comprehensive plan designation of the site? [help] **Residential**

g. If applicable, what is the current shoreline master program designation of the site? [help] **Not applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help] **No.**

i. Approximately how many people would reside or work in the completed project? [help] **72 lots x 2.6 people per lot = 187 people**

j. Approximately how many people would the completed project displace? [help] **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] **None.**

extended noise and dust. Indefinite construction period from 10-35 years per documents KC

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help] **Proposed development complies with the intent of the City of College Place Comprehensive Plan.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help] **None.**

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] **72 middle income housing lots.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] **None.**

c. Proposed measures to reduce or control housing impacts, if any: [help] **Proposed development will occur as the market allows.**

10. **Aesthetics** [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help] **N/A. Future homes will comply with heigh limitations set in zoning code (35').**

b. What views in the immediate vicinity would be altered or obstructed? [help] **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: [help] **The site will be constructed per the City Design and Street Standards.**

narrow streets. Sidewalks? KC

11. **Light and Glare** [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help] **Typical residential lighting will be used at night for safety.**

Not shown on plan. KC

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] **No.**

c. What existing off-site sources of light or glare may affect your proposal? [help] **None.**

d. Proposed measures to reduce or control light and glare impacts, if any: [help] **None at this time.**

12. **Recreation** [help]

further KC

a. What designated and informal recreational opportunities are in the immediate vicinity? [help] **Lions Park is located approximately 400 feet to the southwest of the subdivision. Other recreational opportunities include Kiwanis Park, Fort Walla Walla Disco Golf Course, and Fort Walla Walla Dog Park, all within less than a mile.**

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] **No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help] **Sidewalks will be created to provide pedestrian access to recreational opportunities.**

no sidewalks / walkways shown in plans, narrow streets. KC

13. **Historic and cultural preservation** [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [help] **No known structures are listed on a national, state, or local preservation registers.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] **Unknown.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help] **City and County website, Comprehensive Plan, Critical Areas Maps and GIS maps.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help] **If any historic or cultural importance items are discovered, appropriate agencies will be notified.**

14. **Transportation** [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help] **SE Creekside Dr to the west, SE Garrison Village Way to the south, and SE Falcon Dr to the east will provide direct access to the subject property.**

Primary Entrance should be from 6th Street not private roads. KC

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help] **Transit service is provided to the west along SE Larch Ave.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] **Unknown, each lot would generally have at least 2 off-street parking spaces. Also, parking will be allowed along the streets. No parking would be eliminated.**

Over the lot by PPD to eg. 2* garage CCRs stat 2* driveways and 2* driveways should be required to all narrow streets KC

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help] **Public road extension of SE 6th St to the project boundary. All internal roads will be private and improved to match the street standards of prior PUD phases with one sidewalk/pedestrian route.**

Existing Villages of Garrison Creek has issues with narrow streets already and this proposal

hard to primary route its traffic thru vs. 6th street public entrance.

KC

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] **No.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help] **72 lots would generate 680 passenger vehicle trips daily - 53 AM and 71 PM peak hours trips, based on ITE Trip Generation Manual.**

Needs revision to not more than 6th thru 6VW, K—

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help] **No.**

h. Proposed measures to reduce or control transportation impacts, if any: [help] **The proposal will create circulation opportunities for an existing single access development.**

15. **Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help] **Yes, increased need for fire protection, police protection, health care, and schools.**

b. Proposed measures to reduce or control direct impacts on public services, if any. [help] **Payment of appropriate development fees and ensuing taxes.**

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help] electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help] **Columbia REA electrical, Cascade Natural Gas, City of College Place Water and Sewer, and CenturyLink telephone will be extended.**

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Douglas R Botimer

Name of signee Doug Botimer

Position and Agency/Organization Manager

Date Submitted: 11/15/21

Jon Rickard, College Place Community Development Director
625 S COLLEGE AVE
College Place, WA 99324

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JAN 18 2022
BY: W

emailed 01/14/2022, cannot confirm receipt. JR

This letter is comment on the proposed development of land north of Garrison Village Way by Phase Five Development (PFD). There are a large number of inconsistencies and concerns with this development as proposed:

1. The two parcels consisting of 14.69 acres were de-annexed from the Villages of Garrison Creek (VoGC) as noted in 2018-07974. To avoid confusion with the existing Home Owners Association, the development should choose a name different from the Villages at Garrison Creek (VaGC).
2. The submitted documents imply this development is grandfathered under the PUD established under Resolution 534 from 1996, but the development should be bound by current codes of College Place both due passage of 25 years and multiple failures to meet conditions of 534:
   a. #10: [Garrison] Village Way was not constructed with sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes.
   b. #16: Subsequent phases "yearly and consisting of approximately 20 units" was clearly not accomplished over the 25 years of this PUD
   c. #27: The "plan showing a coordinated, all-weather surface walkway system throughout the entire planned development" was either not submitted or has changed with this development and cannot be determined in review of the preliminary plat.

   Other items of the 534, especially #19 and #20 (to be discussed later), are of concern. While retaining a PUD as Single Family Residential (SFR) remains appropriate, all current codes should be followed.

3. The number of units (72 on 14.69 acres) is extremely dense and there are inconsistencies in the supporting documents and with existing municipal code:
   a. The Geotechnical Report states "56 individual lots" p1 and shows 56 lots in Appendix I Site Exploration Map (Figure 2).
   b. The rendering on the College Place application page is dated in general, but shows 60 lots in the proposed development and the draft covenants state 67 lots (Article 2.2).
   c. College Place Municipal Code 14.60.030 shows minimum lot size of 6000sf, fully half of the proposed lots are beneath this minimum. A new preliminary plat should be submitted and available for review and all documents be made consistent with the intended development. As stated above, failures to abide by resolution 534 should preclude accepting development under 1996 codes or at a minimum abide by condition #19 and subject to approval by the City Council.
   d. College Place Municipal Code 14.90.040.I.1 requires at least 1000sf designated park or open space per dwelling unit which is not met by the preliminary plat. For aesthetics, safety (walk ways and street width), and drainage this requirement should not be waived.

4. There are many concerns with traffic and parking not addressed with the Trip Generation Report and SEPA Checklist:
   a. PFD owns ½ of Garrison Village Way (GVW) from Pheasant to the gazebo. The western portion from the gazebo to Larch and the eastern portion from Pheasant to the clock tower are owned by VoGC (not PFD/VaGC) and are private roads. The clock tower to Myra is owned by College Place.
   b. Adding traffic from 56 to 72 additional units onto Garrison Village Way, including the existing private sections, will overwhelm GVW if used as the primary entrance/exit to the PFD/VaGC PUD as it was not built in accordance with resolution 534 condition #10. The existing VoGC has been plagued by speeding and ignoring stop signs along GVW and significant additional traffic entering from the north side will impact pedestrian safety. Although GVW is private, it does attract considerable external pedestrian use both for GVW and the connecting walking trails to and along Garrison Creek.

c. Considering the above, the primary entrance for PFD/VaGC should be from 6th Street, and as such:
   i. The entrance should not be narrowed and remain as wide as 6th and including south side sidewalk on Quail to at least the Creekside intersection;
   ii. Consideration should be given to widening Quail and/or adding sidewalks to at least Falcon in compliance with city standards;
   iii. Some mitigation should be required to discourage use of Falcon which enters into a gated sub-community (VoGC Phase X).
d. The narrow side streets and alleys within VoGC and proposed for VaGC have also caused issues. The proposal for no parking on one side of the street must be a requirement and should include no overnight parking to ensure emergency vehicle access.
e. The narrow alleys in VoGC preclude parking in most driveways and this is likely to become an issue in the PFD/VaGC development.
f. Item 14c Transportation in the SEPA Checklist states no parking will be eliminated, but an existing "overflow parking" area posted and utilized by VoGC will be eliminated. While it is their prerogative to do this, the statement is inaccurate (as are several other SEPA statements).
g. The covenants state (Article 4.3d), "Homes will have a garage for not less than two automobiles... [and] each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot". However, the covenants also state (Article 4.2 and elsewhere), "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto". The Trip Generation Report states, "All internal streets are narrower than is typical in the city, and as such on-street parking will be allowed on only one side of the street". If the development is allowed to proceed with narrow streets, the provisions for garage, driveway, and street parking must not be subject to arbitrary revision by the Declarant.
h. The SEPA checklist 14d states, "All internal roads will be private and improved to match the street standards of prior PUD phases with one sidewalk/pedestrian route", and 14c states, "Sidewalks will be created to provide pedestrian access to recreational opportunities". It is unclear if the developer is bound by SEPA, but regardless the plat does not meet Resolution 534 #27 "showing a coordinated, all-weather surfaced walkway system throughout the entire planned development" and the pedestrian route other than GVW in VoGC (prior PUD) are the streets.

5. There are multiple concerns with the draft Covenants:
   a. The Covenants recognize they are subject to RCW 64.90 but there are multiple provisions not consistent with 64.90.
   b. To avoid confusion, the CIO/HOA should not be named "Villages of Garrison Creek Phase __".
   c. It is unclear whether one or two CIO/HOAs are being proposed.
   d. The scope of Declarant control is inordinate:
      i. Initial term (Article 2.2) in accordance with Article 12.8 allows a term of 35 years for potential Declarant control. A maximum of three to five years should be stated which is consistent with a build out referenced in Resolution 1996-534 #16.
      ii. Article 6.2 stating, "The Declarant, reserves the right to appoint all members of the ARC, and all replacements thereto, until 100% of the Lots have been sold and constructed, or until 10 years after the recording of the Declaration", is entirely inappropriate, unacceptable, and in conflict with RCW 64.90.415(2) all provisions and specifically (a), "Sixty days after conveyance of seventy-five percent of the units that may be created to unit owners".
      iii. Article 12.9 stating, "during the period of time prior to the Turnover Meeting, Declarant has right to amend Declaration, Bylaws and Articles of Incorporation without notice to or approval by any Members", is dictatorial and provides no protection to homeowners buying under the covenants.

The existing Villages of Garrison Creek was under declarant control from inception until 2018 with the exit negotiated with 2018_07974 de-annexation of the PFD property and 2018_07741 waiver of

declarant rights. The twenty year binding to declarant control at many times created gridlock and tensions within the community which are still being resolved. It is imperative the new CIO/HOAs established with the proposed PUD be established with a finite term (three to five years), appropriate declarant authorities, and an accurate number of units not inflated beyond what municipal code should enforce such that 75% and other provisions of 65.90.415(2) are reasonably met.

e. Article 2.2c and similar provisions allowing annexation should be stricken as there are no additional parcels in the vicinity of the proposed development which should not be subject to approval of an association.
f. Article 4.2c stating, "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto", grants too much arbitrary authority to change standards homeowners might expect. Reference 4.g above as an example, but any provision not legally binding including the SEPA checklist, Trip Generation Report, or other documents submitted for city and community review have a presumed variance at the discretion of the Declarant.

6. I am not an engineer capable of fully assessing the Drainage and Geotechnical Reports, however:
   a. There is limited drainage indicated only by Lot 32 and Lot 50.
   b. The Geotechnical Report states (p3), "the site generally slopes down to the west with an approximate total relief of 25 feet". There must be assurances that drainage on the west side, especially to protect adjacent properties, must be adequate.
   c. Likewise, drainage should not occur to the south of GVW and the PUD, but the Drainage Report (p6) indicates three occurrences where this may be occurring.
   d. As a homeowner across from what will be Lot 22 of VaGC, I was forced to re-grade my yard on the north and east side due water accumulation in my crawl space. Other VoGC homeowners have had issues with drainage as the water table across this area is relatively close to the surface as shown in the Geotechnical Report.

In general, I feel it is a positive to develop additional moderate income housing in College Place. While the application appears complete, it leaves significant inconsistencies and issues which either merit correction and resubmission or approval of the City Council. In summary, the major issues I see are:

1. Development must be renamed to not cause confusion with existing VoGC;
2. Current city codes must be followed and/or stricter enforcement of 1996-534 must occur;
3. Housing density is excessive beyond both current codes and previous proposals for these lots;
4. Traffic (GVW, primary access to PUD, internal roads, and pedestrian safety) must be addressed;
5. Draft covenants require clarification and reduction of Declarant authority;
6. Drainage must be reviewed.

It has been a challenge to research this in a compressed time at this time of year. Please let me know if you have any questions or concerns on the information I have presented.

Regards,

Kurt Carlson, Lot 32 Phase II Villages of Garrison Creek
921 SE LARKSPUR PL
College Place, WA 99324
509-732-4814
carlsonkurta@gail.com

City of Walla Walla

January 14, 2022

Jon Rickard
Community Development Director
City of College Place

Subject: Villages of Garrison Creek, Phases XII and XIII
City of Walla Walla Comments

Dear Jon:

The City of Walla Walla appreciates the opportunity to provide comments for Phases XII and XIII of the Villages at Garrison Creek (VGC) PUD. Our primary concern with additional growth in this area is safety and operation of the Myra Road/Garrison Village Way intersection (for all modes of travel).

To our knowledge, the last formal traffic impact analysis (TIA) for the VGC was completed 18 years ago (2004). Updated counts were collected in 2011 as part of the nearby Myra Road/The Dalles Military Road improvement project, and while a quick "back of the napkin" capacity check was done by the City of Walla Walla's consulting traffic engineer at that time, no formal update has been completed since the 2004 TIA. There have also been numerous changes since 2004 that support the need for an update including:

- Continued growth within VGC - Several additional phases have been completed since 2004. It is not clear whether the development phases discussed in the 2004 TIA are still accurate, and if not, what the resulting traffic implications would be. The TIA analyzed traffic through Phase XI. Much (if not all) of Phase XI remains undeveloped. However, the current proposal is for development of Phases XII and XIII.
- The extension of Myra Road north to US 12 was completed in 2008, providing a connection between US 12 and SR 125 to the south, and significantly increasing traffic through the Myra corridor.
- The nearby intersection of Myra Road and The Dalles Military Road was lowered, widened, and reconfigured to accommodate increased traffic demands.
- Numerous residents of the Villages at Garrison Greek have expressed bicycle and pedestrian safety concerns to both Walla Walla and College Place, over the lack of safe opportunities to cross Myra Road (see attached comment letters/emails).

Given the considerable lapse of time since the last analysis, updated traffic count and analysis will serve the public's safety interest and allow staff to more accurately assess current impacts. Such analysis should go beyond vehicle safety, and take into consideration bicycles and pedestrians, which are both growing transportation modes.

Past cost estimates to improve the intersection range from $250,000 for pedestrian crossing improvements up to $2.5M for signalization and widening. With the demand for these enhancements largely driven by traffic/development within VGC, we respectfully request an updated TIA and proportionality analysis be prepared and submitted for review. We would be happy to share any available information with you to assist with the TIA update. Thank you for your consideration.

Respectfully,

Neal Chavre, P.E.
City Engineer

CC.
Preston Frederickson, Development Services Director
Ki Bealey, Public Works Director
Nabiel Shawa, City Manager

Ki Bealey

Subject: FW: Citizen Complaint - re: Myra & Garrison

From: Rikki Gwinn
Sent: Tuesday, June 13, 2017 11:28 AM
To: Neal Chavre <nchavre@wallawallawa.gov>
Cc: Byron Olson <BOlson@wallawallawa.gov>; Ki Bealey <kbealey@wallawallawa.gov>
Subject: Citizen Complaint - re: Myra & Garrison

Hello,

This morning a citizen visited our office and wanted to lodge a complaint regarding the intersection of Myra and Garrison Village Way. He asserts that it should be more controlled. He said that he has contacted the police multiple times regarding his concerns and alleges he has almost been hit while crossing various points of the intersection.

I looked on the GIS map and it appears this is right on the City limit line. And from what I can find, it does not look as though there are any plans to add any sort of controls or crosswalks to this particular area. If you think this would be better addressed by the City of College Place, please let me know and I will help put the citizen in contact with someone in their Public Works.

The citizen is named Jonathan Heinrich and can be reached at 509-240-2476. I would be happy to follow up with him if you have any direction as to how we typically lodge these complaints/requests. Or if you would rather speak with him directly, that would be great, too.

Thank you,
Rikki

Rikki Gwinn
Administrative Support Coordinator
Support Services
Main: (509) 527-4540
Direct: (509) 524-4351
Fax: (509) 527-7966

* * * * * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.
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Ki Bealey

Subject: FW: Crosswalk on Myra Road

-----Original Message-----
From: jon [mailto:jensenjon@hotmail.com]
Sent: Saturday, October 28, 2017 8:15 PM
To: PW Info <PublicWorksInfo@wallawallawa.gov>
Subject: Crosswalk on Myra Road

Hello,
I'm writing to ask the City of Walla Walla to consider putting a crosswalk across Myra Road at its intersection with Garrison Village Way. I suspect that the City of College Place might also need to be involved in such a project, and I am writing a similar letter to them.

Here's what has led me to ask for this consideration. My wife and I have lived in the Villages of Garrison Creek since 2004, about two blocks from Myra Road. We use Myra constantly, so we have seen the changes in pedestrian and vehicle traffic at Myra and Garrison Village Way (GVW).

First, let me say thank you for the renovation of the Myra Road-Dalles Military Road intersection. The changes made there have improved the functionality of that intersection immensely, which seems to have led to an increase in traffic volume on Myra. And that is a part of my concern.

I have noticed a steadily increasing flow of pedestrians to and from GVW across Myra. Both Fort Walla Walla Park and the bus stop are drawing people, and in what seem to be steadily growing numbers. Part of the increase in pedestrian traffic is likely because houses have been steadily built on the east end of the Villages. Watching people walking their dogs across Myra Road each morning and evening provides a good example of the problem I worry about, as drivers going to and from work often don't see pedestrians (or dogs), in part because there is no street light directly at the intersection with GVW.

But residents of College Place have also discovered GVW is a convenient way to get to Myra Road, Fort Walla Walla Park, and the skate park within Fort Walla Walla Park. Although the Villages governing board has tried to discourage that use by people who don't live in the Villages, convenience is convenience, and I don't see that traffic diminishing in the future. And development of the former Blue Mountain Mall site is likely to increase pedestrian traffic along and across Myra.

I don't know what criteria there are for determining the appropriateness of a marked crosswalk, but I would be glad to provide whatever help I can in investigating this issue. If I could put in a crosswalk tomorrow, I'd put it on the north side of GVW. That would get people to the bus stop without crossing the wide entrance/exit at Fort Walla Walla Park but would still allow pedestrians easy access to the park.

For the record, I'm not part of the governance of the Villages. But I have heard many of my neighbors talk about their increasing concern about crossing Myra Road on foot. Many of them would like a traffic light at GVW and Myra, but that's a discussion for another time.

Thank you for your time and consideration.

Jon Jensen
712 SE Heron Dr.
College Place, WA 99324-2604

Recv'd 8/30/19
cp

August 25, 2019

Walla Walla City Council
15 North 3rd Avenue
Walla Walla, WA 99362

Re: Traffic control

To whom it may concern:

I recently had a conversation with Officer Kelly regarding traffic on Myra Road, specifically from Dalles Military Road, north to The Home Depot, and more specifically the section of road between Garrison Village Way and the entrance to Fort Walla Walla Park.

When my husband and I moved to College Place 5 years ago, it was fairly easy to cross on foot from Garrison Village Way into Fort Walla Walla Park. The speed limit was then, and remains at 35 miles per hour. There were often times when there was no traffic going either way, and we could walk across safely without long waits

Now we notice a huge increase in large commercial truck traffic, often driving side by side in two lanes; there are many more cars using the road as well, and it appears that many of them are traveling over the speed limit. In fact, as I drive on that road at 35 mph, I'm frequently being passed by vehicles going faster than the speed limit.

The combination of increased vehicular traffic, and drivers exceeding the speed limit has created a dangerous pedestrian crossing. Pedestrians include people in wheelchairs and scooters from Regency Rehab and/or the VA grounds, residents of The Villages at Garrison Creek, and College Place. They include parents and children and youth on bicycles, and residents enjoying the Planet Walk and Fort Walla Walla Park.

I would like to suggest a fairly low tech, and I assume a reasonably inexpensive solution to this problem, and that is to install a pedestrian crossing like the one on East Isaacs, where the street crosses through Whitman College campus. When pedestrians cross over, there is a highly visible flashing yellow light. Unless there is someone in the walkway, there is no interruption of traffic; it is only on demand.

Officer Kelly and I discussed this problem, and he explained to me that right now there is no traffic division in the Walla Walla Police Department, so no patrol or enforcement of speeding. He agreed with me that there is an issue with speeding on Myra Road, and that there is a clear risk of people being injured or killed while crossing at this location. Officer Kelly did tell me that Myra Road is the dividing line between Walla Walla and College Place, but it is checked on by both city police departments. Since I am a resident of College Place, I cannot appear before the Walla Walla City Council, and he agreed that It might be helpful to send a letter to the Council in hopes that it might bring the subject before them for consideration.

Sincerely,

Barbara G Collins
1081 SE Creekside Drive
College Place, WA 99324

Barbara G Collins

Recd 7/14/2020

City of Walla Walla
55 E Moore St.
Walla Walla WA. 99362
Dept. of Public Works

Dear Mr. Bealey:

This letter is in support of a street crossing for pedestrians to be installed at the entrance of Garrison Village Way, and Fort Walla Walla, from Myra Road in Walla Walla. Increased crossings by pedestrians and cyclists on this four-lane road prompts the proactive installation of a crossing before a resident is injured or killed.

In the more than twenty years since Myra Road, also known as state route 125, has been widened to four lanes, the traffic load has risen exponentially. The addition of Garrison Creek Villages, a community of 240 homes, Regency Care Facility, the homes of the Walla Walla Housing Authority,Home Depot and the Walla Walla Town Center mall, along with other small businesses, has brought an increase in consumer and trucking traffic. Currently, there is a combo residential/office complex in the process of being built at the corner of Whitman Street and Myra Road, bringing additional one hundred residents along with professional offices to these streets. In addition, this road serves as a truck route into Oregon, producing a tremendous load of semi-trucks constantly using this byway. This is not surprising as the road was designed for this, diverting trucking traffic from 9th Ave., away from town.

Currently, the posted speed limit for Myra road is 35 MPH. I would be confident to say this is rarely maintained by either motorist or truckers. After turning from Dallas Military Road onto Myra, the road goes down a moderate hill in which vehicles quickly gain and exceed speed limits. Coming from the north direction, Whitman street, although flat, cars easily exceed speed

limits. At night, residents often hear street racing occur. Vehicles and trucks drive on this route as if it is a highway, and not arterial road.

On the East side of Myra Road sits the Fort of Walla Walla. This multi- purpose property is set on 179 acres. Hiking trails, planet walk, dog park, skate park, frisbee golf course, picnic grounds, outdoor amphitheater, model plane airport, model car race track, nature areas, museum, war memorials, BMX bike track, children's play equipment, historic veterans graveyard, outdoor shelter and restrooms make up this highly used treasure. It draws animal and bird lovers, coming to see the deer, fox, and rabbits. Bird watchers with binoculars comb the trails. It attracts residents and visitors of all ages and interests. It is the communities chosen location for sledding when the snow falls. One can engage in a multitude of activities. The grounds are well-kept, safe, restrooms clean. It is easy to visualize the great quantities of people using these Fort grounds.

The immense health benefits of being out of doors are well known. In addition to the benefits of exercise, there is an increase of positive mental health. One look on the faces of those outdoors will confirm this. The Fort offers opportunities for all these. The recent COVID-19 pandemic has raised the need for available, safe outdoor spaces. The adverse effects of this health crisis can be somewhat alleviated by participating in outdoor activities. All of us need this uplifting action.

Directly opposite the entrance to the Fort of Walla Walla, across Myra Road, is the entrance to the Villages of Garrison Creek, and the Regency Care Center. The beautiful streets of VGC are often filled with walkers, cyclists, and skate boarders on their way across Myra Road to the Fort. In addition to the residents who live at VGC, the streets are used as a through fare to gain entrance to the Fort. They must all cross the four lanes of Myra Road. As previously stated, this is a busy, fast moving road. Residents of all ages cross these lanes. I have seen many take chances I would not take, and others wait an excessive length of time. I have had cars stop for me in one lane, when the car in the next lane does not see me. In absence of a designated crossing many residents cross in multiply locations.

It is important for the City to recognize the abundance of pedestrians and cyclists crossing on this busy road, without a designated crossing. The amount of non-motorized traffic crossing the road to access the Fort of Walla Walla far exceeds any of the same at the lighted

crosswalk on Popular St, or the lighted crosswalk at the other end of Myra Rd. In the best interests for both the City of Walla Walla and the residents, it is important to take a proactive view of this situation and not wait until someone is injured or killed crossing the road. In responses to previous requests of the same nature, Walla Walla City has suggested contacting the City of College Place. It is my understanding that the City of Walla Walla owns and is responsible for the sidewalks on both sides and the entire road. Suggesting this would be the accountability of College Place, is an incorrect proposition.

I submit to you, the request to install a painted crosswalk with a flashing light that is activated by the user at the time of crossing. These same flashing lights are currently installed at several locations around town, and have been extremely affective at notifying motorists of pedestrian traffic. In addition, they are solar powered and cost effective. This is a proactive solution to what will surely be the cause of injury or death at this location in the future.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

Denise Bartlow

Denise Bartlow

1056 S.E. Garrison Village Way

College Place, WA 99362

denise@bartlows.net

JAMES P. RIZER, Ph.D.
673 Whimbrel Loop
College Place, WA 99324
Telephone: (509) 526-5126
email: jimrizer22@outlook.com; jimrizer22@gmail.com

Neal Chavre
City Engineer
City of Walla Walla
55 E. Moore St.
Walla Walla
WA 99362
USA

6 October 2020

Dear Sir,

This letter is a follow up to your letter to Barbara Collins (6 December 2019) regarding the intersection of Garrison Village Way and Myra Road. We understand your concerns regarding the priority to improve safety for an improved crossing Myra Road. However, we would like to again state that there is some urgency to improve the intersection. There are more residents (approximately 500 between Larch and Myra) in the Villages of Garrison Creek and there is increased foot/bike traffic (by non-residents of the Villages) accessing the crossing to Fort Walla Walla and the (bike/foot) path leading into Walla Walla. Combined with increasing speeds on Myra (often well above 35 mph), we believe that a second review may be warranted. There are times when the passage is open but there are also periods of heavier traffic (e.g., "rush hours") that makes crossing Myra quite difficult. The approximate 500 population include kids and retirees.

We understand that College Place has other priorities but we suggest that we work together to determine how best to proceed on this issue because it is not a question of if an accident will occur but rather when a tragedy my happen. For people using the bus stop on Myra in front of Fort Walla Walla are also affected by the absence of s a safe crossing. Consider the number of controlled crossings on College Avenue at much slower speeds and less traffic than those on Myra.

Please advise if there are measures/activities that we could undertake to facilitate a safer crossing on Myra. To our knowledge, we are not aware of any recent traffic or speed counts on Myra. We can only state that it appears that traffic has increased along with speeds on Myra. Thanking you in anticipation.

Sincerely,

James P. Rizer

cc. Dick Cook, President Villages of Garrison Creek

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which

Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

2. Reciprocal Easement and Pedestrian Access. In September, 2018, PFD entered into a Reciprocal Easement with the MPMA under which each party granted the other an easement for pedestrian use of walking trails and common area located on each party's respective property. The preliminary plat fails to show this easement over PFD's property and includes no walking trails or common area. Again, the Code would seem to require that these easements be shown on the preliminary plat map.

3. Inadequate Provisions in the Interest of Public Health, Safety and Welfare. As submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

4. Land Use Standards. The property is subject to Land Use Standards as agreed between the MPMA and PFD. The draft CC&Rs submitted with the application do not reflect the agreed upon Land Use Standards.

5. Access Over Private Roads. PFD is proposing access over private roads belonging to the MPMA, but does not have an easement over

those roads, nor has PFD requested use of those roads. Specifically, the preliminary plat reflects access over Falcon and Creekside, plus the alley off Garrison Village Way at the northwest quadrant of the Gazebo Circle.

6. Project Name. We are concerned that the name of the project and proposed owners' association is too close to the name of the MPMA and will cause confusion for buyers and others dealing with either. We would like to see PFD select a name that provides more differentiation.

7. Pending Litigation. The MPMA has been sued by a member alleging in part that the removal of PFD's property from the MPMA in 2018 was improper. As a remedy, the Plaintiffs have asked the Court to void the amendment that removed PFD's property from the MPMA. This creates a question of what the proper governance of this property will be in the future. Therefore, we believe it is premature to plat this property until the litigation has been resolved.

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE 1-17-2022 SIGNATURE Susan S. Clardy
NAME Susan S. Clardy

ADDRESS 837 S.E. Covey Court, College Place, WA 99324

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Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

Add us to your address book

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: IY

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	Linda Coffelt	Linda Coffelt	669 SE Whimbrel Loop College Place, WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE 1-16-22 SIGNATURE Jaxon Collens

NAME

ADDRESS 1026 Garrison Village Way College Place 99324

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Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

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mailchimp

January 6, 2022

To: Jon Rickard, City of College Place Community Development Director

Thank you for your efforts, past and present, to assure quality growth and development in our community.

I am writing to comment on the November 18, 2021 application for approval of a plan to develop approximately 15 acres of vacant land within the planned unit development (PUD) known as The Villages of Garrison Creek (VGC). This property adjoins property owned by my wife and I which is situated on SE Crestlane Drive.

There seems to be some confusion regarding whether or not the proposed development will be part of the approved PUD. I was not aware this property had ever been removed from the PUD. Maybe you can clarify this. But, regardless of the land's status, the fact is that the type development which will occur on this land is of concern to all surrounding property owners.

My initial concerns have to do with the proposed density and lack of green space as was represented prior to the initial approval of the 95 acre PUD. In particular, I am disturbed by the proposal to allow the originally planned central park/green space to be converted to building lots.

In general, I would encourage all parties involved in the decision making process to adhere to the already approved concepts/vision for this PUD - a community of high quality, architecturally pleasing homes laid out with adequate green spaces to assure an aesthetically pleasing neighborhood once completed.

Caution should be taken to assure that the desire to maximize profits and/or tax revenues to the city are not allowed to result in the approval of a high density development that compromises or abandons the aesthetic vision previously approved by the city and established in the neighborhood.

For many, their home is their single largest financial asset. Thus, anything that affects its value is, understandably, a 'big deal' to them. Please don't allow compromises in density or green spaces to ruin home values in what has proven to be an outstanding and highly desirable community.

Mr. Botimer has an outstanding track record for building architecturally attractive homes in an aesthetically pleasing manner. Care should be taken to assure this vision is continued - particularly if a different contractor (with an inferior vision) becomes involved.

Also, please be aware that there is a recorded view easement attached to the PFD property as it relates to our home at 1046 SE Crestlane.

Respectfully,

Don Coleman

January 9, 2022

To: Jon Rickard, City of College Place Community Development Director

This is a follow up to the January 6 letter I sent to you.

Based on recent conversations I have had with Mr. Botimer it seems the information posted regarding the application for the development of approximately 15 acres of vacant land within The Villages of Garrison Creek PUD is not accurate - in several important areas.

1. The proposed plat includes two lots (57 & 58) which I am told by Mr. Botimer should not be there. That (roughly) circular area is to be developed as green space.

2. No walking trails are shown on the proposed plat. Mr. Botimer says there is, in fact, a walking trail planned in the development.

3. According to Mr. Botimer the conditions outlined in the posted CCRs do not at all reflect the actual CCRs intended for the community.

4. According to the (January 3rd) email you sent to Lisa Harvey the note on the preliminary plat survey mentioning Bella Tierra (Hayden Homes) as the developer was an error on JUB's part.

As you might imagine, the (mis)information presented has caused considerable (unnecessary?) angst amongst the surrounding property owners.

The city planners, as well as the public, deserve that accurate information be available for all to review before a hearing is scheduled. I understand that there is to be only one public comment period scheduled for this proposed development. Thus, it is crucial that accurate information be disseminated prior to the hearing.

Would you be willing to contact the developer to update the submissions and assure that all information being provided to the public is accurate?

Please let me know once you are reasonably certain that the posted information corrects the errors outlined above - and that you believe provides an accurate representation of the developer's actual intentions.

Thanks!

Respectfully,

Don Coleman
1046 SE Crestlane Drive
College Place

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JAN 18 2022
BY:

6. Project Name. We are concerned that the name of the project and proposed owners' association is too close to the name of the MPMA and will cause confusion for buyers and others dealing with either. We would like to see PFD select a name that provides more differentiation.

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Richard Mcook	Richard M. Cook	627 Whimbrel Loop CP

W. Rickard..
Re: attachment
I am also very concerned about the drainage / storm water retention system and the restrictions limiting the heavy equipment entrance to 6th street.

Respectfully & thank you

Dick Cook 627 Whimbrel Loop, CP.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

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In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

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Additional areas for consideration on the PFD 14 acre proposed development...

1). Adequate storm water remediation.....

While it is illegal to use a neighbors contiguous property for a place to direct stormwater runoff, we need to be proactive to insure that the **Drainage Report** as presented will function properly, and not leave MPMA properties with a problem to deal with after the fact. When nature's ability to absorb large quantities of rain and snow accumulation on an undeveloped area, similar to the 14 acres in the development proposal: That ability is greatly impaired when that space is covered with houses, streets, and asphalt parking. Many developers choose the cost saving that they enjoy by building a PUD type development with **privately** owned roads and infrastructure.....

These developments are allowed to be built with less stringent road structure not requiring curbs, gutters and storm water disposal into a city system,...This is what we currently have and works if properly designed with adequate catch basins berms and swirls....This approved type of developments is not an unusual approach, in as much as the design requirement for streets and infrastructure, in order for a city to acquire them upon competition of a development, is much more costly, and hence adds to the price point for home punchers....

It is true that in general local elevations, run to the west, i.e. 1205 ft. at the City County Airport to around 300 ft. at Wallula...However to eyeball subject property it may also drain to the south...Should that be the case and the fact that this area has springs and a high water table, this would also merit exploration....

Taking these areas into consideration, is there a way to ensure that the final Developer/Builder has some liability in the event a problem surfaces at a later date?

2). Restrictions on use of GVW for construction equipment...

Another area that is a must to address is the use of GVW for heavy equipment, during the construction period... The structural requirement of a road to meet the specs for a private development, are far less stringent than that of city owned arterials, and stand the possibility of damage when subjected to repetitive use by large heavy construction equipment. The gigantic earth movers, and EUCS, for scouring and leveling land, plus 10 to 20 ton dump trucks, could ultimately damage the asphalt, thereby necessitating costly repair... Daryl Schreiner

John C. Cress • 1097 SE Crestlane Drive • College Place, Washington • 99324
cressjc@icloud.com • 509.301.2198

RECEIVED
JAN 18 2022
BY: ....

January 18, 2022

Jon Rickard, Community Development Director
625 S College Avenue
College Place, WA 99324

RE: Planning Application for Parcel Numbers: 350736130021 and 350736130020

Dear Mr. Rickard:

On Wednesday evening of last week a group of some 20 leaders from throughout The Villages of Garrison Creek (VGC) met to discuss this application and its possible impact on our HOA and community. Other concerns may arise as we move forward in our understanding of this application, but there is consensus among the representative group of homeowners and leaders on, but not limited to, the following points:

DEVELOPMENT IS WELCOMED: We believe that building single-family homes in the designated fourteen plus acres within the PUD is in the interest of the City of College Place, the homeowners in VGV, and our community at large and is consistent with the original vision for the PUD. Moreover, we have anticipated an application at some point by Phase Five Development (PFD), the owner of the open parcel of land, to complete this build out of the neighborhood. We are proud of the City of College Place and wish to support its leaders and the Department of Community Development in assuring that all relevant codes and agreements pertaining to the city, the VGC, and developers are followed in the best interest of our citizens and community.

THE AGREEMENT BETWEEN VGC AND PFD MUST BE FOLLOWED CAREFULLY AND EXECUTED FULLY: That agreement that permitted the exit of these parcels from the Master Property Management Association (MPMA) for the Villages of Garrison Creek was carefully crafted and negotiated in good faith by both parties in response to PFD's request to leave the HOA and develop the property as an independent plat within the PUD. The agreement called for homeowner assessments in the new development for upkeep of streets and other common areas and reciprocity in the use of walking trails and other common areas in both developments. Until the submission of PFD's recent application, the plan for that property has consistently been for the allocation of space, per relevant codes for such a development, of green spaces and walking trails similar to those that exist now throughout the rest of VGC. The agreement was signed by both parties and legally recorded. It was most distressing, then, for VGC homeowners to see, in the planning application, that the agreed-upon trails and green spaces were either missing entirely or greatly reduced in size over previous plans, including in the recorded agreement.

DENSITY OF LOTS/HOUSES AND MISSING TRAILS AND OPEN SPACES: PFD has talked about and submitted as part of it's exit agreement with VGC a plan build single-family houses on 56 individual lots. This is the same number of lots referenced in The Geotechnical Site Investigation Report that was submitted in PFD's recent application. The plat map illustration and application submitted, however, show a request to built a 72-lot/house development. It is not hard to see that there is not enough room in the plan for 72 lots to provide the required and agreed upon green spaces and walking trails. Sadly, in this confusing application and related documents submitted, the trails and green spaces originally envisioned and chartered have been scrapped. This is unacceptable to neighboring HOA members. Chapter 14.90.040 Section I states that "All proposed new subdivisions (ten or more lots) shall include provisions for at least 1,000 square feed

of designated park and open space area per dwelling unit. Streets and associated median or planter strips, sidewalks, bike lanes, stormwater facilities, or area required for the provision of utilities shall not be considered as park or open space, unless specifically authorized in this chapter." This application appears to not be in compliance with this part of the code. At best, the application is contradictory and begs the question as to which set of codes and rules will ultimately apply.

UNREALISTIC AND UNSPECIFIED ASSUMPTIONS IN PROPOSED EASEMENTS: This application's plat map inadequately shows certain easements and assumes that these will be approved. The assembled homeowners this week expressed unanimous concern that the proposed west end of Falcon Drive envisions connection with the existing spur of Falcon Drive that belongs to VGC and is part of a gated community, the Hawk Hill Association, often referred to as VGC Phase X. This undermines the entire notion and benefit of the gated Hawk Hill community whose gates expressly exist to limit traffic flow. The application envisions violating this feature and has not been discussed by the applicant(s) with the VGC or Hawk Hill leadership. It is highly problematic as are, potentially, other easements envisioned in this application.

AMBIGUITY AS TO WHO THE ACTUAL OWNER/DEVELOPER IS OR WILL BE: The application lists PFD as the developer and was signed by Doug Botimer. The plat map lists Bella Tierra, with an address in Hayden, Idaho as the "Owner/Developer". Curious VGC homeowners were told by City of College Place Community Development staff that the listing of Bella Tierra was a mistake. Upon further digging, however, it appears that indeed a sale of the property by PFD to Bella Tierra is anticipated and may even now be in the works. When further questions were asked of involved parties, homeowners were told that a non-disclosure agreement prevented answering the inquiry into who the owner/developer is and will actually be. We affirm the right of PFD to transfer its property, if that is what is envisioned, in a manner consistent with the law and all applicable agreements. We further believe that a qualified builder/developer other than PFD, following all relevant codes as well as the terms of the recorded agreement between the HOA and Phase Five Development LLC (the developer) can make a significant and responsible contribution toward addressing our area's shortage of well-constructed, mid-priced homes for sale. We simply would like to know who we are dealing with, as neighbors and members of an adjacent HOA within the same PUD. The ambiguity and deflection of questions about ownership does not build trust among homeowners in the applicant nor confidence in a fair and open process. The municipal codes are intended to increase transparency and accountability not obfuscate dealings by developers. If a transfer is envisioned, the City of College Place must assure homeowners and the VGC that all provisions in the recorded agreement between PFD and the MPMA will be honored and enforced on any new owner/developer.

THE APPLICATION IS CONTRADICTORY AND INCOMPLETE: Given the homeowner concerns addressed above, as well as concerns about which rules and codes apply to the applicant and any who may purchase the property and rights to develop, but not limited to those, it appears that this application has been prematurely declared "complete" and ready to move to the next stage of a public hearing.

A POSTPONEMENT OF THE SCHEDULED PUBLIC HEARING IS IN THE BEST INTEREST OF ALL PARTIES until all concerns have been adequately addressed by the City of College Place with VGC leaders and concerned homeowners.

Thank you for your leadership and appropriate attention to these concerns.

Best regards,

John C. Cress

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22		GREG CUFF	980 SE CREEKSIDE DR.

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DATE 17 Jan 22 SIGNATURE Charles W. Curtis NAME Charles W. Curtis ADDRESS 759 SE Goldenrod Dr.

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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	[signature]	Tanner Dahl	975 SE Creekside Dr

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 3, 2022

Jonathan Rickard
Community Development Director
City of College Place
625 S College Ave
College Place, WA 99324

In future correspondence please refer to:
Project Tracking Code: 2022-01-00016
Property: City of College Place_Villages at Garrison Creek PUD Phase XII & XIII
Re: Survey Requested

Dear Jonathan Rickard:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. The project area is also within 0.5 miles of the Fort Walla Walla Historic District. If any archaeological sites are present within the project area, ground disturbance may damage or destroy them. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any

communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,



Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	[signature]	H LANCE DAVIS	910 SE CREEKSIDE 99324

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Carol A. Davis	CAROL DAVIS	747 NUTHATCH DR COLLEGE PLACE, WA 99324

Jon Rickard, College Place Community Development Director
625 S COLLEGE AVE
College Place, WA 99324

RECEIVED
JAN 18 2022
BY: W

This letter is comment on the proposed development of land north of Garrison Village Way by Phase Five Development (PFD). There are a large number of inconsistencies and concerns with this development as proposed:

1. The two parcels consisting of 14.69 acres were de-annexed from the Villages of Garrison Creek (VoGC) as noted in 2018-07974. To avoid confusion with the existing Home Owners Association, the development should choose a name different from the Villages at Garrison Creek (VaGC).
2. The submitted documents imply this development is grandfathered under the PUD established under Resolution 534 from 1996, but the development should be bound by current codes of College Place both due passage of 25 years and multiple failures to meet conditions of 534:
   a. #10: [Garrison] Village Way was not constructed with sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes.
   b. #16: Subsequent phases "yearly and consisting of approximately 20 units" was clearly not accomplished over the 25 years of this PUD
   c. #27: The "plan showing a coordinated, all-weather surface walkway system throughout the entire planned development" was either not submitted or has changed with this development and cannot be determined in review of the preliminary plat.

   Other items of the 534, especially #19 and #20 (to be discussed later), are of concern. While retaining a PUD as Single Family Residential (SFR) remains appropriate, all current codes should be followed.

3. The number of units (72 on 14.69 acres) is extremely dense and there are inconsistencies in the supporting documents and with existing municipal code:
   a. The Geotechnical Report states "56 individual lots" p1 and shows 56 lots in Appendix I Site Exploration Map (Figure 2).
   b. The rendering on the College Place application page is dated in general, but shows 60 lots in the proposed development and the draft covenants state 67 lots (Article 2.2).
   c. College Place Municipal Code 14.60.030 shows minimum lot size of 6000sf, fully half of the proposed lots are beneath this minimum. A new preliminary plat should be submitted and available for review and all documents be made consistent with the intended development. As stated above, failures to abide by resolution 534 should preclude accepting development under 1996 codes or at a minimum abide by condition #19 and subject to approval by the City Council.
   d. College Place Municipal Code 14.90.040.I.1 requires at least 1000sf designated park or open space per dwelling unit which is not met by the preliminary plat. For aesthetics, safety (walk ways and street width), and drainage this requirement should not be waived.

4. There are many concerns with traffic and parking not addressed with the Trip Generation Report and SEPA Checklist:

H LANCE DAVIS
910 SE Creekside
99324

509 200-6685

Jon Rickard, College Place Community Development Director
625 S COLLEGE AVE
College Place, WA 99324

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4. There are many concerns with traffic and parking not addressed with the Trip Generation Report and SEPA Checklist:
   a. PFD owns ½ of Garrison Village Way (GVW) from Pheasant to the gazebo. The western portion from the gazebo to Larch and the eastern portion from Pheasant to the clock tower are owned by VoGC (not PFD/VaGC) and are private roads. The clock tower to Myra is owned by College Place.
   b. Adding traffic from 56 to 72 additional units onto Garrison Village Way, including the existing private sections, will overwhelm GVW if used as the primary entrance/exit to the PFD/VaGC PUD as it was not built in accordance with resolution 534 condition #10. The existing VoGC has been plagued by speeding and ignoring stop signs along GVW and significant additional traffic entering from the north side will impact pedestrian safety. Although GVW is private, it does attract considerable external pedestrian use both for GVW and the connecting walking trails to and along Garrison Creek.

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c. Considering the above, the primary entrance for PFD/VaGC should be from 6th Street, and as such:
   i. The entrance should not be narrowed and remain as wide as 6th and including south side sidewalk on Quail to at least the Creekside intersection;
   ii. Consideration should be given to widening Quail and/or adding sidewalks to at least Falcon in compliance with city standards;
   iii. Some mitigation should be required to discourage use of Falcon which enters into a gated sub-community (VoGC Phase X).

d. The narrow side streets and alleys within VoGC and proposed for VaGC have also caused issues. The proposal for no parking on one side of the street must be a requirement and should include no overnight parking to ensure emergency vehicle access.

e. The narrow alleys in VoGC preclude parking in most driveways and this is likely to become an issue in the PFD/VaGC development.

f. Item 14c Transportation in the SEPA Checklist states no parking will be eliminated, but an existing "overflow parking" area posted and utilized by VoGC will be eliminated. While it is their prerogative to do this, the statement is inaccurate (as are several other SEPA statements).

g. The covenants state (Article 4.3d), "Homes will have a garage for not less than two automobiles... [and] each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot". However, the covenants also state (Article 4.2 and elsewhere), "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto". The Trip Generation Report states, "All internal streets are narrower than is typical in the city, and as such on-street parking will be allowed on only one side of the street". If the development is allowed to proceed with narrow streets, the provisions for garage, driveway, and street parking must not be subject to arbitrary revision by the Declarant.

h. The SEPA checklist 14d states, "All internal roads will be private and improved to match the street standards of prior PUD phases with one sidewalk/pedestrian route", and 14c states, "Sidewalks will be created to provide pedestrian access to recreational opportunities". It is unclear if the developer is bound by SEPA, but regardless the plat does not meet Resolution 534 #27 "showing a coordinated, all-weather surfaced walkway system throughout the entire planned development" and the pedestrian route other than GVW in VoGC (prior PUD) are the streets.

5. There are multiple concerns with the draft Covenants:
   a. The Covenants recognize they are subject to RCW 64.90 but there are multiple provisions not consistent with 64.90.
   b. To avoid confusion, the CIO/HOA should not be named "Villages of Garrison Creek Phase __".
   c. It is unclear whether one or two CIO/HOAs are being proposed.
   d. The scope of Declarant control is inordinate:
      i. Initial term (Article 2.2) in accordance with Article 12.8 allows a term of 35 years for potential Declarant control. A maximum of three to five years should be stated which is consistent with a build out referenced in Resolution 1996-534 #16.

ii. Article 6.2 stating, "The Declarant, reserves the right to appoint all members of the ARC, and all replacements thereto, until 100% of the Lots have been sold and constructed, or until 10 years after the recording of the Declaration", is entirely inappropriate, unacceptable, and in conflict with RCW 64.90.415(2) all provisions and specifically (a), "Sixty days after conveyance of seventy-five percent of the units that may be created to unit owners".

iii. Article 12.9 stating, "during the period of time prior to the Turnover Meeting, Declarant has right to amend Declaration, Bylaws and Articles of Incorporation without notice to or approval by any Members", is dictatorial and provides no protection to homeowners buying under the covenants.

The existing Villages of Garrison Creek was under declarant control from inception until 2018 with the exit negotiated with 2018_07974 de-annexation of the PFD property and 2018_07741 waiver of declarant rights. The twenty year binding to declarant control at many times created gridlock and tensions within the community which are still being resolved. It is imperative the new CIO/HOAs established with the proposed PUD be established with a finite term (three to five years), appropriate declarant authorities, and an accurate number of units not inflated beyond what municipal code should enforce such that 75% and other provisions of 65.90.415(2) are reasonably met.

e. Article 2.2c and similar provisions allowing annexation should be stricken as there are no additional parcels in the vicinity of the proposed development which should not be subject to approval of an association.

f. Article 4.2c stating, "All construction performed by or contracted for by Declarant, shall be presumed to have met these minimum requirements or have been granted a variance thereto", grants too much arbitrary authority to change standards homeowners might expect. Reference 4.g above as an example, but any provision not legally binding including the SEPA checklist, Trip Generation Report, or other documents submitted for city and community review have a presumed variance at the discretion of the Declarant.

6. I am not an engineer capable of fully assessing the Drainage and Geotechnical Reports, however:
   a. There is limited drainage indicated only by Lot 32 and Lot 50.
   b. The Geotechnical Report states (p3), "the site generally slopes down to the west with an approximate total relief of 25 feet". There must be assurances that drainage on the west side, especially to protect adjacent properties, must be adequate.
   c. Likewise, drainage should not occur to the south of GVW and the PUD, but the Drainage Report (p6) indicates three occurrences where this may be occurring.
   d. As a homeowner across from what will be Lot 22 of VaGC, I was forced to re-grade my yard on the north and east side due water accumulation in my crawl space. Other VoGC homeowners have had issues with drainage as the water table across this area is relatively close to the surface as shown in the Geotechnical Report.

In general, I feel it is a positive to develop additional moderate income housing in College Place. While the application appears complete, it leaves significant inconsistencies and issues which either merit correction and resubmission or approval of the City Council. In summary, the major issues I see are:

1. Development must be renamed to not cause confusion with existing VoGC;
2. Current city codes must be followed and/or stricter enforcement of 1996-534 must occur;
3. Housing density is excessive beyond both current codes and previous proposals for these lots;
4. Traffic (GVW, primary access to PUD, internal roads, and pedestrian safety) must be addressed;
5. Draft covenants require clarification and reduction of Declarant authority;
6. Drainage must be reviewed.

It has been a challenge to research this in a compressed time at this time of year. Please let me know if you have any questions or concerns on the information I have presented.

Regards,

Kurt Carlson, Lot 32 Phase II Villages of Garrison Creek
921 SE LARKSPUR PL
College Place, WA 99324
509-732-4814
carlsonkurta@gail.com

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

2. Reciprocal Easement and Pedestrian Access. In September, 2018, PFD entered into a Reciprocal Easement with the MPMA under which each party granted the other an easement for pedestrian use of walking trails and common area located on each party's respective property. The preliminary plat fails to show this easement over PFD's property and includes no walking trails or common area. Again, the Code would seem to require that these easements be shown on the preliminary plat map.

3. Inadequate Provisions in the Interest of Public Health, Safety and Welfare. As submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

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DATE 01/18/22 SIGNATURE [signature] NAME Mario Debgadillo ADDRESS 624 SE Whimbrel Loop College Place, WA 99324

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OF
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DATE 01-16-22 SIGNATURE _____ NAME Jeffrey Dickerson ADDRESS 615 SE Whimbrel Loop

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OF
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PARCELS 350738130021 AND 350736130020

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DATE 1-16-2022 SIGNATURE Madonna E. Doocy
NAME Madonna E. Doocy

ADDRESS 7006 S.E. Garrison Village way, College Place, Wa. 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

January 13, 2022

Jonathan Rickard
Planning Director
City of College Place
625 S College Ave
College Place, WA 99324

Re: Villages of Garrison Creek PUD Preliminary Plat - Phase XII & XIII
File: 2021.12.28

Dear Jonathan. Rickard:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the Villages of Garrison Creek PUD Preliminary Plat Phase XII & XIII project (Proponent: Phase Five Development LLC). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Huckleberry Palmer (509) 952-5442

Please keep in mind that during the construction activities associated with the Villages of Garrison Creek PUD Preliminary Plat - Phase XII & XIII project, some construction related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and demolition website has a more comprehensive list and a links to help identifying and designating your wastes. This can be found on line at: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

For more information and technical assistance, contact Huckleberry Palmer at (509) 952-5442 or via email at Huckleberry.Palmer@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

This project will require a Construction Stormwater General Permit.

For more information or technical assistance in obtaining a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 329-3442

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202106644)

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
1/17/2022	Jack L Edwards	Jack L Edwards	724 S.E. Swainson LN
1-17-2022	Charlene Edwards	CHARLENE EDWARDS	724 SE Swainson Ln

RECEIVED
JAN 18 2022
BY: KV

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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	Beverly J. Ellis	Beverly Ellis	758 SE Goldencye Dr. College Place, WA.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Edward Elmendorf	EDWARD ELMENDORF	630 SE WHIMBREL LOOP
1/16/22	Cheryl Elmendorf	CHERYL ELMENDORF	COLLEGE PLACE WA 99324

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DATE 17 Jan. 2022 SIGNATURE Thomas Emmerson NAME THOMAS [redacted] EMMERSON ADDRESS 940 SE CREEKSIDE CP WA 99324

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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RECEIVED
JAN 18 2022
BY: W

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Gloria Ensminger	GLORIA ENSMINGER	831 NE Larkspur Cir

RECEIVED
JAN 18 2022
BY:.....

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DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	Paul Espinosa	PAUL ESPINOSA	614 SE WHIMBREL LOOP

PHASE 5 DEVELOPMENT LLC

1/17/2022

RECEIVED
JAN 18 2022
BY: .....

Background

As a resident of The Villages of Garrison Creek, we are proud and appreciative of living in an attractive community and neighborhood. Our community has been voted as one of the most beautiful neighborhoods in the country,

Commitments

As members expressing concern and asking questions about the vacant parcels, we were assured that any future development would be subject to the same high-quality standards currently in place. This was based on discussions held in the past between Garrison Creek Master Property Management Association and the developer. This included enhanced beautiful pedestrian walking trails. paths wide enough to walk pets, attractive landscaping that would provide a serene environment.

Phase 5 Proposal

The application of Phase 5 Planning Application does not display those arrangements as agreed upon.

Concerns

As residents of this fine village, we feel strongly that our rights have been violated. Phase 5 Planning has not introduced any proposals to address our commitments.

Request

We request:

1. A stay of the Phase 5 Application.
2. A thorough investigation of the commitments made between the Master Property Management Board and the Developer.
3. Ensure a full disclosure of the results found.
4. Rule that all parties negotiate in good faith all of the issues cited.

Respectfully submitted,

Paul Espinosa

Paul Espinosa
614 SE Whimbrel Loop
College Place, WA 99324
(951) 445-1503

From:	Marie Evans
To:	Jon Rickard
Cc:	Marie Evans; lrobertevans@aol.com
Subject:	Application for new development
Date:	Monday, January 17, 2022 4:59:08 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mr. Rickard,
I am writing concerning the application submitted for the parcel of land adjacent to the Villages of Garrison Creek. While I am a Board Member with the Master Property Management Association, I am writing on behalf of myself and my husband, Larry Evans.

I have no objection to the property being improved with the building of single-family houses. However, cramming 72 houses on that property is not what that property calls for as it lies next to the planned community with open spaces, walking trails, and hundreds of trees.

My husband and I live on Creekside Drive on the north side of Garrison Village Way. The plat map shows that our road will be used as a main entrance to the new development. This is a major concern as this road is maintained by the MPMA as it is a private road. The property owner for the new development has no permission to use this road. I notice that this is also true for Falcon Road/Creekside Drive on the east side of the development.

I could name many things that are not good about the plat that was sent to us as THE plat for the application. Now we are hearing that this plat is not correct. The builder's name is a mistake, the lack of walking paths and common areas is a mistake, and maybe there are other mistakes. Is the city being asked to rule on an application filled with mistakes? Are the people who are next to the area supposed to just assume that all the mistakes will be corrected in a way that is acceptable to all? Does the application data really matter to College Place planning? It matters to us living here already.

You must know that Mr. Botimer, the current owner of the parcel in question, was the builder of The Villages of Garrison Creek and left our HOA under a signed agreement. Having him use what we consider OUR name for his new development is an insult. Changing it to The Villages AT Garrison Creek is a thinly veiled attempt at capitalizing on our established area.

I know the city cares about what is legal and complies with city ordinances. Well, do the narrow roads comply? Does the density without open space comply? Does the city have enough water supply and pressure to add 72 homes in one area? Is the city satisfied with the sewer lines that were jerry-rigged by Mr. Botimer years ago for our neighborhood?

College Place failed The Villages of Garrison Creek 25 years ago when they looked the other way while Mr. Botimer and Phase Five Development moved lot markers at will, used substandard asphalt for roads that must now be replaced, used untreated indoor wood for our creek bridges, and let our gazebo floor collapse because the city inspector didn't find the cheap sub-floor that was used. I know that things are different in the city now and I have to trust that you will look carefully at everything that is planned for this development. College Place does not need a reputation for supporting builders who like to cut corners.

Again, my husband and I are not against this area being built. We hope that this time it will

be done right. We hope that the officials at College Place Planning will protect the homeowners who already live here and make sure that any new development will be a source of pride to our neighborhood and College Place.

Marie and Larry Evans
630 Creekside Drive
College Place, Washington 99324
509-529-2040

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
17 Jan 2022	Kern Ewing	Kern Ewing	721 SE Swanson Lane
1-17-22	Sandra Ewing	Sandra Ewing	721 SE Swanson Ln, College Place

RECEIVED
JAN 18 2022
BY: .....

OBJECTION TO PLANNING APPLICATION
OF
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DATE 1/17/2021 SIGNATURE Erlys Fink NAME Erlys Fink ADDRESS 755 SE Quail Run
College Place, WA
99324

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
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BY: h

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01/18/2022		Julianne Fisher	679 SE Whimbrel Lp College Place 99324

RECEIVED
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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Greg Z	Conor Fish	716 Nuthatch Dr.

RECEIVED
JAN 18 2022
BY: .....

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1-16-22	Fred W Hair		653 SE whimbrel Loop

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE 1/17/2022 SIGNATURE Elizabeth Gaines
NAME Elizabeth Gaines

ADDRESS 851 SE Larkspur Place College Place WA 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

mailchimp

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
17 JAN 22		GALLEMORE	604 SE WHIMBREL LOOP
17 JAN 22		GALLEMORE	604 SE WHIMBREL LOOP

From: John Gisler
To: Norma Hernandez; Michael Rizzitiello; Jon Rickard
Subject: Proposed development of land adjacent to Villages Of Garrison Creek by Phase Five Development
Date: Friday, January 14, 2022 6:04:17 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear College Place Stewards,

This letter is to comment on the proposed development of land north of Garrison Village Way by Phase Five Development (PFD).

I support building additional homes in the identified location so please know I am on board with that objective.

I am among the 240 plus homeowners in Villages of Garrison Creek represented by the Master Property Management Association, Inc. (MPMA) and expect you to heavily weigh our concerns as presented by our MPMA. Our members own the narrow streets in the villages as well as the walking trails, storm water features and the amenities that unavoidably will be impacted by the Phase Five Development. The public input period is seriously limited and really needs to be extended to allow sufficient response time. The developer and the City of College Place have devoted several months to prepare and approve the application. The affected public is expected to digest and respond to the application in a very compressed timeframe??

Hopefully, you, as College Place stewards, will take the necessary steps to enable neighborhood cohesiveness among the existing 240 homeowners and the prospective new homeowners in the Phase Five Development by assuring the elements that create conflicts are mitigated beforehand. If you haven't already, please take a few minutes and observe the Villages of Garrison Creek to sense the impact of your actions.

Sincerely,

Dr. John Gisler
727 Nuthatch Drive
509-876-8059
College Place

RECEIVED
JAN 18 2022
BY: ....

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	John Gisler	John Gisler	727 Nuthatch Dr. CP
1/16/2022	Eric Gisler	Eric Gisler	727 Nuthatch Dr. CP
1/16/2022	Janice R. Gisler	Janice R Gisler	727 Nuthatch Dr CP

From: Ray Goff
To: Jon Rickard
Cc: lindao@wtechlink.us; Dick Cook; Marie Evans; Denise Bartlow
Subject: RE: OBJECTION TO PLANNING APPLICATION OF PHASE FIVE DEVELOPMENT LLC
Date: Sunday, January 16, 2022 2:03:56 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

January 16,2022

John Rickard, City of College Place

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OF PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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Ray and Diana Goff
960 SE Creekside Dr, College Place, WA 99324

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DATE 1/16/22 SIGNATURE Ray Goff Diana Goff NAME Ray Goff Diana Goff

ADDRESS 960 SE Creekside Dr, College Place, WA 99324

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JAN 13 2022
BY:

John Rickard, City of College Place

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DATE	SIGNATURE	NAME	ADDRESS
1-17-22		Allegra Duenger	788 SE Goldeneye
1-17-22			

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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	HGuldhammer	Henning Guldhammer	731 SE Swainson, GP

Supplementary to the comments above I would like to elaborate on **6th street access** the PFD property:

When I read the Trip Generation & Distribution Letter posted on the City website, it is clear the J-U-B engineers expect "60% of the trips will use SE Garrison Village Way" to go east to Myra Road. "The other 40%" is expected to exit on SE 6th Ave to Larch Street.

When I look at the Preliminary Plat map and see how the exit to 6th street narrows, it doesn't appear the developer is envisioning this to be the main entrance/exit point on the west end of the development.
It does appear the developer anticipates substantial access to the west part of the property from a continuation of Creekside from Garrison Village north to the intersection with Quail Run.

But the developer does not have an easement to use Creekside, nor an easement to create an exit/entrance to the west part of the alley curving around the properties facing the Gazebo roundabout.
The Trip Generation writers seem to have no awareness of the missing easements.

Relating to the issue of **open spaces**, it appears the developer is claiming the sidewalk on the north side of GVW from the Pheasant Run intersection to the Gazebo roundabout (which is improperly labeled "Clock Tower") as OPEN SPACE on the plat. Whether that is technically allowed, it seems disingenuous relative to the point of having open spaces in a development.

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

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DATE 1-16-22 SIGNATURE Cheryl Hair NAME Cheryl Hair ADDRESS 1653 S.E. Whimbrel Loop College Place

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DATE	SIGNATURE	NAME	ADDRESS
1-16-2022	Judy L Hall	Judy L. Hall	682 SE Whimbrel Loop
1-16-2022	Richard L Hall	Richard L Hall	682 SE Whimbrel Loop

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OF
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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1-16-2022	Judy Halstrom	Judy Halstrom	703 S.E. Pheasant Run College Place, WA 99324

1096 SE Garrison Village Way
College Place, WA. 99324
January 18, 2022

City of College Place
Community Development Department
625 S College Avenue
College Place, WA. 99324

RE: Objection to Determination of Complete Application issued 12/14/2021
Objection to SEPA threshold determination of non-significance
Phase Five Development, LLC, Application to subdivide
Tax Parcels 350738130021 & 350736130020

To whom it may concern,

I am writing to object to the issuance by of City of College Place of a Determination of Complete Application, as well as the city's SEPA threshold determination of non-significance, in relation to the 10/25/2021 Planning Application submitted by Phase Five Development, LLC, seeking approval to subdivide Tax Parcels 350738130021 & 350736130020 into 72 residential lots.

The Determination of Complete Application was issued in error by the city of College Place because there were numerous, material, minimum requirements which omitted by the Applicant, and overlooked by staff. As a result, the city must withdraw their Determination of Complete Application, and reset the clock. The Applicant must be required to address each and every of the following items, to the satisfaction of all parties, before the City may consider issuing a new Determination of Complete Application.

Omissions/Objections are as follows:

- The Determination of Complete Application was issued in error because, Applicant is not entitled to claim grandfathered status under the original PUD approved by City Resolution #534, because the PUD should have expired under the RCW (see attached Exhibit A).

- The Determination of Complete Application was issued in error because, the PUD should have expired, no later than December 31, 2016, under the terms of

approval. Resolution # 534, Exhibit A, Paragraph 16 of the Conditions of Approval, cites a *"Phasing" schedule as follows: "Subsequent Phases - Yearly and consisting of approximately 20 units each."* Based on this Phasing Schedule, following development of Phase I (19 Units) beginning in the Spring of 1997, and Phase II (24 Units) within 12 months of the beginning of Phase I (Spring of 1998), the remaining 375 lots (maximum allowed) were expected to be developed over the subsequent 225 months. Absent an "Agreement" approved by the City Council, to deviate from this condition, the PUD expired by no later than December 31, 2016.

- The City issued their Determination of Complete Application in error because the Application package failed to comply with requirement #27 of the original PUD approval which calls for the submission of a plan showing "coordinated, all-weather surfaced walkways throughout the entire PUD." **No such a plan exists in this record.** The Cities Director of Community Development (Jon Rickard) has told me that he thinks the sidewalks within the subdivision may serve that purpose. A review of the extensive pedestrian walkways/trails One addition to sidewalks) located throughout Phases I, II, V, VI, VII, VIII, IX, and X proves that sidewalks located along motor roadways designated for motor vehicles, were not a part of the equation when requirement #27 was incorporated into Resolution 534.

- The City issued their Determination of Complete Application in error because Applicant failed to construct Garrison Village Way in compliance with Resolution # 534, Exhibit A, Paragraph 10 of the Conditions of Approval: Village Way must be of sufficient width to accommodate at least two vehicle travel lanes and two bicycle lanes, to the approval of the City Engineer.

- The City issued their Determination of Complete Application in error because Applicant failed to delineate all recorded easements affecting subject property.

- The City issued their Determination of Complete Application in error because Applicant failed to provide documentation of the fact that he has secured joint access and use easements over SE Creekside Drive (north of Garrison Village Way), the existing alley way in the northwest quadrant of the Gazebo Circle (north of Garrison Village Way), nor SE Falcon Drive and SE Crestlane Drive. These roadways are cited on property owned by the Villages of Garrison Creek Master Property Management Association, and not subject to Applicants use by

virtue of Applicants de-annexation on the subject parcels from the Villages of Garrison Creek Master Property Management Association.

- The City issued their Determination of Complete Application in error because the Applicant violated the terms of Resolution 534 by dedicating any open area, within Phase 10, and therefore violated the terms of approval. The City of College Place erred in allowing that violation, and should deny this application based upon that violation.

- Following the intent of the city's original approval, Phases I, II, V, VI, VII, VIII, IX, and X were developed, with dedicated open space equal to 18% of the gross area of those phases. This is/was precedent setting.

- The City issued their Determination of Complete Application in error because Applicant failed to delineate 18% of open space or 115,205 square feet of open space (exclusive of streets). Applicants failure to reflect this open area constitutes an egregious omission, and therefore an incomplete application.

The City of College Place must withdraw their Determination of Complete Application, and require the Applicant to conform with all aspects of the law.

Very truly yours,

Daniel N Halstrom

EXHIBIT A

In Washington State the code ties the time limit for the initial phase to State requirements for final plats (RCW 58.17.170). Time limits are also detailed under RCW 58.17.143. For subsequent phases, the code references time limits set forth by RCW 58.17.140 or "other" approved phasing plan for the development.

RCW 58.17.140

Time limitation for approval or disapproval of plats—Extensions.
(1) Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within ninety days from date of filing thereof unless the applicant consents to an extension of such time period or the ninety day limitation is extended to include up to twenty-one days as specified under RCW **58.17.095**(3): PROVIDED, That if an environmental impact statement is required as provided in RCW **43.21C.030**, the ninety day period shall not include the time spent preparing and circulating the environmental impact statement by the local government agency.
(2) Final plats and short plats shall be approved, disapproved, or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period.
(3)(a) Except as provided by (b) of this subsection, a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.
(b) A final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within ten years of the date of preliminary plat approval if the project is not subject to requirements adopted under chapter **90.58** RCW

and the date of preliminary plat approval is on or before December 31, 2007.
(4) Nothing contained in this section shall act to prevent any city, town, or county from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements.

[2013 c 16 § 1; 2012 c 92 § 1; 2010 c 79 § 1; 1995 c 68 § 1; 1986 c 233 § 2; 1983 c 121 § 3; 1981 c 293 § 7; 1974 ex.s. c 134 § 8; 1969 ex.s. c 271 § 14.]

RCW 90.58.143

Time requirements—Substantial development permits, variances, conditional use permits.
(1) The time requirements of this section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized under this chapter. Upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of the master program and this chapter, local government may adopt different time limits from those set forth in subsections (2) and (3) of this section as a part of action on a substantial development permit.
(2) Construction activities shall be commenced or, where no construction activities are involved, the use or activity shall be commenced within two years of the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record on the substantial development permit and to the department.
(3) Authorization to conduct construction activities shall terminate five years after the effective date of a substantial development permit. However, local government may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request

for extension has been filed before the expiration date and notice of the proposed extension is given to parties of record and to the department.
(4) The effective date of a substantial development permit shall be the date of filing as provided in RCW **90.58.140**(6). The permit time periods in subsections (2) and (3) of this section do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.
[1997 c 429 § 51; 1996 c 62 § 1.]

RCW 58.17.170

Written approval of subdivision—Original of final plat to be filed—Copies—Periods of validity, governance.
(1) When the legislative body of the city, town, or county, or such other agency as authorized by RCW **58.17.100**, finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat. The original of said final plat shall be filed for record with the county auditor. One reproducible copy shall be furnished to the city, town, or county engineer. One paper copy shall be filed with the county assessor. Paper copies shall be provided to such other agencies as may be required by ordinance.
(2)(a) Except as provided by (b) of this subsection, any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of seven years from the date of filing if the date of filing is on or before December 31, 2014, and for a period of five years from the date of filing if the date of filing is on or after January 1, 2015.
(b) Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of ten years

from the date of filing if the project is not subject to requirements adopted under chapter **90.58** RCW and the date of filing is on or before December 31, 2007.
(3)(a) Except as provided by (b) of this subsection, a subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW **58.17.150** (1) and (3) for a period of seven years after final plat approval if the date of final plat approval is on or before December 31, 2014, and for a period of five years after final plat approval if the date of final plat approval is on or after January 1, 2015, unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.
(b) A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW **58.17.150** (1) and (3) for a period of ten years after final plat approval if the project is not subject to requirements adopted under chapter **90.58** RCW and the date of final plat approval is on or before December 31, 2007, unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.
[2017 c 161 § 2; 2013 c 16 § 2; 2012 c 92 § 2; 2010 c 79 § 2; 1981 c 293 § 10; 1969 ex.s. c 271 § 17.]

An example of the application of the RCW, by other municipalities in Washington State is as follows:

> Project phasing.
> A. If a proposed PUD is to be constructed in phases, the applicant shall submit a phasing plan with the application materials. The phasing plan may include a time schedule for completion that extends beyond five years, the normal amount of time allotted to complete a PUD. The time schedule may be approved as an element of the phasing plan in which case the time schedule will become the official time schedule for the PUD for the purpose of establishing the expiration date.

B. If a project is to be phased, it shall be designed such that each phase can stand alone so that if subsequent phases are not constructed, the completed portion of the project constitutes a coherent development logically interconnected with surrounding areas.
C. Certain project elements, such as open space and recreational amenities, must be provided for each phase of development in rough proportion to the size of the particular phase within the whole project. In certain circumstances, this may also require that infrastructure improvements shown within a later phase of the project may be required to be constructed with an earlier phase, or appropriate securities provided to ensure that construction occurs even if the later phase never takes place.
Time limits and extensions.
A. The PUD approval shall be valid for five years from the day it is approved by the city council or the term of validity of the associated plat or general binding site plan approval, whichever is greater, unless an extended time limit is established in an approved phasing plan at the time of initial PUD approval. Construction on any phases of a PUD must have commenced prior to the expiration of the PUD approval. Once construction of a PUD has been initiated, the PUD master plan, and any approved PUD site plan, become binding on the property included in the PUD in perpetuity, unless a PUD amendment is processed and approved by the city.
B. A PUD approval may be extended by resolution of the city council for a maximum of one year; provided, that:
1. A written request for extension has been received at least 30 days prior to the date of expiration. The applicant is responsible for the timely and proper submittal of a request for extension. Extension requests received later than 30 days before the expiration of the PUD will not be accepted; and
2. The applicant demonstrates that extraordinary and unforeseen circumstances have precluded compliance with the five-year time limit.

C. The city council may authorize two one-year time extensions subject to the requirements of subsection (B) of this section. Each extension must be considered individually.

D. No provision herein shall be interpreted to allow expiration of a PUD or phase of a PUD when a portion of the PUD or an earlier phase of the PUD has been constructed. The purpose of this section is to ensure that a PUD cannot be partially constructed and abandoned to utilize the underlying zoning regulations without the express review and approval of the city through a PUD amendment.

Enforcement.

The approved PUD site plan and master plan are binding and shall be a restriction on development which runs with the land. Any unauthorized deviation therefrom shall be punishable and enforceable as a violation of this title.

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DATE 1/16/22 SIGNATURE Naomi E. Hanafin
NAME Naomi E Hanafin

ADDRESS 837 SE Covey Ct

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

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DATE	SIGNATURE	NAME	ADDRESS
1-16-22	David J. Hardesty	DAVID J. HARDESTY	900 SE. PARKSIDE PL.
1-16-22	Carol Hardesty	Carol Hardesty	COLLEGE PL., WA. 99324
			Same "

RECEIVED
JAN 18 2022
BY: K

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/7/21	[signature]	M. Harri	940 SE PARKSIDE PL

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Pam Harrington 1.16.22

745 SE CREEKSIDE, COLLEGE PLACE, WA

PAMELA HARRINGTON

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1/16/22 Elizabeth K Harvey Elizabeth (Lisa) Harvey

DATE SIGNATURE NAME

ADDRESS 1076 SE Crestline Dr. College Place, WA

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:

Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

January 17, 2022

To: Jon Rickard, City of College Place Community Development Director

Re: Comments related to proposed development

We appreciate the opportunity to express some of our comments related to the development plan for a 72-lot subdivision within the PUD referred to as The Villages of Garrison Creek (VGC). Our home is in the Hawk Hill community at 1086 SE Falcon Drive which directly adjoins the two approximately 15 acre parcels.

From reviewing the available proposed plat maps, our biggest concern is the access from Falcon Dr., which is in the gated community of Hawk Hill. How can the gated access be respected when this new project is not part of our Master Homeowners Association? This short section of SE Falcon should become a dead end cul-de-sac. The drawings identify 3 other access points to the new development from Garrison Village Way opposite SE Quail Run, SE Swainson Lane, and Creekside in addition to 6th St. on the West.

- The Trip Letter indicates exponentially increased traffic on narrow privately owned streets.
- The preliminary engineering plans only appear to show 2 "green space" park-like areas around 2 storm drain ponds – does this meet the requirement for 1000 sq feet of green space per home?
- The website information about this development has had several conflicting items, including one preliminary plat map indicating the Owner/Developer as Bella Tierra in Hayden, ID, which tracks to Hayden Homes, including reference on survey docs to Bill Duffy.
- The Title Report has a reference to Bella Terra, a Washington LLC. Again, reason for confusion.
- Mr. Botimer has consistently built quality homes with higher-end finishes, thoughtful and architecturally interesting design that compliment the communities where they are built. We feel these considerations are important to maintain in the new development, which will reflect on upholding the value of our existing homes.

Respectfully submitted,

Haven (Bud) and Jane Shaw

1086 SE Falcon Dr.

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KJ

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DATE 1-16-2022 SIGNATURE James M Hawkins

NAME JAMES M. & SHARROW O. HAWKINS

ADDRESS 820 SE PARKSIDE PLACE COLLEGE PLACE, WA 99324

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1/17/22	Elizabeth Heyenga	Elizabeth Heyenga	1032 SE Creekside CP

RECEIVED
JUL 18 2022
BY:

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DATE	SIGNATURE	NAME	ADDRESS
1/17	[signature]	LeaAnn Hughes	737 Nutmeg CP, WA

From: yvonne john
To: Jon Rickard
Subject: Phase Five Development...Villages at Garrison Creek
Date: Thursday, January 13, 2022 2:47:55 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,

As retired landscape nursery owners, my wife and I have appreciated what Doug Botimer has created with The Villages of Garrison Creek. It was the main reason we purchased a home and moved here. As residents of 725 Heron Drive, we live directly across the street from the planned development by Phase Five Group. Apparently trading on the looks, open spaces and walking trails of the Villages **of** Garrison Creek, the new development is called The Villages **at** Garrison Creek. Unfortunately, the plat submitted to the City of College Place doesn't include the parks, green spaces, and walking trails. The planned development for 72 homes doesn't appear to satisfy the parks and open space requirement specified in **14.90.040 – Required improvements.** We would welcome a development that mirrored the thought and creativity of the Villages **of** Garrison Creek. As is, The Villages **at** Garrison Creek appears to be an attempt to use our trails and open spaces to skirt around the requirements of current codes. Although Doug Botimer as a principal of PFD has filed the application, the plat lists Bella Tierra as owners and developers. Until we receive some clarification and transparency we propose that final approval be withheld. By the way, the 'Gazebo Circle' or roundabout shown on the plat is misidentified as the 'Clocktower Roundabout Park'.

Respectfully,
John & Yvonne Jaso
720 Heron Drive
College Place, WA 99324
(509) 529-3708

RECEIVED
JAN 18 2022
BY: ....

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

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DATE	SIGNATURE	NAME	ADDRESS
1-16-22	Randall E Johnson	Randall E Johnson	678 SE Whimbrel Loop College Place WA 99324
1-16-22	Susan E Johnson	Susan E Johnson	678 SE Whimbrel Loop College Place WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

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DATE 17 Jan. 2022 SIGNATURE Jeanine D. Johnston

NAME Jeanine D. Johnston

ADDRESS 711 SE Swanson Lane
College Place, WA. 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

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DATE 1-16-22 SIGNATURE Della V. Keele NAME Della V. Keele ADDRESS 10165 E Garrison Village Way Aurora Grace Lane

RECEIVED
JAN 18 2022
BY: KS

OBJECTION TO PLANNING APPLICATION
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PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Claudia Kelly	CLAUDIA KELLY	970 SE PARKSIDE PL

RECEIVED
JAN 18 2022
BY: KY

625 SE Creekside Drive
College Place, WA 99324
January 17, 2022

Dear Sirs:

I have some concerns with the proposed development at The Villages of Garrison Creek:

1) Are the lot sizes meeting requirements? Seventy-two homes seems a lot for the size of the area.

2) Are green spaces/common areas included as they are in the existing development? Residents use these areas often and they add to the quality of life.

3) Will the proposed homes address the severe housing needs of the WallaWalla Valley? Will they be affordable to families looking for their first home to call their own and get out from under paying rent?

4) My home is located where Creekside Drive ends and it borders the undeveloped area. It is the only home in Phase II that did not have fencing when I bought it. Will a fence be built to protect my home from construction dust and congestion?

5) Will 6th Street be extended to provide access during construction? Garrison Way cannot handle the traffic during the building stage.

Thank you for your consideration.

Sincerely,
Brenda E. Kirk
Brenda E. Kirk

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
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PHASE FIVE DEVELOPMENT LLC
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DATE	SIGNATURE	NAME	ADDRESS
Jan 17 2022	[signature]	Kerstin Kiellstrand	965 SE CREEKSIDE DR
Jan 17 2022	C Kjellstrand	CARL Kjellstrand	-11- -11- -11-

RECEIVED
JAN 18 2022
BY: K

OBJECTION TO PLANNING APPLICATION
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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	Donald E. Klebe	DONALD E. KLEBE	762 S.E Creekside Dr.

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	Linda Koenig	LINDA KOENIG	990 S.E. CREEKSIDE DR. COLLEGE PLACE

From: D Edward Kontz jr
To: Jon Rickard
Subject: Comments relating to: Phase Five Development LLC - Doug Botimer
Date: Tuesday, January 18, 2022 4:29:58 PM

STOP and VERIFY - This message came from outside of the City of College Place.

Jon

Two items come to mind:

1. How will the problem of overflow parking from existing Garrison Creek Phases that will be displaced by the proposed Phases be resolved.

2. Previous documents that relate to the subject parcel showed a 20' landscape buffer against adjacent existing neighborhoods such as Highland Park. They are not shown.

Ed

D Edward Kontz jr aia Architect
PO Box 111
394 SE Highland Park Dr
College Place, WA 99324
509.525.1250
Lincoln City, OR
541.764.3960
dekaia@charter.net
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fdekaia.com&c=E,1,SZlValxeIGF3AWrmFBD-gZQYC4RzogDO0VJwqAhiGJKrWwHPOpdTg1SFB799uXSjTMPocjgzDf5M_UJUtzvIX_uf_Vc3EGTi60aQQLNM_TkCz-A,&typo=1

RECEIVED
JAN 18 2022
BY:

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DATE 1/16/22 SIGNATURE [signature] NAME Melanie Lang ADDRESS 644 Whitehead Loop College Place, WA

RECEIVED
JAN. 10 2022
BY:

Melvin and Joyce Lang
Walla Walla, Wa 99362
1581 Summit Place

January 7, 2022

Dear Sir,,

I recently purchased a home at 644 SE Whimbrel Loop, so I have concerns about future development in the Villages. Any changes in the Villages, especially with regard to quality, affect us all with our property investments.

Recently, I received a letter from the Community Development Department and a preliminary plat of Villages at Garrison Creek, Phases X11 and X111.

When reviewing this information, I have several questions.

1. *It is unclear who will develop this area. The letter mentions Mr. Botimer however, the plat states Bella Tierra. I can only hope that the developer maintains the same level of quality as houses built by Mr. Botimer. If the quality is not maintained, it will affect our property values.*
2. *I have concern that the accessibility to this area is insufficient. There will be too much congestion and the entire Village community will be unable to handle the amount of additional traffic off of Garrison Way.*
3. *Another concern I have is that there are too many lots proposed with no green spaces as compared to previous developments in this area.*

Thanks for taking the time to address these issues and concerns.

Respectfully,

Mel and Joyce Lang

cc. Jon Ricard, this is a letter I sent to the HOA Board

Melvin and Joyce Lang
Walla Walla, Wa 99362
1581 Summit Place

RECEIVED
JAN 18 2022
BY:

January 7, 2022

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Thanks for taking the time to address these issues and concerns.

Respectfully,
Mel and Joyce Lang

From: Frank Laufer
To: Jon Rickard
Subject: Villages of Garrison Creek
Date: Sunday, January 9, 2022 3:31:32 PM

STOP and VERIFY - This message came from outside of the City of College Place.

_____

Hi,
It's come to my attention that Doug Botimer has filed an application to build housing units on property he owns adjacent to The Villages of Garrison Creek. I have some concerns about the timing of the application and application approval by the city. There seems to have been made previously promises by Mr. Botimer including certain items and costs that impact those of us current living in The Villages, such as access, walking trails, green space etc. that have not been addressed yet. in any case it seems we need more time to address these issues.
Thank you,
Frankie Laufer
814 SE Covey Court
College Place

Sent from my iPad
It's a VanGogh world!

From: Frankie Laufer
To: Jon Rickard
Subject: Application objection
Date: Saturday, January 15, 2022 8:09:53 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

I agree with the contents of these objections to Botimers application.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 **AND** 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

2. Reciprocal Easement and Pedestrian Access. In September, 2018, PFD entered into a Reciprocal Easement with the MPMA under which each party granted the other an easement for pedestrian use of walking trails and common area located on each party's respective property. The preliminary plat fails to show this easement over PFD's property and includes no walking trails or common area. Again, the Code would seem to require that these easements be shown on the preliminary plat map.

3. Inadequate Provisions in the Interest of Public Health, Safety and Welfare. As submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of

normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

4. Land Use Standards. The property is subject to Land Use Standards as agreed between the MPMA and PFD. The draft CC&Rs submitted with the application do not reflect the agreed upon Land Use Standards.

5. Access Over Private Roads. PFD is proposing access over private roads belonging to the MPMA, but does not have an easement over those roads, nor has PFD requested use of those roads. Specifically, the preliminary plat reflects access over Falcon and Creekside, plus the alley off Garrison Village Way at the northwest quadrant of the Gazebo Circle.

6. Project Name. We are concerned that the name of the project and proposed owners' association is too close to the name of the MPMA and will cause confusion for buyers and others dealing with either. We would like to see PFD select a name that provides more differentiation.

7. Pending Litigation. The MPMA has been sued by a member alleging in part that the removal of PFD's property from the MPMA in 2018 was improper. As a remedy, the Plaintiffs have asked the Court to void the amendment that removed PFD's property from the MPMA. This creates a question of what the proper governance of this property will be in the future. Therefore, we believe it is premature to plat this property until the litigation has been resolved.

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE 1/14/2022 SIGNATURE NAME Frankie Laufer

ADDRESS 814 SE Covey Court. CP 99324

Sent from my iPhone
It's a Vangogh World

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY:

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DATE 1-17-22 SIGNATURE Kerry Lees NAME Kerry Lees ADDRESS 748 SE Goldenrod Pride CP WA 99324

RECEIVED
JAN 18 2022
BY: KY

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Lorrie Leno	Lorrie Leno	675 SE Whimbrel Loop
1/16/22	Gregory Leno	Gregory Leno	675 SE Whimbrel Loop

RECEIVED
JAN 18 2022
BY:

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OF
PHASE FIVE DEVELOPMENT LLC
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DATE 1/18/22 SIGNATURE K. Lorey NAME Katherine Lorey ADDRESS 704 S.E. Quail Run

From: Martin, Philip P
To: Jon Rickard
Subject: WLWLWA01 Under Review: NOA - Villages at Garrison Creek PUD Phase XII & XIII
Date: Thursday, December 30, 2021 11:31:43 AM
Attachments: image001.png
image002.png
Utility Map.pdf
05 SEPA_PHASE FIVE LLC_Signed.pdf
NOA.Villages.Garrison.Creek.2021.12.28.pdf
02 PreliminaryPlat.pdf

STOP and VERIFY - This message came from **outside** of the City of College Place.

Jon,

Thank you for your project notification. LUMEN has reviewed your utility notice dated 12/28/2021 regarding the **P-213935 WA** | Villages at Garrison Creek Phase XII & XIII ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the LUMEN facilities (the "Facilities").

__ **LUMEN Local/National** does not have facilities within your proposed construction area.

__ **LUMEN Local/National** has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.

_x_ **LUMEN Local/National** facilities are under review by our LUMEN Field Engineer(s) listed below. For questions concerning the details of this review, please contact them directly. Currently, the estimated completion date of review is **1/13/2021**.

__ **LUMEN Local/National** is leasing facilities within your proposed construction Zone, which may have potential conflicts. Please verify that you have contacted all communications providers listed on your One Call Ticket.

__ **LUMEN Local/National -** The information provided in your initial request is insufficient to determine if the location of your proposed construction will conflict with LUMEN facilities. Please provide additional detailed location maps, drawings (PDF preferred), and description for further conflict review.

__ **LUMEN Local/National** has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a LUMEN representative will be required on-site when construction begins.

Please contact your State One Call prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to Network Relocations for review of potential new impacts to the LUMEN facilities. **Note**: the location(s) of facilities shown on these drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact Network Relocations regarding the above mentioned project if you should have any questions. Please reference the file number **P-213935 WA** with any future communications.

Thank you for your cooperation!

Philip Martin
Relocation Analyst
Network Relocations



We have combined!! To better serve everyone, there is now a single email inbox for LUMEN. One team is monitoring both national and local network relocations & road moves. Please add **relocations@lumen.com to your contacts list for inquiries, updates, and use it for all future notifications.**

LUMEN
E-mail: relocations@lumen.com

From: Jon Rickard <JRickard@cpwa.us>
Sent: Tuesday, December 28, 2021 1:43 PM
To: Andrew Maycumber (amaycumber@co.walla-walla.wa.us) <amaycumber@co.walla-walla.wa.us>; Angie Peters (angie@valleytransit.com) <angie@valleytransit.com>; Ashley Morton (AshleyMorton@ctuir.org) <AshleyMorton@ctuir.org>; Barb McKinney (bmckinney@wwcountyroads.com) <bmckinney@wwcountyroads.com>; Bob Hubenthal (hubenbj@dshs.wa.gov) <hubenbj@dshs.wa.gov>; Bryan Maas (bmaas@columbiarea.coop) <bmaas@columbiarea.coop>; Carl Merkle (CarlMerkle@ctuir.org) <CarlMerkle@ctuir.org>; Catherine Dickson (catherinedickson@ctuir.org) <catherinedickson@ctuir.org>; relocations <relocations@centurylink.com>; Chris Walker (cwalker@noanet.net) <cwalker@noanet.net>; DAHP SEPA (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dave Karl (david.karl@dfw.wa.gov) <david.karl@dfw.wa.gov>; Dept of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; DOH SEPA Review Team (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Don Gibbard (dgibbard@pocketinet.com) <dgibbard@pocketinet.com>; Elizabeth Brochu (siskroad@msn.com) <siskroad@msn.com>; Elizabeth Chamberlain (echamberlain@wallawallawa.gov) <echamberlain@wallawallawa.gov>; Emergency Management Dept (emd@co.walla-walla.wa.us) <emd@co.walla-walla.wa.us>; George Bennett (george.bennett@wallawalla.edu) <george.bennett@wallawalla.edu>; Grant Glaus

(gglaus@columbiarea.com) <gglaus@columbiarea.com>; Green Tank Water Dist. # 11 (glmccracken@hotmail.com) <glmccracken@hotmail.com>; Hallie Ladd (hlad461@ecy.wa.gov) <hlad461@ecy.wa.gov>; Jacob Prilucik (PrilucJ@wsdot.wa.gov) <PrilucJ@wsdot.wa.gov>; James Fry (jfry@cpps.org) <jfry@cpps.org>; James Payne (james@fwwm.org) <james@fwwm.org>; John Boose <JBoose@cpwa.us>; Jonathan D. Maland (jmaland@wallawallawa.gov) <jmaland@wallawallawa.gov>; kbealey@ci.walla-walla.wa.us; Kelly Cooper (Kelly.Cooper@DOH.WA.GOV) <Kelly.Cooper@DOH.WA.GOV>; Kenneth Hutchinson (khutchinson@bpa.gov) <khutchinson@bpa.gov>; Kristi Scherger <KScherger@cpwa.us>; 'kyle.wright@pacificorp.com' <kyle.wright@pacificorp.com>; Lauren Prentice (lprentice@co.walla-walla.wa.us) <lprentice@co.walla-walla.wa.us>; Mark Eberlein (mark.eberlein@dhs.gov) <mark.eberlein@dhs.gov>; Mark Grandstaff (Mark.Grandstaff@dfw.wa.gov) <Mark.Grandstaff@dfw.wa.gov>; Michael Rizzitiello <MRizzitiello@cpwa.us>; Mike Jackson (mjack5051@gmail.com) <mjack5051@gmail.com>; Pat Reay (pr@portwallawalla.com) <pr@portwallawalla.com>; Paul Gonseth (Gonsetp@wsdot.wa.gov) <Gonsetp@wsdot.wa.gov>; Phil Barber (philip.barber@cngc.com) <philip.barber@cngc.com>; Preston Frederickson (pfred@wallawallawa.gov) <pfred@wallawallawa.gov>; Randy Kline (randy.kline@parks.wa.gov) <randy.kline@parks.wa.gov>; 'Randy.Swearingin@pacificorp.com' <Randy.Swearingin@pacificorp.com>; Reviewteam (reviewteam@cted.wa.gov) <reviewteam@cted.wa.gov>; Rob Whitlam (Rob.Whitlam@dahp.wa.gov) <Rob.Whitlam@dahp.wa.gov>; Robert McAndrews <RMcAndrews@cpwa.us>; ron.coffell@cngc.com; Sandy L Shelin (Sandy.L.Shelin@usace.army.mil) <Sandy.L.Shelin@usace.army.mil>; Scott Hall <SHall@cpwa.us>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; Sepaunit (sepaunit@ecy.wa.gov) <sepaunit@ecy.wa.gov>; Spencer Myrlie <SMyrlie@cpwa.us>; Tim Erkel (Tim.R.Erkel@usace.army.mil) <Tim.R.Erkel@usace.army.mil>; Timothy J. Barrett <tbarrett@wwvmpo.org>; Todd Brandenburg (todd@PocketiNet.com) <todd@PocketiNet.com>; Tom Schirm (Thomas.Schirm@dfw.wa.gov) <Thomas.Schirm@dfw.wa.gov>; Walla Walla County Department of Community Health (health@co.walla-walla.wa.us) <health@co.walla-walla.wa.us>; William Bloom (William.bloom@cngc.com) <William.bloom@cngc.com>; WSDOT Project Notice (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>
Cc: Paul Inwards (pinwards@jub.com) <pinwards@jub.com>; Doug Botimer (botimerdoug@gmail.com) <botimerdoug@gmail.com>; 'doug@botimerassociates.com' <doug@botimerassociates.com>
Subject: NOA - Villages at Garrison Creek PUD Phase XII & XIII

Notice is hereby given on this date, December 28, 2021 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed online at https://www.cpwa.us/departments/planning/public_notice.php

Proposal: The application is for a 72 lot, single family subdivision with associated subdivision improvements within the neighborhood known as the Villages at Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.

Name of Applicant: Phase Five Development LLC – Doug Botimer

Date of Application: November 18, 2021

Date of Completeness/Consistency: December 14, 2021

Notice of Application: December 28, 2021

Location of Project: 46.044401, -118.374014 North site of Garrison Village Way between SE Larch Ave and SE Crestlane Dr.

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: SFR – Single Family Residential

Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324. **Written comments must be received before 5:00 p.m. on the following date: January 18, 2022**. Comments should be mailed to 625 S College Ave, College Place, WA 99324 attention Jon Rickard, Community Development Director or email to jrickard@cpwa.us.

Public Hearing: The College Place Hearing Examiner on **January 25, 2022** will hold a public hearing at 10:00 a.m. via Zoom to consider the above mentioned proposal. Public Comment will be taken during the hearing in addition to the written public comment period. You may participate or watch the Zoom hearing through the following public attendance link: https://us06web.zoom.us/j/88091014356, participation ID# 880 9101 4356.

The City of College Place has made a preliminary determination of consistency for this proposal. The proposal is subject to development regulations contained in the College Place Municipal Code, International Building Code, International Fire Code, and College Place Standard Specifications. The following permits and /or studies are required: Grading Permit; Building Permit; Right-of-Way Permit; City Water and Sewer Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit (DOE); Stormwater Report; Soils Investigation; and Cultural Resource Study.

The following existing environmental documents may be used to evaluate this proposal: The 2018 City of College Place Comprehensive Plan and subsequent updates; The Supplemental Environmental Impact Statement for the College Place 2003 Comprehensive Plan; Conceptual Preliminary Plat Survey – November 16, 2021; Preliminary Engineering Plans – November 16, 2021; Preliminary Drainage Report – November 15, 2021; SEPA Checklist prepared November 11, 2021; Geotechnical Report – June 2021; Trip Generation Letter – November 16, 2021; Draft Declaration of CCR's; Cultural Resource Survey Report – December 1, 2021; and Resolution No. 534 – VGC PUD Approval – August 1996.

The City of College Place uses the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. This may be the only opportunity to

comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared.

The SEPA responsible official has preliminarily determined that the proposal is not subject to SEPA threshold determination requirements, the responsible official expects to issue the following threshold determination: Determination of Non Significance (DNS).

The following mitigation measures have been identified on this proposal: Please contact the City of College Place Community Development Department for a comprehensive list of mitigation measures identified thus far.

A final decision on the application will be made within 90 days of the date of completeness/consistency.

Documents, proposal, and supplemental documents are available for review online at https://www.cpwa.us/departments/planning/public_notice.php

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

Jon Rickard
Community Development Director
City of College Place
509-394-8524

* * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of College Place, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the

sender by reply e-mail and destroy all copies of the communication and any attachments.

RECEIVED
JAN 18 2022
BY: KV

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PARCELS 350738130021 AND 350736130020

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DATE 1/17/22 SIGNATURE Donna Nadeck NAME Donna Nadeck ADDRESS 1090 SE. Gamson

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/2022		Catherine Malinis	715 SE Creekside Dr College Place, WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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Date	Signature	Name	Address
1-17-2022	Gordon R Mattison	Gordon R. Mattison	674 SE Whimbrel Loop, College Place, WA 99324
1-17-2022	Elizabeth Mattison	Elizabeth J. Mattison	

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 37073813001 3 AND 37073613020

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: W

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DATE	SIGNATURE	NAME	ADDRESS
01/16/22	Jack D. McEvoy	JACK D. McEVOY	10665E GARRISON WAY

RECEIVED
JAN 18 2022
BY: KS

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Linda McFadden	AL+Linda	738 SE Goldeneye Dr.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KY

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DATE 1-16-2022 SIGNATURE _____ NAME Nicole Meredith

ADDRESS 7167 SE Nuthatch
CP 99324

RECEIVED
JAN 18 2022
BY: W

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/2022	Judy Meske	Judy Meske	7055E Creekside Dr. College Place, WA 99324

RECEIVED
JAN 18 2022
BY: IS

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22		Joshua Minott	890 SE Parkside Pl College Place

City of College Place,

We are residents at 610 SE Creekside Dr, in the Villages of Garrison Creek. We received your letter and map concerning
the application for the subdivision being built in the near future next to our home.

The main concern we have is the use of Creekside Drive in front of our home during and after construction. The road in front of our home
isn't built for heavy construction equipment, and we are concerned about being one of the main entrance and exits for the new
development. It looks like on the map, the entrance coming from 6th street is narrow, and we will be part of an intersection.
We are not in favor of constant traffic in front of our home when 6th street would be so much better for access and exiting.
You can get to Larch street quicker to and from 6th street, and it wouldn't wear down our road.

From what I understand the agreement between Doug Botimer and our development is that the new development would only pay
to maintain Garrison Village way road, not Creekside or any other streets.

Please consider changing the entrance and exit to not be part of Creekside Drive or any other road except Garrison Village way.
We have lived at our address 22 years now, and we want this change to be a pleasant one, not a deterent for resale value, noise
and chaos.
Thank you for your consideration.

John & Linda Morris
610 SE Creekside Dr
College Place WA 99324

January 7, 2022
To: Jon Rickard, City of College Place Community Development Director

Thank you for all of your work toward keeping the City of College Place a wonderful place to live.

I would like to provide public comment regarding the application for approval of a plan to develop a 72-lot subdivision within the PUD referred to as The Villages of Garrison Creek (VGC). This development is located directly to the west of my home on 1076 SE Crestlane Drive.

I would appreciate some clarification regarding whether the proposed development is still under the umbrella of the approved PUD from 1996. I think this question must be answered due to conflicting information in the community. Also thank you for clarifying that the owner/developer is Phase 5 and not Bella Tierra which appears to have some sort of connection to Hayden Homes. As you indicated, the Preliminary Plat map was mislabeled.

Some of reasons I chose to build my home in the VGC included the 'neighborhood feel' of this planned community, high quality home construction, the ponds and winding walkways, the beautiful greenspaces with features such as the Clocktower and Gazebo as well as the low traffic conditions.

I am looking forward to the completion of the homes and spaces in the 14+-acres. However, I do not support this particular plan and I do not believe it is in the best interests of the VGC or the City of College Place. I will keep my points concise:

1. **Density:** 72 lots are currently proposed. That is a very high volume of homes for that area. I also believe that the original number intended by the developer was much lower as evidenced by Geotechnical Site Investigation Report dated June of 2021 outlining the study was based on a 56-lot proposal. (Page 1). By the way, is the study still applicable to the larger number of lots?
    a. It appears green spaces have been sacrificed which are not in keeping with the original concept of the PUD and approved by the City of College Place in 1996. The preliminary plat map shows some very small lots.
    b. Are there sufficient routes and easements for Emergency Vehicle Access sufficient to meet the demands of this number of homes?
    c. According to the Trip Generation Letter completed by JUB Engineers the traffic estimate for the 72-lots equates to an estimated 680 average weekday trips. This increase in traffic is a safety issue for our community members who access the walking paths by crossing Garrison Village Way. Based on a review of the preliminary civil plans, it doesn't appear that the developer is planning on installing additional traffic gates as a way of mitigating pass through trips by citizens of College Place who do not reside in the VGC. In addition, there is the added challenge of noise and vehicle emissions.

Finally, I would like to say that whatever happens with this proposal – I do hope the final outcome results in like-quality homes and green spaces that have always been representative of the VGC.

Respectfully submitted,
Elizabeth (Lisa) Harvey
1076 SE Crestlane Drive

2 SIGNATURES

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	Brenda E Kirk	Brenda E. Kirk	624 SE Creekside Dr,
1-17-22	Linda Morris	Linda MORRIS	610 SE Creekside Dr

2 SIGNATURES

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: W

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DATE	SIGNATURE	NAME (Print)	ADDRESS
1-17-22	Kim Kearby	Kim Kearby	707 SE Pheasant Run
1-17-22	Robert A. Aldridge	ROBERT A. ALDRIDGE	795 SE PHEASANT RUN

6 SIGNATURES

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	K. Lougheed	Karen Lougheed	921 SE Larkspur Plc. C.P
1/16/22	Janet Adams	Janet Adams	901 SE Larkspur CP
1/17/22	Margaret Eubanks	Margaret Eubanks	911 SE Larkspur Pl, CP
1/17/22	Gloria Ensminger	GLORIA ENSMINGER	831 SE Larkspur, CP
1/17/22	Cynthia Foster	Cynthia Foster	811 SE Larkspur, CP
1/17/22	Chuck Boyd	Chuck Boyd	801 SE Larkspur P.

14 Signatures

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: ....N.....

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DATE	SIGNATURE	NAME (Print)	ADDRESS
1/15/2022	John J Jaso	JOHN J. JASO	775 HERON DRIVE 97324
1/15/2022	Yvonne C Jaso	YVONNE C. JASO	725 SE HERON C.P.
1/17/2022	Rose Dublinski	Rose Dublinski	755 S.E. HERON C.P.
1/17/2022	Lawrence H. Dublinski	LAWRENCE H. DUBLINSKI	755 S.E. HERON DR. C.P.
1-17-2022	Colleen Shirley	765 SE HERON Dr.	College Place Dr
1-16-2022	Alan Zabilka	772 SE Heron Dr.	College Place
1/16/2022	Marland Cottle	752 SE Heron Dr.	College Place
1/16/2022	David Longood	742 Heron Dr.	College Pl WA
1/16/2022		732 SE Heron Dr	College Place
1/16/2022	Jan Halstead	JAN HALSTEAD	722 SE HERON Dr CP
1/16/2022	Thomas Rubstello		303-888-9038
16JAN22		Brian Schmidt	715 SE Heron Dr
1-16-22	Don Nelson	Don Nelson Jr.	705 SE Heron Dr
1-16-22	Jon W. Jensen	Jon Jensen	712 SE Heron Dr.

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	E. Alene Murasch	E Alene Murasch	728 S E goldeneye Dr

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RECEIVED
JAN 18 2022
BY: W

DATE 1/17/22 SIGNATURE [signature]
NAME Jennifer Naden

ADDRESS 633 SE Whimbrel Lp.
College Pl. WA 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

Add us to your address book

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You can update your preferences or unsubscribe from this list.

mailchimp

From: **Villages of Garrison Creek** info@villagesofgarrisoncreek.com
Subject: OBJECTION TO PLANNING APPLICATION OF PHASE FIVE DEVELOPMENT LLC
Date: January 15, 2022 at 7:31 PM
To: jnaden@nassoc.com

The Villages
OF GARRISON CREEK
A Private Planned Community

TO: THE VILLAGES OF GARRISON CREEK HOMEOWNERS' ASSOCIATION MEMBERSHIP
FROM: THE MPMA VGC BOARD

Many of you are already aware that PFD (Phase Five Development, LLC), owners of the land across Garrison Village Way from the gazebo (Parcels 350738130021 and 350736130020) have submitted a planning application to the City of College Place.

The MPMA Board supports constructing single-family homes in these parcels. It is in the best interest of not only the Villages of Garrison Creek but also given the current housing shortage present in the Walla Walla Valley it is in the best interest of the City of College Place and the community at large.

However, there are several concerns regarding the application as it was submitted. These concerns are listed below in this email. After meeting with our Village leaders and consulting with our attorneys, these concerns and objections were written for our use.

We ask that you carefully examine this document and if you agree with it, you may print, sign, and date the document. You may submit it directly to the College Place Community Development Director, Jon Rickard at the College Place City Hall, 625 South College Ave. Or you may ask any of the following board members to pick it up from you: Linda Olson (541-969-6693), Dick Cook (509-386-4118), or Denise Bartlow (509-200-3457).

You can also write your own letter. You can also deliver this in person or email it to Mr. Rickard at jrickard@cpwa.us.

Time is of the essence due to the fact these comments and objections need to be received by the City of College Place no later than **Tuesday, Jan. 18, 2022, at 5 PM.**

Thank you so much for your consideration of this extremely important manner.

Your MPMA Board - Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Jeanne Joyal, Joyce Becroft.
Daryl Schreiner, Beth Pinkers, Dan Halstrom, John Jaso, Mike Serra, John Cress, Henning Guldhammer, Jack Gisler

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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BY: KB

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DATE 1/17/22 SIGNATURE Linda Olson NAME Linda Olson ADDRESS 757 Nuthatch Dr College Place, WA

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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... 1 8 2022
BY: ....

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DATE	SIGNATURE	NAME	ADDRESS
1-19-21	Oletta M. Osborne	Oletta M. OSBORNE	768 S.E. Goldenrod Place, College Place, Wa. 99324

PAINE HAMBLEN LLP

ATTORNEYS

Kathryn R. McKinley
Partner
kathryn.mckinley@painehamblen.com

January 18, 2022

City of College Place
625 S College Ave
College Place, WA 99324
Attn: Jon Rickard

Re: Applicant: Phase Five Development LLC - Doug Botimer
Project Name: Villages at Garrison Creek

Dear Mr. Rickard:

I represent The Villages of Garrison Creek Master Property Management Association. The purpose of this letter is to object to the hearing date for the above-referenced project (the "Project"). The staff report on the Project is set to be released on Friday, January 21, 2022. The hearing date is currently set for the following Tuesday, January 25, 2022. However, the City municipal code mandates that the staff report be available to the public for 10 days prior to the hearing. CPMC 14.03.080(A)(7) ("This report **shall** be available for public review ten days prior to the open public hearing." (Emphasis added)) As currently scheduled, the hearing would be only 4 days after issuance of the city staff report. Based on the City municipal code, the hearing can be held no earlier than January 31, 2022.

Sincerely,

PAINE HAMBLEN LLP

/s/ Kathryn R. McKinley

Kathryn R. McKinley

cc: The Villages of Garrison Creek Master Property Management Association

6. Project Name. We are concerned that the name of the project and proposed owners' association is too close to the name of the MPMA and will cause confusion for buyers and others dealing with either. We would like to see PFD select a name that provides more differentiation.

7. Pending Litigation. The MPMA has been sued by a member alleging in part that the removal of PFD's property from the MPMA in 2018 was improper. As a remedy, the Plaintiffs have asked the Court to void the amendment that removed PFD's property from the MPMA. This creates a question of what the proper governance of this property will be in the future. Therefore, we believe it is premature to plat this property until the litigation has been resolved.

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
1/17/2022	Scott Parker	Scott Parker	601 SE Whimbrel Loop C.P., WA 98374

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: .....

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

2. Reciprocal Easement and Pedestrian Access. In September, 2018, PFD entered into a Reciprocal Easement with the MPMA under which each party granted the other an easement for pedestrian use of walking trails and common area located on each party's respective property. The preliminary plat fails to show this easement over PFD's property and includes no walking trails or common area. Again, the Code would seem to require that these easements be shown on the preliminary plat map.

3. Inadequate Provisions in the Interest of Public Health, Safety and Welfare. As submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

4. Land Use Standards. The property is subject to Land Use Standards as agreed between the MPMA and PFD. The draft CC&Rs submitted with the application do not reflect the agreed upon Land Use Standards.

5. Access Over Private Roads. PFD is proposing access over private roads belonging to the MPMA, but does not have an easement over those roads, nor has PFD requested use of those roads. Specifically, the preliminary plat reflects access over Falcon and Creekside, plus the alley off Garrison Village Way at the northwest quadrant of the Gazebo Circle.

From: Kaitlyn Patia
To: Jon Rickard
Subject: Objections to Proposed Development
Date: Tuesday, January 18, 2022 4:22:09 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,

I write to express some reservations about the proposed planning application submitted to the City of College Place for the "Phase Five Development LLC." Many of my neighbors have joined together to draft a statement reflecting our concerns. No doubt you have already received this document, but I want to send along my endorsement, so that you understand the breadth of our concerns. To what they have written, I would just add the following: While some development of neighborhood homes at the site would be welcome, the proposal is incomplete and ill-conceived as written. One of my main concerns is that there are no provisions for common green areas or community areas in this new development. This would represent a fundamental alteration of the character of the neighborhood. This new development should reflect the land use standards of the surrounding neighborhood. Some questions that I have are:

I've looked over the proposed development and it appears that there are very few green spaces or common areas (there are three tiny "pocket parks"), and that the houses are quite densely packed together. Why not include a walking path surrounded by green area to maintain the walkability of the neighborhoods?

3) Since we live on GVW, another concern about the development is the disruption caused by construction activity and noise. What noise mitigation measures do they have in place? Many of us work from home now due to the ongoing pandemic. Are there planned hours for construction (and quiet hours)? What is the timeline for this project?

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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submitted, the preliminary plat map does not address open space, parks and recreation facilities, or pedestrian and bicycle ways. We understand that this may have been an oversight but would like to see it remedied before the Application is approved.

In addition, it appears from the preliminary plat map that 6th Street narrows significantly as it enters the PFD property. Because 6th Street is a natural and logical entrance into the property, it should be of normal width throughout the property. This may also alleviate the need to use the private roads addressed in Objection #5 below.

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7. Pending Litigation. The MPMA has been sued by a member alleging in part that the removal of PFD's property from the MPMA in 2018 was improper. As a remedy, the Plaintiffs have asked the Court to void the amendment that removed PFD's property from the MPMA. This creates a question of what the proper governance of this property will be in the future. Therefore, we believe it is premature to plat this property until the litigation has been resolved.

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

Respectfully,

Kaitlyn G. Patia, PhD

RECEIVED
JAN 18 2022
BY: KV

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/2023	Kay Paulsen	KAY PAULSEN	744 SE QUAIL RUN COLLEGE PLACE,

From:	Diane Pease
To:	Jon Rickard
Cc:	Dick Cook; Villages of Garrison Creek
Subject:	Objection to Planning Application of Phase Five Development LLC
Date:	Sunday, January 16, 2022 6:30:31 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

To Jon Richard and Members of the City of College Place Planning and Development Committee:

I submit this email in objection of the planning application submitted by Phase Five Development LLC (PFD) for development of the parcels 350738130021 AND 350736130020.

1. Road Easement. In September 2018, PFD entered into a Road Easement and Maintenance Agreement with the MPMA under which each party granted the other an easement over the portion of Garrison Village Way located on their respective property. The preliminary plat fails to show the Road Easement on the PFD property. The draft CC&Rs submitted by PFD also fail to disclose the existence of the Road Easement and Maintenance Agreement and the assessment and lien rights granted to the MPMA under that Agreement. It is our understanding that the College Place Municipal Code requires that all easements, existing and proposed, must be shown on the preliminary plat map.

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I **request that the hearing be postponed until these issues are satisfactorily addressed by PFD. Alternatively, I request that the application be denied or approved only with resolution of the foregoing issues as conditions to the approval.**

Diane Pease
621 SE Whimbrel Loop, College Place, WA 99324
January 16, 2022

photo

Diane Pease
Agent / Broker, Windermere Real Estate

Address 202 S 1st Ave, Walla Walla, WA 99362
Mobile (509) 301-6199 **Email** dianepease@windermere.com
Website dianepease.com

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DATE	SIGNATURE	NAME	ADDRESS
1/16/22	Diane L Pease	Diane L. Pease	621 S.E. Whimbred Loop College Place, WA 99324

RECEIVED
JAN 18 2022
BY: .....

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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RECEIVED
JAN 18 2022
BY:

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OF
PHASE FIVE DEVELOPMENT LLC
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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	John B. Peterson	JOHN B. PETERSON	1104 SE CREEKSIDE DR COLLEGE PLACE, WA 99324

From: Beth Pinkers
To: Jon Rickard
Subject: Phase Five Development application
Date: Friday, January 14, 2022 6:30:33 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mr. Rickard. I am a resident of The Villages of Garrison Creek. Although I do not live within the required 300 feet for a written notice, I have been told of Phase Five Development's application to develop land north of Garrison Village Way. I am very concerned about the inconsistencies seen in the proposal, and would like to see them resolved prior to serious consideration of Phase Five Development's application.

One point is a potential confusion of the new development being called "Villages at Garrison Creek" when the current 240 home development is called The Villages **of** Garrison Creek (The Villages). This could become quite confusing as the plat map shows a number of road names that are identical to those existing in The Villages. It would seem more appropriate to name the new development something entirely different and to have the roads named differently as well.

I have also noted that the geotechnical report speaks to 56 lots, yet the plat map shows 72. As I understand it, Phase Five Development has legally recorded agreements in place that recite plans to build 56 homes, not the 72 shown on the plat map provided. The difference between 56 and 72 is quite large when you look at the number of people and cars that will be added to the area.

Speaking of cars, the plat map seems to indicate that there would be access from the new development onto Falcon Lane, which is part of a gated community designed to reduce the number of vehicles. This does not seem to be appropriate. Couldn't there be a cul de sac rather than trying to run cars through a gated community when they would have egress through other streets? Also, I note that the width of the existing portion of SE 6th would be reduced within the confines of the new development. This does not seem wise in that it might reduce the number of cars using SE 6th, essentially forcing them onto Garrison Village Way, which is already narrowed. It would also reduce the space available for emergency vehicles to enter and provide needed services to the homes in the new development. I would think it would be more advantageous to have a wider access corridor for that purpose. We already have issues with vehicles not keeping to the posted 15 MPH speed limit on Garrison Village Way, which causes issues for pedestrians in the area. Adding many more vehicles will just increase this issue, and since Garrison Village Way is considered a private road, the College Place police are not required to patrol and enforce the posted limit. This would adversely affect ALL residents of The Villages.

Narrowed side streets and alleys also cause issues with regard to parking, both during the day, and during the night. Although it is assumed that homeowners would have only 2 cars, what happens if a homeowner has a large gathering at one of the homes? What if one or more homes in a small area have large gatherings, where would all the cars be parked that would not take up potentially all the free parking space within a 2 block radius?

I also understand that new developments are required to have lots not less than 6,000 sf, yet many of the lots on the proposed plat are far less than that. The plat also shows that the only dedicated open space is the plant corridor along Garrison Village Way. If I understand the Municipal Code correctly, this is not allowed, dedicated open space cannot consist of streets and associated medians or planter strips, sidewalks, bike lanes, stormwater facilities (drainage areas), or areas required for providing utilities. On the plat map provided, it would appear that the planter strips and sidewalks that currently exist north of Garrison Village Way are being claimed as open space, and this so-called open space is far less than the 1,000 sf required per lot.

In the SEPA document, in the portion regarding wildlife, the only wildlife circled is "songbirds." This completely ignores the fact that we have hawks and herons on the property, and occasionally we have eagles as well. There is no identification of mammals, yet we have fox, mountain beaver and muskrats on the property as well. The SEPA document also identifies a nearby pond as "man made". Through my work on one of the committees for The Villages, I learned that this pond is fed by 4 natural springs. Yes, man has altered the pond somewhat by changing the edge surfaces and recently dredged the pond, but it is not lined by cement or other products as would be typical of a man made pond of this size. It would seem that the statement that it is man made is erroneous.

There are also questions about who actually owns the 2 parcels involved. On the face of the documents, Phase Five Development has made the application, yet according to the provided Plat map, the owner/developer is Bella Tierra. The title document provided is a title commitment that also lists Bella Tierra. If Bella Tierra is going to actually own, develop and build on those parcels, why have they not submitted an application in their name? This seems very confusing.

These are just some of the questions and concerns regarding this development and I would hope that the City would take more time to review all of the documents, including the recorded agreements that run with the land, to ensure that all aspects of the development of this property are thoroughly reviewed and that all inconsistencies are resolved before any approvals are given.

Thank you for your time,

--

Beth Pinkers

206-849-0046
bpinkers558@gmail.com
639 SE Whimbrel Loop
College Place, WA 99324

RECEIVED
JAN 18 2022
BY:

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DATE 1-15-2022

SIGNATURE Michael D. Preas
Barbara R Preas

NAME Michael D. Preas
Barbara R. Preas

ADDRESS 608 SE Whimbrel Loop
College Place, WA 99324

Copyright © 2022 Villages of Garrison Creek, All rights reserved.
You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

Add us to your address book

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Subject OBJECTION TO PLANNING APPLICATION OF PHASE FIVE DEVELOPMENT LLC

From Villages of Garrison Creek <info@villagesofgarrisoncreek.com>

To: <brpreas@yahoo.com>

Date Today at 7:31 PM
1-16-2022

The Villages
OF GARRISON CREEK
A Private Planned Community

TO: THE VILLAGES OF GARRISON CREEK HOMEOWNERS' ASSOCIATION MEMBERSHIP
FROM: THE MPMA VGC BOARD
Many of you are already aware that PFD (Phase Five Development, LLC), owners of the land across Garrison Village Way from the gazebo (Parcels 350738130021 and 350736130020) have submitted a planning application to the City of College Place.

The MPMA Board supports constructing single-family homes in these parcels. It is in the best interest of not only the Villages of Garrison Creek but also given the current housing shortage present in the Walla Walla Valley it is in the best

interest of the City of College Place and the community at large.

However, there are several concerns regarding the application as it was submitted. These concerns are listed below in this email. After meeting with our Village leaders and consulting with our attorneys, these concerns and objections were written for our use.

We ask that you carefully examine this document and if you agree with it, you may print, sign, and date the document. You may submit it directly to the College Place Community Development Director, Jon Rickard at the College Place City Hall, 625 South College Ave. Or you may ask any of the following board members to pick it up from you: Linda Olson (541-969-6693), Dick Cook (509-386-4118), or Denise Bartlow (509-200-3457).

You can also write your own letter. You can also deliver this in person or email it to Mr. Rickard at jrickard@cpwa.us.

Time is of the essence due to the fact these comments and objections need to be received by the City of College Place no later than Tuesday, Jan. 18, 2022, at 5 PM.

Thank you so much for your consideration of this extremely important manner.

Your MPMA Board - Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Jeanne Joyal, Joyce Becroft.
Daryl Schreiner, Beth Pinkers, Dan Halstrom,

John Jaso, Mike Serra, John Cress, Henning Guldhammer, Jack Gisler

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 **AND** 350736130020

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5. Access Over Private Roads.

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KG

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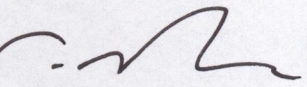
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DATE 1-16-2022 SIGNATURE 

NAME Brian W. Rich

ADDRESS 805 SE Creekside Dr.
College Place WA 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

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mailchimp

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
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DATE	SIGNATURE	NAME	ADDRESS
1.18.2022	Anne Richmon	Anne Richmon	727 SE Pheasant Run C.P.

RECEIVED
JAN 18 2022
BY: ....

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OF
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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Bonnie Roemer	Bonnie Roemer	1154 SE Creekside Dr CP
1/17/22	Harold J Roemer	Harold J. Roemer	1154 SE Creekside Dr CP

RECEIVED
JAN 18 2022
BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
Jan 17/22	Rudy Sanchez	Rudy Sanchez	650 SE Whimbrel Loop College Place WA. 99324
Jan 17/22	Edna Villarreal	Edna Villarreal.	

RECEIVED
JAN 18 2022
BY:

OBJECTION TO PLANNING APPLICATION
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1-16-22	Barbara J Larson	Barbara J Larson	1134 SE Creekside Dr IP

RECEIVED
JAN 18 2022
BY: KV

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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22		Daryl Schlosser	745 Quail Run C. P. Wa

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DATE	SIGNATURE	NAME	ADDRESS
1-16-22		JAY W. SCHNEBLY	647 SE WHIMBREL LOOP COLLEGE PLACE, WA 99324

Additional areas for consideration on the PFD 14 acre proposed development…

1). Adequate storm water remediation…..

While it is illegal to use a neighbors contiguous property for a place to direct stormwater runoff, we need to be proactive to insure that the **Drainage Report** as presented will function properly, and not leave MPMA properties with a problem to deal with after the fact. When nature's ability to absorb large quantities of rain and snow accumulation on an undeveloped area, similar to the 14 acres in the development proposal: That ability is greatly impaired when that space is covered with houses, streets, and asphalt parking. Many developers choose the cost saving that they enjoy by building a PUD type development with **privately** owned roads and infrastructure……

These developments are allowed to be built with less stringent road structure not requiring curbs, gutters and storm water disposal into a city system,…This is what we currently have and works if properly designed with adequate catch basins berms and swells….This approved type of developments is not an unusual approach, in as much as the design requirement for streets and infrastructure, in order for a city to acquire them upon competition of a development, is much more costly, and hence adds to the price point for home punchers….

It is true that in general local elevations, run to the west, i.e. 1205 ft. at the City County Airport to around 300 ft. at Wallula…However to eyeball subject property it may also drain to the south…Should that be the case and the fact that this area has springs and a high water table, this would also merit exploration….

Taking these areas into consideration, is there a way to ensure that the final Developer/Builder has some liability in the event a problem surfaces at a later date?

2). Restrictions on use of GVW for construction equipment…

Another area that is a must to address is the use of GVW for heavy equipment, during the construction period… The structural requirement of a road to meet the specs for a private development, are far less stringent than that of city owned arterials, and stand the possibility of damage when subjected to repetitive use by large heavy construction equipment. The gigantic earth movers, and EUCS, for scouring and leveling land, plus 10 to 20 ton dump trucks, could ultimately damage the asphalt, thereby necessitating costly repair…

Daryl Schreiner Phase 6 VGC

RECEIVED
JAN 18 2022
BY: ....

RITA SCHROEDER
380 HIGHLAND PARK DRIVE
COLLEGE PLACE, WA 99324

City Council of College Place
City Hall
625 S College Avenue
College Place, WA 99324

Reference Botimer owned land in the Villages
Northwest development

Dear City Council,

Over the past 17 years, I have taken care of the land Mr Botimer claims is his property, adjoining my property. I have put in underground irrigation, planted trees, mowed the lawn and planted bushes and other plants. I've fenced in the yard to keep out the deer. This land was also taken care of by the Clark's, who were the previous owners, including planting fruit trees and lawn.

According to my understanding of the law, if you take care of a property for at least seven (?ten) years and there has been no interest taken in it, you can have the property.

My concern also is how much of the hillside is planned to be cut away because I have put railroad ties in the rim of the hill so it doesn't continue to erode. I've kept down the weeds behind the fence as it not only continually seeded my lawn with weeds but was a fire danger. If my views are obstructed it will severely erode the value of my property.

At the least, there needs to be discussion by Mr Botimer with the homeowners to resolve these issues.

Thank you,

Rita Schroeder
380 SE Highland Park Drive

From: **Villages of Garrison Creek** info@villagesofgarrisoncreek.com
Subject: OBJECTION TO PLANNING APPLICATION OF PHASE FIVE DEVELOPMENT LLC
Date: January 15, 2022 at 7:31 PM
To: ruth.scofield7@gmail.com

RECEIVED
JAN 18 2022
BY: ....

The Villages
OF GARRISON CREEK
A Private Planned Community

TO: THE VILLAGES OF GARRISON CREEK HOMEOWNERS' ASSOCIATION MEMBERSHIP
FROM: THE MPMA VGC BOARD

Many of you are already aware that PFD (Phase Five Development, LLC), owners of the land across Garrison Village Way from the gazebo (Parcels 350738130021 and 350736130020) have submitted a planning application to the City of College Place.

The MPMA Board supports constructing single-family homes in these parcels. It is in the best interest of not only the Villages of Garrison Creek but also given the current housing shortage present in the Walla Walla Valley it is in the best interest of the City of College Place and the community at large.

However, there are several concerns regarding the application as it was submitted. These concerns are listed below in this email. After meeting with our Village leaders and consulting with our attorneys, these concerns and objections were written for our use.

We ask that vou carefullv examine this document and if vou agree with it. vou

may print, sign, and date the document. You may submit it directly to the College Place Community Development Director, Jon Rickard at the College Place City Hall, 625 South College Ave. Or you may ask any of the following board members to pick it up from you: Linda Olson (541-969-6693), Dick Cook (509-386-4118), or Denise Bartlow (509-200-3457).

You can also write your own letter. You can also deliver this in person or email it to Mr. Rickard at jrickard@cpwa.us.

Time is of the essence due to the fact these comments and objections need to be received by the City of College Place no later than **Tuesday, Jan. 18, 2022, at 5 PM.**

Thank you so much for your consideration of this extremely important manner.

Your MPMA Board - Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Jeanne Joyal, Joyce Becroft.
Daryl Schreiner, Beth Pinkers, Dan Halstrom, John Jaso, Mike Serra, John Cress, Henning Guldhammer, Jack Gisler

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE 1/17/2022 SIGNATURE Ruth Scofield
NAME Ruth Scofield

ADDRESS 705 SE Quail Run

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:
Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

January 13, 2022

RECEIVED
JAN 13 2022
BY:

City Hall
Community Development
College Place, WA 99324

RE: Garrison Creek Village Notice of Application for Phase 5 Development - My Comments

1. There are no walking paths shown on the plan. They need to have some so our paths won't become overcrowded.

2. There is no green space shown. They need these for neighborhood activities and so the development won't look so crowded.

3. Phase 5 needs to contribute to the upkeep of the main road (Garrison Creek Village Way)

Ruth Scofield
705 SE Quail Run
College Place, WA 99324

Ruth Scofield

RECEIVED
JAN 18 2022
BY:

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OF
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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	Heather Sealy	Heather Sealy	920 SE Creekside Dr.

RECEIVED
JAN 18 2022
BY: KY

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OF
PHASE FIVE DEVELOPMENT LLC
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DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	Mike Swan		1000 SE Creekside Drive College Place, WA 99324

RECEIVED
JAN 18 2022
BY: W

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	Norma A. Sewell	Norma A Sewell	1080 SE Creekside Drive College Place WA

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PARCELS 350738130021 AND 350736130020

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Jan 16, 2022	[signature]	Jane Shaw
DATE	SIGNATURE	NAME

ADDRESS 1086 SE Falcon Dr CP 99324

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

jane.shaw46@gmail.com

Our mailing address is:

Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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BY: ....

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DATE	SIGNATURE	NAME	ADDRESS
Jan 17 2022		David Sivitz	654 Whimbrel Loop College Place. 99324

RECEIVED
JAN 18 2022
BY: K

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OF
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DATE	SIGNATURE	NAME	ADDRESS
1/18/22	[signature]	NEIL SORENSEN	960 S.E. PARKSIDE PL

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: W

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DATE 1/15/22 SIGNATURE Sharon L. Standley NAME Sharon L. Standley ADDRESS 807 SE Covey Court College Place, WA 99324

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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1-17-22	Barbara Stanford	Barbara Stanford	1124 Creekside Dr, C.P.

YVONNE E STRATTON, MD, MMM
376 SE HIGHLAND PARK DRIVE
COLLEGE PLACE, WA 99324

RECEIVED
JAN 18 2022
BY: .....

January 18, 2022

City Council
City of College Place
625 S College Ave
College Place, WA 99324

Reference: NW development of The Villages

Dear City Council,

I understand that Mr Botimer is planning to develop the Northwest section of what is named The Villages. I have lived on adjacent property for almost twenty-nine years and have actually maintained the farm road, which I was told is a utility easement, at the south side of my property. It appears that according to the submitted plans, Mr Botimer plans to use all of the easement. When I purchased my property, I was told that technically I owned half of the easement. This easement includes access to water drainage, electrical and gas lines;

During the past 29 years, I have maintained this area - cutting the weeds to keep them from spreading to my lawn and from being a fire hazard, irrigating and terracing what I considered to be on my property.

I have landscaped the area on my side of the fence. The fence was to keep deer and coyotes out of my yard and keep my dogs safe and on my property. Owners, multiple years before me, planted fruit trees on what I am sure they considered their property. I have also irrigated the area and terraced the hillside inside the fence to keep the hillside from eroding.

Originally Mr Botimer planned for townhouses to go in this area. I do not know the current plans; however, if these buildings block my view, it will significantly reduce the value of my property which currently has unobstructed views of the valley below my house and the Blue Mountains.

It would be very welcome if Mr Botimer would sit down with myself and several of my neighbors to clarify his plans for the development and to resolve the issues.

I request that the City not approve his plans until these matters have been settled satisfactorily.

Thank you for your consideration,

Y Stratton MD

We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

January 11, 2022 — DATE

Tamara J. Green — SIGNATURE

Tamara J. Green — NAME

10936 Falconair Dr. SP WA 99324 — ADDRESS

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You are subscribed to the Villages of Garrison Creek News. You will receive informational and news updates that pertain to our community.

Our mailing address is:

Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

RECEIVED
JAN 18 2022
BY: ....

OBJECTION TO PLANNING APPLICATION OF PHASE FIVE DEVELOPMENT LLC PARCELS 350738130021 AND 350736130020

The undersigned Members of The Villages of Garrison Creek Master Property Management Association (the "MPMA") submit the following objections to the Planning Application submitted by Phase Five Development LLC ("PFD") for development of the parcels referenced above:

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DATE 1-17-21 SIGNATURE Dorita Strobel NAME Dorita Strobel ADDRESS 817 SE Covey Ct

RECEIVED
JAN 18 2022
BY:

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OF
PHASE FIVE DEVELOPMENT LLC
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DATE	SIGNATURE	NAME	ADDRESS
01/18/2022	Steve Summers	Steve Summers	900 SE Creekside Dr College Place WA 99362 P.O. Box 426 Walla Walla

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OF
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PARCELS 350738130021 AND 350736130020

RECEIVED
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BY: .....

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DATE	SIGNATURE	NAME	ADDRESS
1/16/2022	Mike Sue		1000 SE Creekside Drive College Place, WA 99324

RECEIVED
JAN 18 2022
BY:

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OF
PHASE FIVE DEVELOPMENT LLC
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DATE 1-18-2022 SIGNATURE [signature] NAME DOUG TASH ADDRESS 715 SE QUAIL RUN

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OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
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DATE 1/17 SIGNATURE John J Tastet NAME John Tastet ADDRESS 1012 SE Crockett

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BY:

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DATE	SIGNATURE	NAME	ADDRESS
1-18-22	Dorita Tessler	DORITA TESSLER	865 SE CREEKSIDE DR, CP

2022.01.04

Jon Rickard
College Place Community Development Director
jrickard@cpwa.us

Dear Jon,

While I have been both startled and troubled by Doug Botimer's application to develop the property which lies below our home, the city needs to be aware of the fact that the application is subject to an on-going and unresolved law-suit regarding covenant compliance issues.

It seems to me that such a lawsuit should be resolved before any action is taken on the application.

Sincerely,

AldenThompson
1006 SE Crestlane Dr.
College Place, WA 99324
509-529-0321
alden@wallawalla.edu

2022.01.18

To: Jon Rickard, College Place Community Development Department (jrickard@cpwa.us)

From: Alden and Wanda Thompson, 1006 SE Crestlane Dr. (alden@wallawalla.edu)

Re: Proposed Phase 5 Development, Villages of Garrison Creek

It seems to us that now is the time to open up some additional possibilities, including the possibility of single-level condos. These seem to be the primary shared concerns:

1. Equitable fees for those who have access to the Villages.
2. Single-story construction which would not block the view of those living on the hill.
3. Preserving the property value of those living in and adjacent to the Villages.

It might be the case that the high-density proposal has been triggered by the requirement that developments include low income dwellings, a feature that could much more easily be coordinated with the ethos of the village with condos than with single family dwellings. Appropriate plantings and green space could be preserved. Fee structure would be maintained by insuring that the new development be included under the umbrella of the Homeowners' Association. That would require re-zoning, but the delay in pursuing that possibility could be highly beneficial.

Other benefits would include limiting the access to the gated community. Falcon drive could be developed into a culdesac with additional housing at the end, or simply closed off.

If condos were a primary focus, then off-road parking could be part of the plan, an "eye-sore" in the current situation.

It seems to me that the property facing Myra road could be addressed separately. Rather than attempting to see it as part of the villages, it could also be opened to condo development, possibly with access directly to Myra Road, thus having no impact on facilities within the Villages.

As we move forward, we need to explore ways of nurturing the natural environment, an ecologically sensitive approach that will also nurture human interaction. Wildlife has greatly diminished in recent years – the more houses, the less wildlife. In short, we need more green space.

The current proposal has generated great turmoil. In a community the size of College Place, it seems to us that we should do all we can to preserve a common focus under the direction of the Homeowners Association.

RECEIVED
JAN 18 2022
BY: .....

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OF
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PARCELS 350738130021 AND 350736130020

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DATE	SIGNATURE	NAME	ADDRESS
1/17		TED TURNEY	702 SE CREEKSIDE COLLEGE PLACE, WA

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We request that the hearing be postponed or continued until these issues are satisfactorily addressed by PFD. Alternatively, we request that the Application be denied or approved with resolution of the foregoing issues as conditions to the approval.

DATE	SIGNATURE	NAME	ADDRESS
1/16/23	[signature]	REX WALLACE	1077 SE CREEKSIDE Dr

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: W

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DATE	SIGNATURE	NAME	ADDRESS
1/17/22	Sherri Walley	Sherri Walley	841 SE Larkspur Pl College Place, WA 99324

From: JoAnn Wiggins
To: Jon Rickard
Subject: Phases 12 and 13 of The Villages
Date: Tuesday, January 18, 2022 12:13:50 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Jon Rickard

Community Development Director

City of College Place, Washington

Dear Jon

Over the years, we have watched the changing landscape of our area of College Place. Having lived on Highland Park Drive for nearly 42 years, we have watched the developments of Garrison Creek Heights, Hawk Hill, and The Villages. We have appreciated the way these developments have been carefully planned and executed.

With the proposed Phase Twelve of The Villages, we are interested in the impact this phase will have on our property. We would like to see clearer elevation labels for the current contour lines as well as the proposed lines for the new development. This would help us understand the planned changes.

In reviewing the proposed contours, we are concerned about the effect contouring the land would have on the southeast corner of our property and the possible damage to the existing 60-plus year-old tree and its root system. This also applies to many large trees on the Highland Park Drive lots

Thank you for giving us the opportunity to comment on the proposed expansion of the Villages.

JoAnn and Ken Wiggins

390 SE Highland Park Drive

College Place, WA 99324

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY:

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DATE 1/17/22 SIGNATURE [signature] NAME ANITA WILLIAMS ADDRESS 658 SE Whimbrel Loop

OBJECTION TO PLANNING APPLICATION
OF
PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

RECEIVED
JAN 18 2022
BY: KV

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Christina L. Wilson

DATE: 1/17/22

SIGNATURE

NAME: CHRISTINA L. WILSON

ADDRESS: 683 SE Whimbrel Loop
College Place 99324

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Our mailing address is:

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College Place, WA 99324

RECEIVED
JAN 18 2022
BY:

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Donald Wilson

DATE	SIGNATURE	NAME
1/17/22		Donald Wilson

ADDRESS 683 SE Whimbrel Loop College Place 99324

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Our mailing address is:

Villages of Garrison Creek
P.O. Box 694
College Place, WA 99324

Merlene Wolf .. 714 SE Quail Run
CP

RECEIVED
JAN 18 2022
BY: KS

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PHASE FIVE DEVELOPMENT LLC
PARCELS 350738130021 AND 350736130020

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DATE 1/16/2022 SIGNATURE Merlene Wolf NAME Merlene Wolf

ADDRESS 7145E Quail Run, College Place, Wa.

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P.O. Box 694
College Place, WA 99324

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mailchimp

January 4, 2022

TO: Jon Rickard, City of College Place, WA Community Development Director

RE: Phase XII and XIII Application Villages of Garrison Creek, Phase V Development LLC

Thank you for the opportunity to provide public comment on the November 18, 2021 application of Doug Botimer (Phase V Development, LLC) to develop Phase XII and XIII of the Villages of Garrison Creek.

My husband and I purchased a home in Phase VII of the Villages of Garrison Creek in September of 2015 and sold it in October 2021. Although we no longer live there, we may wish to purchase one of the new homes proposed should Mr. Botimer's application be approved. However, we have some questions about its legal status as a part of the Villages of Garrison Creek PUD, the answers to which will help us make an informed purchasing decision.

My understanding is that Mr. Botimer's 14.69 acres referenced in this application were removed via de-annexation from the Villages of Garrison Creek PUD in September of 2018. The legality of this agreement is currently being challenged in a lawsuit filed by two homeowners who live in Phase 10. A partial summary judgment hearing is scheduled in Walla Walla County Superior Court on January 10, 2022 regarding this legal question. A jury trial may follow in May of 2022, depending on the judge's decision this month.

I also was under the impression that the city of College Place requires a certain amount of common area in new housing developments like this, but I do not see any common area designated in the plats submitted. Does the city intend to count all existing common areas located in Phases 1, 2, 5, 6, 7, 8, 9, and 10 toward this new Phase V Development LLC common area requirement? As part of the de-annexation agreement of September of 2018, Phase V Development LLC was granted an easement to use these common areas south of Garrison Village Way, but is exempt from paying HOA dues to support the maintenance cost of these common areas located outside his 14 acres.

In summary, I have two questions:

1. Given the 2018 de-annexation of Phases XII and XIII from the Villages of Garrison Creek (the legality of which is currently being challenged in court), can Phases XII and XIII even be considered a part of the Villages of Garrison Creek PUD any longer?
2. Where is the common area located in Phases XII and XIII? Can the common area outside this proposed development be used as Phase XII and XIII common area if it is not owned by Phase V Development LLC? Does the easement agreement with the Villages of Garrison Creek fulfil this common area requirement?
3. Does a decision by the city to approve this development before the legal challenges are resolved in Walla Walla Superior Court increase litigation risks to the City of College Place?

Thank you for taking the time to consider my questions.

Regards,

Michele Wollert

From: yvonne john
To: Jon Rickard
Subject: Trip Generation Letter by J-U-B for Botimer Proposed Development
Date: Tuesday, January 18, 2022 3:47:41 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,

This comment pertains to the **'Proposed Villages at Garrison Creek, Phases XII and XIII Trip Generation and Distribution Letter'** dated 21 November, 2021 by J-U-B Engineers, Inc.

Using values based on national averages, J-U-B estimates 680 average weekday trips for the proposed 72 homes. What they don't address is the 240 existing homes in the Villages of Garrison Creek. Based on the same national averages used by J-U-B, the average weekday trips for 312 homes would be slightly less than 3,000 (a number almost a third the population of College Place). In addition, although GVW is a private road, it is used by the public as a shortcut between Larch and Myra or to gain access to the WW Housing Authority homes or Regency at the Park Nursing Home. It's not clear that J-U-B Engineers has taken into consideration that Garrison Village Way is a 'private road' and not as wide as requirements for a city street.

The other consideration is the number of new intersections proposed for Garrison Village Way; at least four, and some within approximately 100' of each other. This should raise some safety concerns.

As a remedy, 6th Street should be developed as the main entrance to the proposed development and be designed according to code for a city street. Also, eliminate at least one of the intersections on Garrison Village Way.

Respectfully,

John Jaso
725 Heron Drive 99324
(509) 529-3708

City Of College Place

JUN 03 2022

Received by:

Re: Villages st Garrison Creek phase 5:

We are protesting the proposed road that will come from Garrison Creek to SE 6th Street.

This road will be dangerous and adversely affect our neighborhood.

Because 6th street does not have a light people will rush through to 4th Street.

The cars will go through a neighborhood that has at least 3 families with small children.
Some children already had near misses with automobiles.

Both 6th and 4th Street intersections with SE Larch Ave are dangerous. Both have had pedestrian car accidents. One person died at 4th Street and the one at 6th street was flown to trauma care.

We notice that you have posted no trespassing signs (private street)and speed limits at the Villages.
There do not seem to be children there. We do have children here. We would like the same safety here.

In summary we feel that this proposed road will be too dangerous and a detriment to small children.

Sincerely,

Name: Susan and Delwyn BAKer
Address: 507 SE Larch Ave, CP
Email: 5451csunshine49@yahoo.com

Name: Guinevere M. Ringering
Address: 801 SE 8th St - CP
Email: melguin@gmail.com

Name:
Address:
Email:

Name:
Address:
Email:

Name:
Address:
Email:

Name:
Address:
Email:

City Of College Place

JUN 02 2022

Received by: KJ

June 2, 2022

To: John Rickard, College Place Community Planning Director for the City of College Place

Re: Public Testimony regarding The Villages of Garrison Creek Phase XII and XIII.

Dear Mr. Rickard,

There are a number of remaining concerns regarding the above application that still need to be addressed:

- The plan for the 6th Street entrance needs clarification, especially the street width of the public portion of this road.

- The previous geotechnical report was for 56 units, not 70 units. There are huge concerns about the amount of impervious surfaces to dissipate water for this many homes. Multiple houses in our existing development had had issues with crawl space water that have requiring regrading, French drains, and other remediation measures and open space in this development is considerably less.

- There has been no discussion or communication regarding any of this development initiated from the applicants or their legal counsel to our board or our legal counsel.

We are not opposed to this development of this property but we want the developers to acknowledge and implement the easements and agreements they signed and agreed to at the time of their exit in 2018.

Sincerely,

Joyce Beecroft
1046 SE Garrison Village Way
College Place, WA 99324

Judy Board
765 SE Creekside Dr.
College Place, WA 99324

Joyce E. Beecroft

Judy Board

From: Bryan,Alex
To: Jon Rickard
Subject: Public Hearing Testimony
Date: Friday, June 3, 2022 3:33:21 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mr. Rickard:

The proposed Villages of Garrison Creek expansion project appears to include development on our property. The proposed walking path (above proposed lots 29 and 29) enters our fenced backyard and moves through our shed, children's trampoline, swimming pool, and garden. We have cared for and utilized this space continuously for the past 13 years (property that was also utilized for many years by the previous owner).

We are requesting our family's concern would be considered with resolution prior to final approval of this project.

Respectfully,

Alex and Nicole Bryan

388 SE Highland Park Drive
College Place, WA 99324
509-240-5578

[ADVENTISTHEALTH:INTERNAL]

[ADVENTISTHEALTH:INTERNAL]

Jon Rickard, College Place Community Development Director
625 S COLLEGE AVE
College Place, WA 99324

This letter is comment on the updated proposed development of land north of Garrison Village Way by Phase Five Development (PFD). I thank the City for the diligence in preparing the RFAI and draft summary. Significant progress has been made, but I still have some comments and concerns:

1. My understanding is the City recommends that the 6th Street entrance be 20' extending after Highland Park to encourage reduced speed (15mph) entering and exiting the development. Since 6th is 36', there is currently parking on both sides. This has a 20' pipe feeding into a 36' pipe. If the narrowing of Creekside/Quail from 30' to 20' cannot be more centered with the 36' (instead of pinned on the southern edge), please establish additional no-parking on south side of 6th to not have impeded transition to the wider street and remaining parking. My assumption is one or more stop sign(s) will be required for the 3-way intersection and the road change to 6th.
2. The alley around the gazebo shows as 12' with 4' swales (likely required for drainage) on each side. In the existing development, there are significant parking issues in the alley driveways. The setback of 10' is an improvement, but even if the 4' of swale is added, it will be difficult to park two vehicles in the driveway as expressed in Draft CCRs 4.3(d), "each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot". Please consider whether a longer setback is warranted. My understanding is that there is no intent for emergency vehicle access via the alley. If there is any view obstruction, then stop signs may be warranted exiting the alley.
3. The density of housing exceeds the conceptual designs I found for the original PUD for this area. There will be a considerable amount of impervious surfaces. My understanding is a more detailed storm water drainage report will be prepared and will be carefully reviewed. Numerous houses in the existing development have had to perform remediation for water in crawl spaces.
4. Concerns with the Draft CCRs which I previously expressed have not been addressed. While I do not believe it is the City's responsibility to ensure the CCRs are RCW 64.90 compliant, it may be appropriate to issue a reminder that the new association must comply with the newer RCW 64.90 and the development must comply with all current local, state, and national statutes and building standards.
5. RFAI 3c and 9 state existing agreements and prior CCRs be referenced in the CCRs as well as the survey. This has not yet occurred. A reminder that this must occur may be appropriate.
6. RFAI 5 and 11 state easement issues for Creekside, alley, and Falcon be addressed. This has not yet occurred. A reminder that this must occur may be appropriate.
7. While the City recognized this PUD as "Villages of Garrison Creek Phases XII and XIII", I encourage with the incorporation of the association that a name more unique from the unrelated and existing association be selected to avoid confusion in the future.

Regards,

Kurt Carlson, Lot 32 Phase II Villages of Garrison Creek
921 SE LARKSPUR PL
College Place, WA 99324
509-732-4814
carlsonkurta@gmail.com

City of Walla Walla

May 27, 2022

Jon Rickard
City of College Place Community Development Director
625 S. College Avenue
College Place, WA 99324

Re: Villages of Garrison Creek Ph. XII and XIII - TIA Review

Jon,

Thank you for the opportunity to review and comment on the TIA for the above development.

The City is very supportive of additional housing in the area however, we are concerned with the long-term safety and operation of Myra Road at Garrison Village Way resulting from the growth in this area and the additional traffic this development will generate. We had our on-call Traffic Engineer, DKS Associates, review the TIA. Their comment letter is included with this letter. We concur with DKS's recommendations and request that College Place work with the developer to address these items prior to issuing development approval. We are happy to assist in reviewing the DKS recommendations and support College Place in this endeavor.

Thank you for your consideration.

Sincerely,

Neal Chavre, P.E.
City Engineer

Enclosure

DKS 117 COMMERCIAL STREET NE, SUITE 310, SALEM, OR 97301 • 503.391.8773 • DKSASSOCIATES.COM

MAY 27, 2022

Neal Chavre
City Engineer
City of Walla Walla
55 W Moore Street
Walla Walla, WA 99362

SUBJECT: REVIEW OF VILLAGES OF GARRISON CREEK TRAFFIC IMPACT ANALYSIS

DKS REVIEW

Per your request, we have reviewed the transportation impact analysis (TIA) for the proposed Villages of Garrison Creek Phases XII and XIII in the City of College Place, Washington.[1] Although the project site is located in the City of College Place, key study intersections are located within the City of Walla Walla's jurisdiction, including the intersection of Myra Road/Garrison Village Way. The proposed development is the last two phases of a planned unit development which will consist of 70 single-family homes.

COMMENTS

During our review of the traffic analysis, we have provided the following comments regarding its findings and adherence to the City of Walla Walla TIA Guidelines.[2]

1. DKS agrees with the existing vehicle operations presented in Table 2.
2. As stated in the TIA, future 2027 background volumes included a background growth rate of 1% per year and two in-process developments, Myra-Offner Mixed Use development and the Village at Fort Walla Walla. Looking at Appendix C, the volumes for the No Build 2027 do not add up correctly at the two intersections on Myra Road. For example, the eastbound left on 12th Street at Myra Road is 93 vehicles in Figure 3 (Existing 2022). Background growth at 1% per year to 2027 would add approximately 5 vehicles. Appendix C shows 37 eastbound left vehicles at the intersection being generated by the Village at Fort Walla Walla. This adds up to a total of 135 vehicles for the 2027 No Build scenario. However, the volume shown in Figure 4 (2027 No Build) only shows 105 vehicles.
   DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.
3. The trip generation presented in Table 4 is based on the average rates for single-family housing (210) from the 10th Edition of the Institute of Transportation Engineers Trip

[1] Villages of Garrison Creek Traffic Impact Analysis, J-U-B Engineers, April 18, 2022.

[2] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.

Generation Manual. The most recent version of the Trip Generation Manual is the *11th Edition*[3] *and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates should be used (not the average rates)* per the guidance in the Trip Generation Handbook.[4]

4. The proposed trip distribution looks reasonable.
5. Per the City of Walla Walla guidelines[5], please include analysis for the "Year of Occupancy + 5 Years". Although the TIA says that a completion date is unknown at this time, please make a reasonable estimate for the completed year of construction.
6. In Table 5, the Larch Ave/6th Street westbound delay decreases because of the rounding down from 1 WBT vehicle to 0 WBT vehicles from the No Build scenario to the Build scenario. *DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.*
7. If the traffic signal is still not warranted after Comment #2, Comment #3, and Comment #5 have been addressed, DKS recommends that the developer still *pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way* given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development. The proportionate share should be calculated as follows for the intersection of Myra Road/Garrison Village Way:

$$= \frac{\text{Trip Generation for Phases XII and XIII}}{\text{Total Trip Generation for Villages of Garrison Creek PUD + Total Trips for Fort Walla Walla}}$$

   Since the need for the traffic signal and related improvements are generated by the Villages of Garrison Creek PUD, it is not appropriate to assume current or future Myra Road traffic should be included in the proportionate share calculations and participate in the cost sharing of the traffic signal.
8. DKS agrees that the southbound right turn lane at Myra Road/Garrison Village Way is not critical at this time and does not need to be installed as part of this development. However, *DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development.* Given the vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.
9. DKS agrees with the statement that a crosswalk alone would be insufficient at a crossing of Myra Road at Garrison Village Way. With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, *it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.*

Please let us know if have any questions.

Jenna Bogert

Jenna Bogert, P.E. (OR, WA)

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[3] Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.

[4] Trip Generation Handbook, 3rd Edition, Institute of Transportation Engineers, September 2017.

[5] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.

June 2, 2022

Attn: Jon Rickard
Re: Proposed PFD development

No development should be approved on the PFD property at this time.

A *specific* condition for the City's original approval of the 95 acre PUD was that covenants be created for the entire PUD. Accordingly, restrictive covenants (CCRs) were created, executed, and recorded over 30 years ago. These covenants are to 'run with the land' "perpetually" (CCRs 3 and 4). Note that these restrictive covenants also apply to the property owned by PFD.

In 2017/2018 the developer collaborated with several current and past directors of the Master Property Management Association (MPMA) in what many VGC property owners believe is an unlawful attempt to, essentially, vacate the restrictive covenants for over 40% of the property in the PUD (including the property owned by PFD) - leaving *only* 240 homeowners responsible for most, if not all, of the increasing costs of maintaining much of the PUD's common property (streets, walking trails, open spaces, water, and sewer) - in perpetuity.

The developer and the current VGC leadership have now simply presumed the right to act like the PFD property is no longer part of the VGC - and is no longer subject to The Restated Declaration of Covenants, Conditions, and Restrictions of The Villages of Garrison Creek (copy attached).

Several VGC property owners are currently involved in an (unresolved) lawsuit (filed in 2018) against the MPMA for their part in orchestrating the removal of certain (favored) property legal descriptions from the covenants. It is hoped that this situation can be resolved equitably and fairly. But for the City to approve any additional development in the PUD, while ignoring the fact that the developers are attempting to abandon the covenant requirements originally placed on them by the City of CP (as a condition for approval of this PUD) could complicate this legal case - possibly even leading to the City being added as one of the named parties in the lawsuit.

Moreover, the City should be aware that the approval of more development in this PUD (while pretending to 'look the other way' regarding this covenant compliance controversy) may very well be an explicit violation of **58.17 RCW PLATS - SUBDIVISIONS - DEDICATIONS,** subparagraph 215 (Alteration of subdivision - Procedure), which requires (that):

"If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement <u>signed by all parties subject to the covenants</u> providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof."

There is no agreement signed by *all* parties subject to the covenants which would allow such alteration(s). Thus, this application must be denied for this reason alone.

As I understand it the developer is also planning additional traffic control gates on Falcon. The MPMA refuses to maintain the existing gates now - (unreasonably) demanding that the entire financial burden for the operation and maintenance of these MPMA common property assets be placed in the backs of (only) the 19 homeowners in Phase X (Hawk Hill).

Now, additional gates are being proposed.

Who will own these gates? Who will own the property on which these gates are located? Most importantly, <u>who is going to be responsible for the considerable operational and maintenance costs of these new gates?</u>

These - and other important questions - remain and must be properly resolved *before* this project is approved.

Respectfully,

Don Coleman
1046 SE Crestlane Drive
College Place, WA 99324

cc: Doug Botimer, Alan Fisher - PFD

After Recording Return To:
James K. Hayner
Minnick-Hayner
P.O. Box 1757
Walla Walla, WA 99362

RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE VILLAGES OF GARRISON CREEK

GRANTORS: WALLA WALLA VALLEY DEVELOPMENT, LLC, a Washington limited liability company

PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company

GRANTEES: THE VILLAGES OF GARRISON CREEK
THE PUBLIC

LEGAL DESCRIPTION: Phase I through VI of The Villages of Garrison Creek Planned Unit Developments and Lot D of Short Plat recorded in Volume 2 of Short Plats at Page 163

TAX PARCEL NUMBER(S):
35-07-36-79-0001 35-07-36-79-0002 35-07-36-79-0003 35-07-36-79-0004
35-07-36-79-0005 35-07-36-79-0006 35-07-36-79-0007 35-07-36-79-0008
35-07-36-79-0009 35-07-36-79-0010 35-07-36-79-0011 35-07-36-79-0012 35-07-36-79-0013 35-07-36-79-0014
35-07-36-79-0015 35-07-36-79-0016 35-07-36-79-0017 35-07-36-79-0018 35-07-36-79-0019 35-07-36-82-0001
35-07-36-82-0002 35-07-36-82-0003 35-07-36-82-0004 35-07-36-82-0005 35-07-36-82-0006 35-07-36-82-0007
35-07-36-82-0008 35-07-36-82-0009 35-07-36-82-0010 35-07-36-82-0011 35-07-36-82-0012 35-07-36-82-0013
35-07-36-82-0014 35-07-36-82-0015 35-07-36-82-0016 35-07-36-82-0017 35-07-36-82-0018 35-07-36-82-0019
35-07-36-82-0020 35-07-36-82-0021 35-07-36-82-0022 35-07-36-82-0023 35-07-36-82-0024 35-07-36-91-0001
35-07-36-95-0001 36-07-31-95-0001 35-07-36-92-0001 35-07-36-92-0002 35-07-36-92-0003 35-07-36-92-0004
35-07-36-92-0005 35-07-36-92-0006 35-07-36-92-0007 35-07-36-92-0008 35-07-36-92-0009 35-07-36-92-0010
35-07-36-92-0011 35-07-36-92-0012 35-07-36-92-0013 35-07-36-92-0014 35-07-36-92-0015 35-07-36-92-0016
35-07-36-92-0017 35-07-36-92-0018 35-07-36-92-0019 35-07-36-92-0020 35-07-36-92-0021 35-07-36-92-0022
35-07-36-92-0023 35-07-36-92-0024 35-07-36-92-0025 35-07-36-92-0026 35-07-36-92-0027 35-07-36-96-0001
35-07-36-96-0002 35-07-36-96-0003 35-07-36-92-0004 35-07-36-96-0005 35-07-36-96-0006 35-07-36-96-0007
35-07-36-92-0008 35-07-36-96-0009 35-07-36-96-0010 35-07-36-96-0011 35-07-36-92-0012 35-07-36-96-0013
35-07-36-96-0014 35-07-36-96-0015 35-07-36-92-0016 35-07-36-96-0017 35-07-36-96-0018 35-07-36-96-0019
35-07-36-92-0020 35-07-36-96-0021 35-07-36-96-0022 35-07-36-96-0042 35-07-36-92-0041 35-07-36-96-0025
35-07-36-96-0026 35-07-36-96-0027 35-07-36-92-0028 35-07-36-96-0029 35-07-36-96-0030 35-07-36-96-0031
35-07-36-92-0032 35-07-36-96-0033 35-07-36-96-0034 35-07-36-96-0035 35-07-36-92-0036 35-07-36-96-0037
35-07-36-96-0038 35-07-36-96-0039 35-07-36-96-0040 35-07-36-96-0041 35-07-36-13-0019 35-07-36-11-0044

RELATED DOCUMENT NO: 9612061 (Prior Declaration superseded herein)

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RECITALS:

This document is a restatement of the Declaration of Restrictive Covenants of The Villages of Garrison Creek, as originally dated December 4, 1996 and recorded under Auditor's File No. 9612061 in Volume 246 at Page 2209, records of Walla Walla County, Washington.

THIS RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS SUPERSEDES AND REPLACES THE PRIOR DECLARATION FOR ALL PURPOSES.

This restatement and amendment has been approved by ninety percent (90%) of the Owners of all lots, units, or planned units, as required by Article X of the original Declaration.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Grantors (as identified on Page 1) are the owners in fee simple of the remaining unsold portions of all real property located in Walla Walla County, Washington, to be known as THE VILLAGES OF GARRISON CREEK ("The Villages"). The property of The Villages has previously been made subject to this Declaration, and the Owner hereby makes all lands described in Exhibit "A" subject to the following protective covenants, reservations, and restrictions of record.

1. General Plan: The Owner does hereby establish a general plan for the improvement and development of The Villages, as legally described on Exhibit "A," attached hereto and incorporated herein by reference, and do hereby establish covenants, conditions, reservations, and restrictions upon which and subject to which all lots and portions thereof as shown on the subdivision shall be improved, sold, conveyed, or used.

2. Phases: The Owner owns real property described on Exhibit "A." A portion of the land has previously been developed in phases for single family residential living, multi-family residential living, or a nursing home. The remaining portion of the property will be developed for residential living, with one portion of the real property being developed as commercial. The entire 95 acres is located between Larch Avenue and Myra Road. All

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land described in Exhibit "A" shall become part of The Villages, subject to these restrictive covenants.

3. Effect of Covenants: The covenants, conditions, reservations, and restrictions placed on the land herein are to run with the land and shall be binding upon all parties and upon all persons owning lots, residential units, or any interest in any real property, and these covenants shall inure and pass with each and every parcel of land or unit and shall bind the respective successors-in-interest of the present owners thereof and shall also be for the benefit of The Villages of Garrison Creek Property Management Association (the "Association"). The Association is a non-profit corporation which has been incorporated and given the power to enforce these covenants to the same extent and degree as would an owner within The Villages and for the purposes of holding title to all common areas.

4. Duration: These Reservations and Restrictive Covenants shall continue in full force and effect perpetually unless otherwise amended as hereinafter provided.

5. Property Management Association: Every person or entity acquiring an interest as a Contract Purchaser or record owner of a fee interest in a lot or unit covered by this Declaration shall automatically become a member of the Association and shall be bound by the rules, regulations, and Bylaws of the Association, as established by its Board of Directors. The benefits of membership in the Association are covenants running with the land, and membership in the Association will be terminated only by selling the ownership interest in the lot or unit which created membership rights. The membership of each owner shall be appurtenant to the lot or living unit giving rise to such membership and shall not be assigned, transferred, pledged, hypothecated, conveyed, or alienated in any way, except upon the transfer of title to said lot or unit, and then only to the transferee of title.

(a) Voting: Each member of the Association shall have one (1) vote with respect to each lot or living unit owned. A husband and wife shall be considered as being one (1) member. If an individual has a fee interest or Contract Purchaser's interest in more than one(1) lot, that person shall be entitled to one (1) vote for each lot.

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Declarant shall have one vote for each lot, living unit, or proposed living unit; for these purposes, "proposed living unit" shall be defined as the number of living units approved by the municipality to be developed for residential purposes, it being understood that there are presently approximately 418 living units proposed to be available within the planned unit development. Declarant shall continue to hold the voting rights with respect to all land, lots, and residences, and proposed living units for which it remains in title.

If more than one (1) individual has a fee interest in one (1) or more lots, the persons owning the lots shall designate which of them shall have the right to cast the vote(s) for the lot(s) at membership meetings. In the event the joint owners are unable to agree among themselves as to how their vote(s) shall be cast, they shall lose their right to vote on all matters in question.

Persons holding at least 75 residential units shall be required to be present at any meeting of homeowners before any action taken at such meeting shall be valid. Action shall be valid only if all members have been given notice of the meeting. Action approved by a majority of members voting at any Association meeting shall be valid.

Phase 3 has been developed as a nursing home, and it shall have one (1) vote. The owners of all other lots or residential units shall have one (1) vote per unit.

(b) Bylaws: Bylaws for the administration of the Association and the property and for other purposes not inconsistent with these protective covenants shall be adopted.

(c) Board of Directors: The Board of Directors of the Association is empowered to adopt, amend, and revoke, on behalf of the Association, detailed administrative rules and regulations necessary or convenient from time to time to assure compliance with the general guidelines of these restrictive covenants, and to promote the comfortable use and enjoyment of the planned unit development. These restrictive covenants, the bylaws, and the rules and regulations of the Association

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shall be binding upon all owners and occupants and all persons claiming any interest in any residential property within the planned unit development. The Board shall have the power and duty to enforce provisions of this Declaration, the articles of incorporation, the bylaws, and the rules and regulations of the Association as they may be lawfully amended from time to time for the benefit of the homeowners.

The Board of Directors shall consist of seven (7) members. Five (5) of the Directors shall be elected by the owners/members. The Declarant/Owner shall appoint two (2) Directors. Each Director shall be appointed or elected for a one (1) year term. Directors need not be members of the Association nor residents of the State of Washington.

(d) Separate Villages: It is acknowledged that separate villages within the planned unit development will require different governance, rules, and regulations. The members of each village, the legal description of which will be defined by plat or subdivision, shall have the right to separately govern the issues which are solely related to the lots and ownership within that village. Each village shall have the right to establish bylaws for the administration of the property within that village, provided that such rules and regulations are not inconsistent with these protective covenants.

(e) Dues and Assessments: In order to govern, manage and maintain the Homeowners Association, to provide improvements and to carry out the objectives of the Association, each lot owner and contract purchaser, his or her heirs, successors and assigns, shall, and do, by accepting a Deed or entering into a contract of sale as vendee of property covered by this Declaration, jointly and severally agree that each shall pay to the Association the dues, assessments and charges levied by such Association. The manner of such levy shall be set forth in the Articles of Incorporation of the Master Property Management Association. The amount of any assessment, plus interest, costs and attorney fees, shall be a lien upon each lot in the event of the failure of a lot owner to pay the same, and may be foreclosed and collected as provided in the Bylaws of the Association. A lien upon each lot for dues

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and assessments shall be subordinate to the lien of any first mortgage holder, as set forth in Section 9 following.

6. Architectural Review:

(a) Approval Required: Before any construction is commenced on any lot and before any exterior alterations are made to any existing structures or before any substantial landscaping is commenced or changed, a copy of the architectural plans and specifications and the site plan of the proposed structure and its location or proposed exterior alterations and/or the complete landscape plan shall be submitted to the Architectural Review Committee. Such construction or alteration shall not be started until approval in writing has been given by the Architectural Review Committee. The Architectural Review Committee shall have the power and authority to refuse to approve any design, finish, method of painting, or color of any proposed construction or alteration or the planting material design or installation of any landscaping which is not compatible to other homes within the area or within the village, or with respect to the master development plan of the planned unit development. The Architectural Review Committee shall consider the aesthetic compatibility of the proposed construction or alteration, and in so passing upon any design, finish, painting, or color, the Architectural Review Committee shall have the right to take into consideration the suitability of the proposed structure, the material of which it is to be built, the site upon which it is proposed to be erected, the harmony with other buildings and surroundings, the effect on the outlook of the adjacent or neighboring property, its relationship to green belts, streets, and walkways, and any and all other factors which, in the opinion of the Committee, shall affect the desirability and suitability of any such proposed structure and its location on the site, or any improvement or alteration.

The Architectural Review Committee may require a bond or other surety to be placed by an owner to guarantee that such owner completes the proposed construction in a timely and complete manner as approved by the Committee. The

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amount and nature of such surety shall be entirely within the discretion of the Architectural Review Committee, it being understood that the Committee shall act in this capacity as protector of the covenants for the benefit of all owners of property within the planned unit development.

(b) Committee Membership: The initial members of the Architectural Review Committee shall consist of Douglas Botimer, Robert Rupar, and Norm McKibben. Each of the initial members (and their respective successors) shall be entitled to appoint or replace his own successor. If any member becomes unable or unwilling to continue and does not appoint a successor, the remaining two (2) members of the Committee shall appoint a successor. If all three (3) members are unable or unwilling to continue and have not named their successors, then a committee of three (3) shall be elected by the members of the Association.

The Committee shall adopt comprehensive architectural review standards, rules, and regulations which will include the manner and method by which members of the Review Committee shall be replaced, appointed, or elected. Such architectural standards shall be binding upon all owners in The Villages. The members of the Architectural Review Committee shall be replaced, appointed, and elected pursuant to the rules established by such committee, and shall not be subject to vote, selection, or appointment by the Association or by members thereof.

(c) Liability: No Architectural Review Committee member shall be held responsible or liable for covenant violations by lot owners nor shall the Committee be liable for design and plan approvals that have been given after due consideration. The Property Management Association shall indemnify and hold harmless any member of the Architectural Review Committee from any expenses, costs, judgments, amounts paid in settlement, fines, attorney fees, claims, causes of action, and any other such expenses incurred by the Committee member if such member acted in good faith, in the best interests of the Association, and, with respect to any criminal proceeding, had no reasonable cause to believe the conduct was unlawful.

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7. Land Use: The Architectural Review Committee shall establish standards within the planned unit development and by area designated as villages or lot developments. Such standards, together with rules and regulations, shall be published and available for inspection at any time. The standards, among other things, shall include rules and regulations which include but are not limited to the following issues:

(a) *Residential property*:

(1) Height and size of residences and/or living units;

(2) Areas in which single family detached residences shall be allowed as well as attached multi-family residences;

(3) Building locations and set-back lines;

(4) Construction time;

(5) Parking areas and garages;

(6) Storage of vehicles, including recreational vehicles and trailers;

(7) Walls, fences, and plantings;

(8) Landscaping and vegetation;

(9) Exterior lighting;

(10) Communication dishes and antennas;

(11) Pets allowed;

(12) Signs and commercial uses and operations;

(13) Use of streets, walkways, common areas, and green belts; and

(14) Bond or other surety to guarantee construction as approved.

(b) *Nursing Home*: Phase 3 of the land subject to the Declaration has been developed as a nursing home. The owners of the nursing home shall have one (1) vote for all purposes. The Association shall have no control over the operation of the nursing home or the development of the land within such phase. It is recognized that the land within Phase 3 shall be responsible for and contribute to the expenses and

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maintenance of any common property, including streets, water and sewer utilities, and walking paths. The owners of the nursing home will contribute to the maintenance according to the total land area within their phase, as compared to the total land area subject to the Declaration. The land within the nursing home phase shall not be responsible for any dues and assessments for operation of the Association or for the maintenance of any areas used solely for the residents of the planned unit development, residential areas, and commercial areas, including park areas, green belts, etc.

(c) *Commercial Property*: It is recognized that along the eastern boundary of the planned unit development, land may be developed commercially. The Property Management Association shall have no control over the development of such land; its development shall be solely within the power of the developers/land owners. It is recognized that any commercial land shall be responsible for and contribute to the expenses of maintenance of any common property, including streets, water and sewer utilities, and walking paths. The commercial property will contribute to said maintenance according to the total land area within such commercial area as compared to the land area within residential areas. The allocation for such expenses shall be equally based upon land area. The land within commercial areas shall not be responsible for any dues and assessments for other operations of the Property Management Association or for the maintenance of any areas used solely by the residents of the planned unit development, including park areas, green belts, etc.

8. Easements: Public utility easements as dedicated in the plat shall be for the purpose of construction and maintenance of irrigation, water and sewer lines, power and telephone lines, access as noted, and such other public utility services as may be provided; there shall be no encroachments upon any easements in any manner.

9. Protection of Mortgage Holders: The lien of the dues and assessments established pursuant to Section 5(e) above shall be superior to any mortgage or other lien,

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except first mortgage interests. No mortgagee shall be responsible for collecting assessments. Nevertheless, mortgagees shall be responsible for payment of all assessments which become due as of the date of acquisition of ownership by such mortgagee by sheriff's sale in an action of judicial foreclosure, the date of the trustee's sale in a non-judicial foreclosure, or the date of recording of a Declaration of forfeiture and proceeding by the vendor under a real estate contract. Furthermore, unless specifically prohibited by the rules of the lender, such mortgagee shall be responsible for any liens as a result of assessments for common expenses (excluding any amounts for capital improvements) based upon a periodic budget adopted by the Association, which lien represents assessments which had become due within the six (6) months immediately prior to the date on which the mortgage holder acquired ownership.

10. Enforcement: Each lot owner, by acceptance of a deed, grants to the Architectural Review Committee power of attorney on the lot owner's behalf to take action necessary to remedy any specific violation of these covenants, whether it shall require the removal or razing of improvements, the completion of improvements according to plans, or hiring contractors to do work. The cost of any such remediation shall constitute a special assessment against such lot and owner for which the work is completed and shall be enforced as any other assessment levied against property under the terms of this Declaration.

In addition, the Architectural Review Committee, the owners of any land made subject to this Declaration, and the Board of Directors of the Property Management Association, or any of them, jointly or severally, shall have the right to proceed at law or in equity to collect damages or to compel compliance with the terms of this Declaration or prevent the violation or breach of any covenant herein. If the plaintiff prevails in such litigation against the violator, the plaintiff shall also be entitled to reasonable attorney fees and costs incurred in such litigation. If the Architectural Review Committee brings a suit in law or equity for damages or to compel a compliance with the terms hereof or to prevent a violation or breach hereof, then the violator shall be responsible for the payment of all attorney fees and costs; and when such damages, fees, and costs are assessed, the same shall

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become a judgment in favor of the plaintiff or the Architectural Review Committee, as the case may be, and the same shall be a lien against the lot upon which the violation occurred. Suit to recover damages and attorney fees and costs shall be maintainable without foreclosing or waiving the lien securing the same. In the alternative, the holder of such money judgment shall be entitled to foreclose the lien in the same manner as is provided for the foreclosure of mechanics' and materialmen's liens under the laws of the State of Washington, Chapter 64.04, Revised Code of Washington, and any amendments thereto. In any action to foreclose a lien, the same shall include a reasonable sum for attorney fees and all costs and expenses reasonably incurred in preparation for and in the prosecution of such action in addition to the taxable costs permitted by law.

11. Amendments: Any owner may propose amendments to this Declaration to the Board of Directors of the Association. The Board of Directors must approve such amendment by a majority vote before such amendment is proposed to the owners, and further provided that the two (2) members of the Board of Directors who are appointed by the Declarant/Owner must have voted in favor of the amendment before it may be submitted to the owners. If the Directors appointed by the Declarant/Owner approve the amendment, together with other Directors who in total represent a majority of the Board, then such amendment shall be presented to the members of the Association for their consideration. The amendment may be submitted for consideration in written form or by the calling of a special meeting. Actual notice must be given to each member before an amendment may be adopted.

This Declaration can be amended only by an affirmative vote of a majority of the Board of Directors, which majority includes both Board members who have been appointed by the Declarant/Owner and an affirmative vote of owners who hold at least two-thirds (2/3) of all votes in the Association.

Once an amendment has been properly adopted by the owners, it shall become effective when it is executed and certified on behalf of the Property Management Association, signed by the President thereof, and signed by at least two of the members of

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the Architectural Review Committee, and is then recorded with the Auditor of Walla Walla County, Washington. Any amendment which does not meet the specific criteria established herein shall be null and void.

12. Severability: In the event that any provision of this Declaration conflicts with any law or is declared to be void, such invalid provision shall not affect any other provisions of this Declaration, and the same shall remain in full force and effect.

DATED this _____ day of _____, 2002.

DECLARANT/OWNER

WALLA WALLA VALLEY DEVELOPMENT, LLC, a Washington limited liability company

By: BOTIMER & ASSOCIATES, INC., a Washington corporation, Member

By: Douglas A. Botimer
Douglas A. Botimer, Manager

By: HOMEWARD BOUND, a Washington limited partnership, Member

By: R.L. R General Partner
Robert L. Rupar, General Partner

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By: McKIBBEN FAMILY LIMITED PARTNERSHIP, a Washington limited partnership, Member

By: _____
Norman V. McKibben, General Partner

PHASE FIVE DEVELOPMENT, LLC, a Washington limited liability company

By: WALLA WALLA VALLEY DEVELOPMENT, LLC, a Washington limited liability company, Member

By: _____
Douglas A. Bottimer, Manager

By: MILLENIUM PROPERTIES DEVELOPMENT,

By: _____ (Owner)
Bernard Lamy

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STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me Douglas A. Botimer, to me known to be the President of Botimer & Associates, Inc., the corporation described in and which executed the within and foregoing instrument, and acknowledged that he was authorized to sign the same as their free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 13th day of June, 2002.

Notary Public
State of Washington
RICK W. CLARIDGE
My Appointment Expires May 24, 2006

Notary Public in and for the State of Washington, residing at:
College Place, WA

STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me R. L. Rupar, to me known to be the individual described in and who executed the within and foregoing instrument, and stated to me that he is the General Partner of Homeward Bound Limited Partnership and that he signed the same as the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 6th day of June, 2002.

CAROL A. PEMBERTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
7-10-06

Carol A. Pemberton
Notary Public in and for the State of Washington, residing at:
Walla Walla

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STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me Norman V. McKibben, to me known to be the individual described in and who executed the within and foregoing instrument, and stated to me that he is the General Partner of The McKibben Family Limited Partnership and that he signed the same as the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2002.

_____
Notary Public in and for the State of Washington, residing at:
_____

STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me Bernard Lamy, to me known to be the individual described in and who executed the within and foregoing instrument, and stated to me that he is the Manager of Millenium Properties Development, LLC, and that he signed the same as the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 6th day of June, 2002.

STATE OF WASHINGTON NOTARY PUBLIC CAROL A. PEMBERTON COMMISSION EXPIRES 7-19-05

Carol A. Pemberton
Notary Public in and for the State of Washington
residing at: Walla Walla

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STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me Norman V. McKibben, to me known to be the individual described in and who executed the within and foregoing instrument, and stated to me that he is the General Partner of The McKibben Family Limited Partnership and that he signed the same as the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 26 day of June, 2002.

VALERIE COURSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 1, 2005

Valerie Courson
Notary Public in and for the State of Washington, residing at:
Walla Walla

STATE OF WASHINGTON)
ss:
County of Walla Walla)

On this day personally appeared before me Bernard Lamy, to me known to be the individual described in and who executed the within and foregoing instrument, and stated to me that he is the Manager of Millenium Properties Development and that he signed the same as the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 6th day of June, 2002.

CAROL A. PEMBERTON
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
7-19-05

Carol A. Pemberton
Notary Public in and for the State of Washington
residing at: Walla Walla

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EXHIBIT "A"

Legal Description

Lots 1 through 19 of Phase I of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 under Auditor's File No. 9702094, records of Walla Walla County, Washington; and

Lots 20 through 43 of Phase II of the final plat of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Phase III of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 under Auditor's File No. 9809534, records of Walla Walla County, Washington; and

Phase IV of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-60 under Auditor's File No. 9912668, records of Walla Walla County, Washington; and

Lots 47 through 73 of Phase V of the final plat of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 under Auditor's File No. 9909525, records of Walla Walla County, Washington; and

Lots 74 through 114 of Phase VI of the final plat of The Villages of Garrison Creek Planned Unit Development, according to the official plat thereof recorded in Volume 6 of Roll Files at Page C-5 under Auditor's File No. 0009959, records of Walla Walla County, Washington; and

Lot D of Short Plat recorded October 31, 1991 in Volume 2 of Short Plats at Page 163 under Auditor's File No. 9107738, records of Walla Walla County, Washington; EXCEPTING THEREFROM the following described tracts:

1) Villages of Garrison Creek Planned Unit Development, Amended Final Plat, Phase One, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-28 as Auditor's File No. 9702094, records of Walla Walla County, State of Washington.

2) Villages of Garrison Creek PUD Phase Two Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-45 as

Auditor's File No. 9809534, records of Walla Walla County , State of Washington.

3) Villages of Garrison Creek PUD Phase Three, according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-43 as Auditor's File No. 9809534, records of Walla Walla County , State of Washington.

4) Phase Four of Villages of Garrison Creek Planned Unit Development recorded November 4, 1999 in Volume 6 of Roll Files at Page B-60 as Auditor's File No. 9912668, records of Walla Walla County , State of Washington.

5) Villages of Garrison Creek PUD Phase Five Final Plat according to the official plat thereof recorded in Volume 6 of Roll Files at Page B-57 as Auditor's File No. 9909525, official records of Walla Walla County , State of Washington.

6) Villages of Garrison Creek PUD Phase Six, according to the official plat thereof recorded October 17, 2000 in Volume 6 of Roll Files at Page C-5 as Auditor's File No. 0009959, records of Walla Walla County , State of Washington.

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City Of College Place
JUN 03 2022
Received by: KJ

John C. Cress
1097 SE Crestlane Drive • College Place, Washington • 99324
cressjc@icloud.com • 509.301.2198

June 2, 2022

Jon Rickard, Community Development Director
City of College Place
625 S College Avenue
College Place, WA 99324

RE: Planning Application for Parcels Numbered: 350736130021 and 350736130020

Dear Mr. Rickard:

In response to the announcement of the upcoming scheduled public hearing on the application of Phase Five Development LLC (PFD) to build out the parcels referenced, I am writing to make the following observations as a resident of the City of College Place for 38 years, a homeowner in The Villages of Garrison Creek (VGC) for more than 20 years, and a current board member of the Master Property Management Association (MPMA) for the VGC, now in my second, non-consecutive term:

DEVELOPMENT IS WELCOMED: There appears to be strong support for building quality single-family homes in the designated fourteen plus acres within the PUD consistent with the original vision for and current character of the VGC. Homeowners, me included, who earlier registered concerns, particularly about the first iteration of the PFD application, do not wish to be obstructive. We do not seek to emulate those in Walla Walla who have objected to the Cottonwood development. We know that new, well-built homes, in the size and price range proposed, are much needed and will contribute positively to the City of College Place's tax base and to the addressing of the shortage of houses in our area. We are proud of the City of College Place and wish to support its leaders and the Department of Community Development in assuring that all relevant codes and agreements pertaining to the city, the VGC, and developers are followed by the developer in the best interest of all our citizens and the VGC community.

THE MOST RECENT DOCUMENTS POSTED BY THE CITY HAVE ADDRESSED SOME OF THE CONCERNS PREVIOUSLY RAISED BY HOMEOWNERS: The City is to be commended for its good work in preparing the RFAI and draft summary documents. Significant progress has been made, which, of course, will need your continuing support. Nevertheless, I still a few additional comments and concerns:

WE MUST WORK TOGETHER TO MAINTAIN EXISTING AGREEMENTS: The homeowner's voted agreement that permitted the exit of parcels from the Master Property Management Association (MPMA) for the Villages of Garrison Creek was carefully crafted over a number of months' worth of good faith negotiations on the part of both parties in response to PFD's request to leave the HOA and develop the property as an independent plat within the PUD. The agreement called for homeowner assessments in the new development for upkeep of streets and other common areas and reciprocity in the use of walking trails and other common areas in both developments. Until the submission of PFD's recent application, the plan for that property has consistently been for the allocation of space, per relevant codes for such a development, of

continued on other side

green spaces and walking trails similar to those that exist now throughout the rest of the VGC. The agreement was signed by both parties and legally recorded. When VGC homeowners saw in the initial planning application, that the agreed-upon trails and green spaces were either missing entirely or greatly reduced in size over previous plans, including in the recorded agreement, they were distressed and you heard from a number of them.

ALLEY DRAINAGE, AND PARKING SETBACK: The alley around the gazebo shows as 12' with 4' swales (likely required for drainage) on each side. In the existing development, there are significant parking issues in the alley driveways. The setback of 10' is an improvement but, even if the 4' of swale is added, it will be difficult to park two vehicles in the driveway as expressed in Draft CCRs 4.3(d), "each Lot shall have area sufficient to park at least two (2) automobiles on the driveway on such Lot". Please consider whether a longer setback is warranted. My understanding is that there is no intent for emergency vehicle access via the alley. If there is any view obstruction, then stop signs may be warranted exiting the alley.

DENSITY SIGNIFICANTLY HIGHER THAN THE ORIGINAL DESIGN: The density of housing exceeds the conceptual designs for the original PUD for this area. The proposed density proposes a considerable greater amount of impervious surfaces. My understanding is that a more detailed storm water drainage report will be prepared and carefully reviewed to ensure compliance with all relevant codes. Numerous houses in the existing development have had to perform remediation for water in crawl spaces due to inadequate drainage. This is not something we wish to see repeated in the proposed development by PFD.

CONCERNS WITH PFD'S DRAFT CCRS WHICH WERE PREVIOUSLY EXPRESSED HAVE NOT BEEN ADEQUATELY ADDRESSED: While I do not believe it is the City's responsibility to ensure the CCRs are RCW 64.90 compliant, it may be appropriate to issue a reminder that the new association must comply with the newer RCW 64.90 and the development must comply with all local, state, and national statutes and building standards.

RFAI 3C AND 9 STATE EXISTING AGREEMENTS AND PRIOR CCRS BE REFERENCED IN THE CCRS AS WELL AS THE SURVEY: This has not yet occurred. A reminder to the applicant that this must be done is in order. Making sure that developers keep their promises is in the best interest of the VGC and our entire city. Interestingly enough, in the long run, it will make the developers better at their job and future developments, too.

RFAI 5 AND 11 STATE EASEMENT ISSUES PERTAINING TO CREEKSIDE DR, THE ALLEYS, AND FALCON LANE BE ADDRESSED. This has not yet occurred. A reminder that this must occur is appropriate. While the City recognized this PUD as "Villages of Garrison Creek Phases XII and XIII", I encourage with the incorporation of the association that a name more unique from the unrelated and existing association be selected to avoid confusion in the future.

Thank you for your leadership and appropriate attention to these concerns.

Best regards,

John C. Cress

DKS 117 COMMERCIAL STREET NE, SUITE 310, SALEM, OR 97301 • 503.391.8773 • DKSASSOCIATES.COM

MAY 27, 2022

Neal Chavre
City Engineer
City of Walla Walla
55 W Moore Street
Walla Walla, WA 99362

SUBJECT: REVIEW OF VILLAGES OF GARRISON CREEK TRAFFIC IMPACT ANALYSIS

DKS REVIEW

Per your request, we have reviewed the transportation impact analysis (TIA) for the proposed Villages of Garrison Creek Phases XII and XIII in the City of College Place, Washington.[1] Although the project site is located in the City of College Place, key study intersections are located within the City of Walla Walla's jurisdiction, including the intersection of Myra Road/Garrison Village Way. The proposed development is the last two phases of a planned unit development which will consist of 70 single-family homes.

COMMENTS

During our review of the traffic analysis, we have provided the following comments regarding its findings and adherence to the City of Walla Walla TIA Guidelines.[2]

1. DKS agrees with the existing vehicle operations presented in Table 2.
2. As stated in the TIA, future 2027 background volumes included a background growth rate of 1% per year and two in-process developments, Myra-Offner Mixed Use development and the Village at Fort Walla Walla. Looking at Appendix C, the volumes for the No Build 2027 do not add up correctly at the two intersections on Myra Road. For example, the eastbound left on 12th Street at Myra Road is 93 vehicles in Figure 3 (Existing 2022). Background growth at 1% per year to 2027 would add approximately 5 vehicles. Appendix C shows 37 eastbound left vehicles at the intersection being generated by the Village at Fort Walla Walla. This adds up to a total of 135 vehicles for the 2027 No Build scenario. However, the volume shown in Figure 4 (2027 No Build) only shows 105 vehicles.
   DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.
3. The trip generation presented in Table 4 is based on the average rates for single-family housing (210) from the 10th Edition of the Institute of Transportation Engineers Trip

[1] Villages of Garrison Creek Traffic Impact Analysis, J-U-B Engineers, April 18, 2022.

[2] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.

Generation Manual. The most recent version of the Trip Generation Manual is the *11th Edition*[3] *and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates should be used (not the average rates)* per the guidance in the Trip Generation Handbook.[4]

4. The proposed trip distribution looks reasonable.
5. Per the City of Walla Walla guidelines[5], please include analysis for the "Year of Occupancy + 5 Years". Although the TIA says that a completion date is unknown at this time, please make a reasonable estimate for the completed year of construction.
6. In Table 5, the Larch Ave/6th Street westbound delay decreases because of the rounding down from 1 WBT vehicle to 0 WBT vehicles from the No Build scenario to the Build scenario. *DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.*
7. If the traffic signal is still not warranted after Comment #2, Comment #3, and Comment #5 have been addressed, DKS recommends that the developer still *pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way* given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development. The proportionate share should be calculated as follows for the intersection of Myra Road/Garrison Village Way:

$$= \frac{\text{Trip Generation for Phases XII and XIII}}{\text{Total Trip Generation for Villages of Garrison Creek PUD} + \text{Total Trips for Fort Walla Walla}}$$

   Since the need for the traffic signal and related improvements are generated by the Villages of Garrison Creek PUD, it is not appropriate to assume current or future Myra Road traffic should be included in the proportionate share calculations and participate in the cost sharing of the traffic signal.
8. DKS agrees that the southbound right turn lane at Myra Road/Garrison Village Way is not critical at this time and does not need to be installed as part of this development. However, *DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development.* Given the vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.
9. DKS agrees with the statement that a crosswalk alone would be insufficient at a crossing of Myra Road at Garrison Village Way. With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, *it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.*

Please let us know if have any questions.

Jenna Bogert

Jenna Bogert, P.E. (OR, WA)

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[3] Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.

[4] Trip Generation Handbook, 3rd Edition, Institute of Transportation Engineers, September 2017.

[5] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office
4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 25, 2022

Jonathan Rickard
Planning Director
City of College Place
625 S College Ave
College Place, WA 99324

Re: Villages of Garrison Creek PUD Preliminary Plat - Phase XII & XIII
File: 2021.05.24

Dear Jonathan. Rickard:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the Villages of Garrison Creek PUD Preliminary Plat - Phase XII & XIII project (Proponent: Phase Five Development LLC). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Quality Program-Shannon Adams (509) 329-3610

A Construction Stormwater General Permit should be obtained for this project.

For more information or technical assistance in obtaining a Construction Stormwater General Permit, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

Water Resources Program-Herm Spangle (509) 329-3488

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

For more information or technical assistance, please contact Herm Spangle at (509) 329-3488 or via email at Herm.Spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202202553)

From: Marie Evans
To: Jon Rickard; Jon Rickard
Subject: Phase Five Dev. Application
Date: Friday, June 3, 2022 7:54:09 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mr. Rickard,

While it appears that the Phase Five Development company attempted to correct some omissions in its previous application, a few important issues have been ignored.

It was Mr. Botimer's choice to sever all relations with the Villages of Garrison Creek Master Property Management Association. Our Board cooperated with Mr. Botimer and have been fighting a lawsuit against us for the past 4 years because of the decisions made in cooperation with Mr. Botimer. Yet now he chooses to use our development name, street names, and our private roads – all without consulting with us, or even informing us of his plans. Our attorney's letters to Mr. Botimer's attorney have been ignored.

The MPMA has granted easement to PFD for Garrison Village Way only, not for Creekside, Falcon, Crestlane, or even a section of alleyway that are all in the current application as part of the new development. The city should not be allowed to grant easements of our private roads.

Will the City of College Place grant this application knowing that it will result in your citizens having to take the company to court to settle the road easements? I am not speaking on behalf of the Board of Directors, though I am an officer. We should not be forced to allow another development to use our private roads. Creekside appears to become a major entry/exit for the homes in the south end of the development. There is no reason this road has to be continued past our property line. Falcon/Crestlane are not only private, they are gated. There is an alternative road that could be built to coordinate with SE Pheasant Run and eliminate the need for an "emergency" cut through our Phase 10.

I know that the city has other priorities than the HOA in the Villages. However, I feel that the city should consider the needs of those citizens

who already live in College Place over the developer who cut corners and bulldozed over the city rules before. Mr. Botimer is wanting to make money. We are protecting our homes.

We are always willing to negotiate but we need help from the city to make sure that all is truly proper with this application.

Thank you.

Marie Evans
630 SE Creekside Dr.
College Place, WA 99324
509-529-2040

June 3rd, 2022

To: Mr. Jon Rickard, City of College Place Community Development Director
RE: Phase Five Development Proposal

Please enter this statement into Public Comment.

I am not opposed to development of this property, however the current proposal submitted by Phase Five Development (PFD) is problematic. I would like to echo the many concerns expressed by the Villages of Garrison Creek MPMA Board and Mr. Donald Coleman in his letter for public comment dated June 2nd, 2022.

First and foremost, it is believed that any approval for development of the PFD is premature due to an unresolved lawsuit between several VGC property owners and the MPMA. Although this lawsuit was dismissed there is an active appeal – therefore the governance of this specific property remains a question that must be answered legally before any type of development is approved.

Secondly, the revised plat identifies traffic control gates on Falcon to be used "for emergency access only". Who is going to maintain and operate the maintenance of this additional set of traffic gates? This has already been a significant point of contention for the residents of Hawk Hill because the MPMA refuses to maintain the existing gates now even though they are clearly identified as common property within our own covenants and budgets. The addition of more traffic gates is not the solution – especially since it is ambiguous as to who will bear the financial burden of maintaining those gates. A much more economical solution to reducing the traffic flow through the Hawk Hill would be to dead end Falcon within Hawk Hill Phase X with a natural berm and buffer which is already a part of the revised plat.

Finally, the previous geotechnical report was for 56, not 70 units. The engineering report in the Request for Additional information expressed concern regarding the number of impervious surfaces to dissipate water. The staff report requires stormwater design; this will merit careful review. Multiple houses in our existing development have had issues with crawl space water requiring re-grading, French drains, and other remediation measures and open space in this development is considerably less.

Respectfully Submitted,

Elizabeth (Lisa) Harvey
1076 SE Crestlane Drive
College Place, WA 99324

From: Liz Heisler
To: Jon Rickard
Subject: Villages of Garrison Creek Phase 5 Development
Date: Friday, June 3, 2022 12:30:37 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,
As a homeowner in the Villages of Garrison Creek, I would just like to register my grave concern about the 6th Street entrance into the proposed phase. I'm very concerned about the utter beating Garrison Villages Way will experience, with all the construction vehicles going up and down day by day during the building phase. I'm respectfully requesting that the City of College Place widen and develop the 6th Street entrance, and make it the main thoroughfare for the new Phase 5 development and for the potential home owners in that phase.

Thanks for considering my concern...

Liz Heisler
985 SE Creekside Dr
College Place, WA 99324

City Of College Place

JUN 03 2022

Received by:

1 June, 2022

From: Concerned residents of SE Highland Park Drive, College Place, WA
To: Community Development Department
625 S. College Avenue
College Place, WA 99324
RE: The Villages at Garrison Creek, Phase 5 Development, LLC- Mr. Doug Botimer

We residents of SE Highland Park Drive have strong concerns regarding the extension of SE 6th Street into the proposed area containing phases XII and XIII of the Villages at Garrison Creek.

We anticipate this road extension will adversely affect our neighborhood. We have seen an increase of traffic and speed of vehicles, both ascending and descending our block of SE Highland Park Drive. We believe continuing SE 6th St. as one of the major exits from the Villages community will just increase congestion at the point where SE Highland Park and SE 6th conjoin, and that our block will be used as a convenient access to SE 4th St. In this way drivers can avoid the delays at 6th and College Avenue where there is no light, in favor of 4th St. and College Ave. where there is regulated traffic control by a light.

A large part of our concerns involves the families with small children in our neighborhood. Increased vehicular use means potential danger to children who may inadvertently be in the street. We have already seen some near-miss incidents which could have had quite a traumatic result caused by drivers who apparently feel increased speed up and down this hill is inexplicably called for, not to mention those of us who have to back out of our driveways. Due to their unreasonable speed, It appears that the drivers for some reason do not anticipate that residents will at times be entering the roadway.

It appears that both 6th and 4th Streets intersections with SE Larch Ave are dangerous as each have had pedestrian car accidents. One person died at 4th Street and the one at 6th street was taken for medical treatment. One does not have to observe for long to note that often vehicles crossing the intersection at 4th via Larch do not come to full stops, if at all.

There are signs posted stating No Trespassing (private street) and speed limits at the Villages, but unless we are incorrect in our assumptions, there are no children there, unlike our street where we surely desire their safety via the same protections stated for the Villages.

In summary we assert that this proposed road extension would be detrimental to the children of our neighborhood. due to the likelihood of increased use by the Village residents and the present use of those living in the area contained by SE Highland Park Drive.

Thank you very much for giving your attention to our concerns and for the opportunity to express these concerns.

Most Sincerely,

Name Nicole Hetterley
Address 505 SE LARCH Ave.
Email nicolehetterley@hotmail.com

Name Terry Koch
Address 509 SE Highland Pointe Dr.
Email ploughman1210@gmail.com

Name
Address
Email

Name
Address
Email

Name
Address
Email

Name
Address
Email

From: yvonne john
To: Jon Rickard
Subject: Public Hearing Testimony ~ Phase Five Development
Date: Friday, June 3, 2022 3:24:59 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,

While mapping and documenting the irrigation system of the Villages, it became apparent that the area along Garrison Village Way (GVW) is poorly served by the existing system. It is comprised mostly of inground battery-operated timers. From Pheasant Run and extending west to the Gazebo Circle, there are 10 stations controlling 18 zones and approximately 170 sprinkler heads on the north and south sides of GVW. There is no provision for remote control and, consequently, the systems run a set time without regard to weather or soil conditions. It is a very inefficient, wasteful system. With the anticipated installation of infrastructure along GVW there is an opportunity to improve the system and conserve water. However, despite a document describing Road Easement & Maintenance Agreement (GVW Parkway) 2018.09.18, there isn't a mechanism nor proposal to bring about improvements. The intent of this correspondence is to call attention to an opportunity for cooperation which would be mutually beneficial to involved parties in addition to conserving water resources.

What is suggested is the requirement of installing an electric meter base, a NEMA enclosure, an irrigation controller, and appropriate wiring (ideally, a 'two-wire' system) to update the irrigation system along the northside of GVW from the west side of Village 10 Gate to the Gazebo Circle intersection, and on the south side of GVW from Pheasant Run to the Gazebo Circle intersection. The controller could also be used for irrigation of Tracts D,E,F,I, and J of the proposed Phase Five Development on the northside of GVW.

Respectfully,

John Jaso
725 Heron Drive
College Place, WA 99324

From: yvonne john
To: Jon Rickard
Subject: Public Hearing Testimony ~ Phase Five Development
Date: Wednesday, June 1, 2022 1:04:59 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Dear Mr. Rickard,
According to the National Safety Council, the chance of a collision is highest at an intersection. Data gathered by the Dept of Transportation indicates that more than 50 percent of fatal and injury crashes occur at or near intersections. Furthermore, as the number of intersections increase, the opportunity for crashes increases. Intersections are dangerous places for drivers and pedestrians alike. The proposed plan adds five new intersections to Garrison Village Way (GVW). Three of the intersections are separated by less than 100' from one another.

Improving vehicle and pedestrian safety could be accomplished by blocking off the proposed intersection of Quail Run on the north side of GVW while creating a pedestrian pass-through to connect with the sidewalk on Quail Run. This simple solution would not require realigning or redesigning streets. Of the 24 homes fronting on Quail Run, half rely on alley access to their garages. The remaining twelve homes (including four homes with garage access on the east side of Quail Run where it would join with GVW on a 'dead-end' portion of the street) would have access from Sixth Street, Creekside, or Swainson.

Respectfully,

John Jaso
725 Heron Drive
College Place, WA 99324

From: Kenworthy, Andres
To: Jon Rickard
Subject: Lumen Conflicts for Garrison Creek
Date: Wednesday, June 1, 2022 11:45:16 AM
Attachments: image001.png
GarrisonCreekPrelimPlat.pdf
Garrison Creek Lumen Facilties.pdf

STOP and VERIFY - This message came from **outside** of the City of College Place.

Hello,

I was sent this project for review of our facilities and verify if there is any conflicts. Attached is a map of our facilities potentially in conflict. There is a row of pedestal in the north side of the site. It doesn't look like any of them will be in the way of a unit but may interfere with the pathway. I just wanted to reach out and discuss and see if we will need to relocate those pedestals. Please direct me to the correct contact if you are not. Thank you.

LUMEN

Andres Kenworthy
Network Implementation Engineer I
cell: 206-806-7224 | tel: 509-591-5499
Andres.Kenworthy@lumen.com

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LUMEN Relocate Utility Map



6/1/2022, 11:34:39 AM

1:1,128

Local Copper UG Route

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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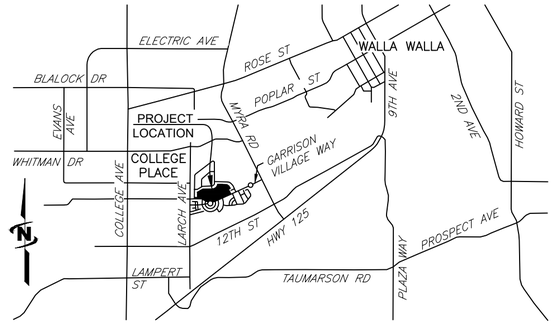
PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

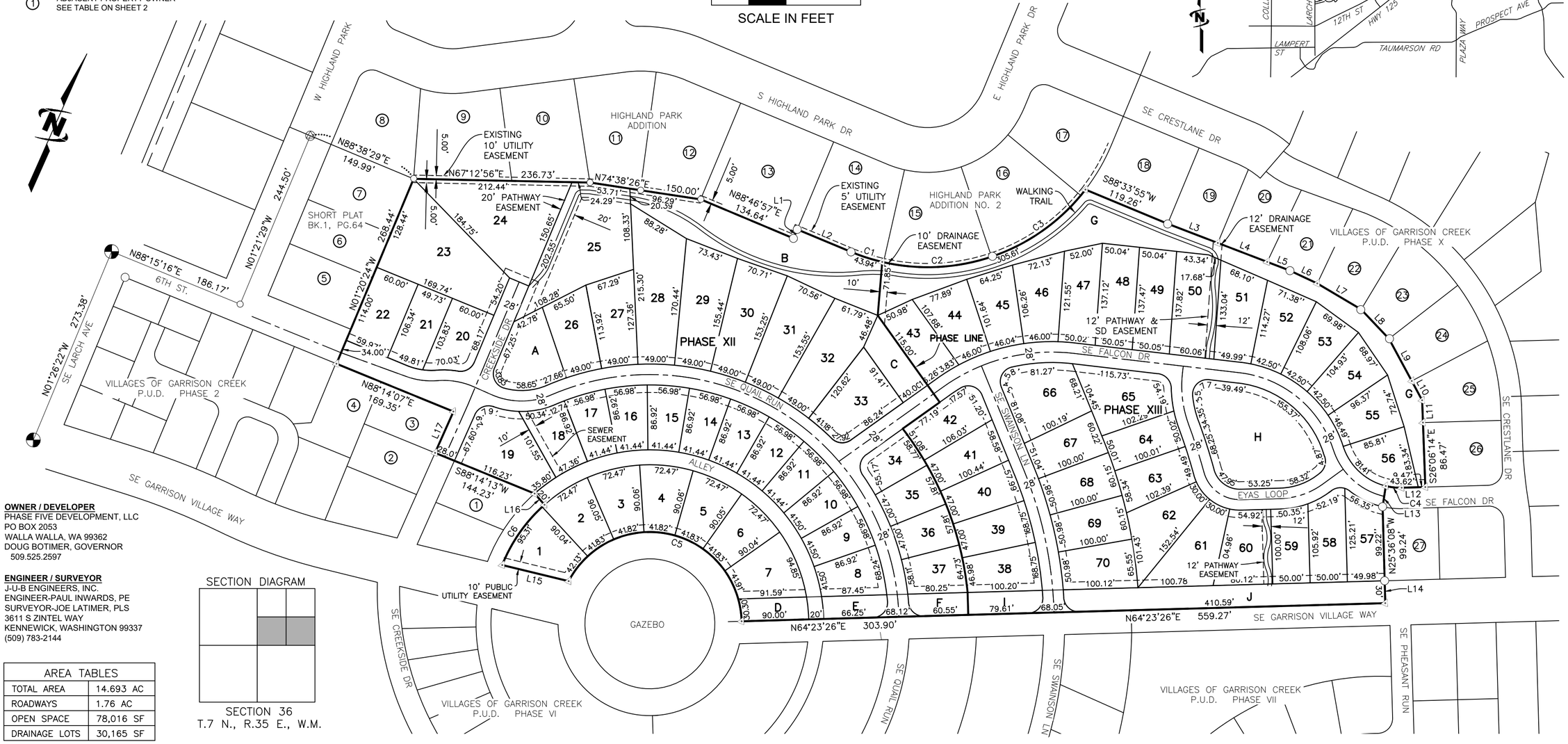
A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND NAIL IN CONCRETE
- COMPUTED POSITION NOTHING FOUND OR SET
- (1) ADJACENT PROPERTY OWNER SEE TABLE ON SHEET 2
- PLAT BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

0 100 200
SCALE IN FEET





OWNER / DEVELOPER
PHASE FIVE DEVELOPMENT, LLC
PO BOX 2053
WALLA WALLA, WA 99362
DOUG BOTIMER, GOVERNOR
509.525.2597

ENGINEER / SURVEYOR
J-U-B ENGINEERS, INC.
ENGINEER-PAUL INWARDS, PE
SURVEYOR-JOE LATIMER, PLS
3611 S ZINTEL WAY
KENNEWICK, WASHINGTON 99337
(509) 783-2144

SECTION DIAGRAM

SECTION 36
T.7 N., R.35 E., W.M.

AREA TABLES	
TOTAL AREA	14.693 AC
ROADWAYS	1.76 AC
OPEN SPACE	78,016 SF
DRAINAGE LOTS	30,165 SF

LOT 1	6,185 SF	LOT 13	4,280 SF	LOT 25	15,948 SF	LOT 37	4,469 SF	LOT 49	6,882 SF	LOT 61	5,071 SF	TRACTS	
LOT 2	5,144 SF	LOT 14	4,280 SF	LOT 26	5995 SF	LOT 38	5,601 SF	LOT 50	8,238 SF	LOT 62	6,783 SF	A	7,047 SF
LOT 3	5,144 SF	LOT 15	4,280 SF	LOT 27	6,882 SF	LOT 39	5,249 SF	LOT 51	7,114 SF	LOT 63	7,304 SF	B	19,208 SF
LOT 4	5,144 SF	LOT 16	4,280 SF	LOT 28	11,967 SF	LOT 40	5,252 SF	LOT 52	6,215 SF	LOT 64	7,046 SF	C	4,131 SF
LOT 5	5,144 SF	LOT 17	4,280 SF	LOT 29	9,789 SF	LOT 41	5,406 SF	LOT 53	5,890 SF	LOT 65	5,410 SF	D	2,718 SF
LOT 6	5,144 SF	LOT 18	4,296 SF	LOT 30	9,182 SF	LOT 42	6,060 SF	LOT 54	5,489 SF	LOT 66	5,025 SF	E	2,521 SF
LOT 7	6,154 SF	LOT 19	8,678 SF	LOT 31	9,122 SF	LOT 43	5,541 SF	LOT 55	5,280 SF	LOT 67	8,369 SF	F	2,318 SF
LOT 8	4,770 SF	LOT 20	6,516 SF	LOT 32	9.397 SF	LOT 44	6,341 SF	LOT 56	5,250 SF	LOT 68	8,869 SF	G	28,634 SF
LOT 9	4,280 SF	LOT 21	5,471 SF	LOT 33	8,097 SF	LOT 45	5,668 SF	LOT 57	4,745 SF	LOT 69	5,563 SF	H	18,996 SF
LOT 10	4,280 SF	LOT 22	6,600 SF	LOT 34	4,295 SF	LOT 46	6,544 SF	LOT 58	6,472 SF	LOT 70	5,559 SF	I	2,916 SF
LOT 11	4,280 SF	LOT 23	15,500 SF	LOT 35	4,192 SF	LOT 47	6,450 SF	LOT 59	5,514 SF			J	18,996 SF
LOT 12	4,280 SF	LOT 24	15,915 SF	LOT 36	4,192 SF	LOT 48	6,865 SF	LOT 60	5,879 SF				

VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO. 1 BEING THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4602) BASED UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No. 1, A 5/8" REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITION USER SYSTEM (OPUS). DATA WAS PROJECTED TO GROUND AT JUB CONTROL POINT NO. 1, LOCAL LATITUDE: N46°02'37.52363", LOCAL LONGITUDE: W118°22'42.16553" USING A GROUND SCALE FACTOR OF 1.0000767084. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN US SURVEY FEET.

Line Table		
Line #	Direction	Length
L1	N01°21'18"W	13.00'
L2	N88°38'42"E	78.19'
L3	N86°56'36"E	72.03'
L4	N86°56'36"E	70.90'
L5	N86°56'36"E	32.68'
L6	N88°51'09"W	40.42'

Line Table		
Line #	Direction	Length
L7	S83°23'16"E	68.40'
L8	S67°30'53"E	54.10'
L9	S52°20'19"E	64.32'
L10	S52°20'19"E	29.39'
L11	S26°06'14"E	29.86'
L12	S64°23'46"W	31.74'

Line Table		
Line #	Direction	Length
L13	N15°20'48"W	28.08'
L14	N25°36'08"W	30.00'
L15	N79°35'52"E	91.60'
L16	N65°32'09"W	20.00'
L17	N00°01'13"E	60.53'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	267.00'	9°26'18"	N83°55'33"E	43.93'
C2	149.97'	267.00'	32°10'54"	N63°06'57"E	148.00'
C3	155.61'	267.00'	33°23'36"	N30°19'42"E	153.42'
C4	21.51'	80.00'	15°24'30"	N72°06'01"E	21.45'
C5	323.46'	123.00'	150°40'33"	S79°03'10"W	237.99'
C6	99.60'	213.00'	26°47'34"	S11°04'05"W	98.70'



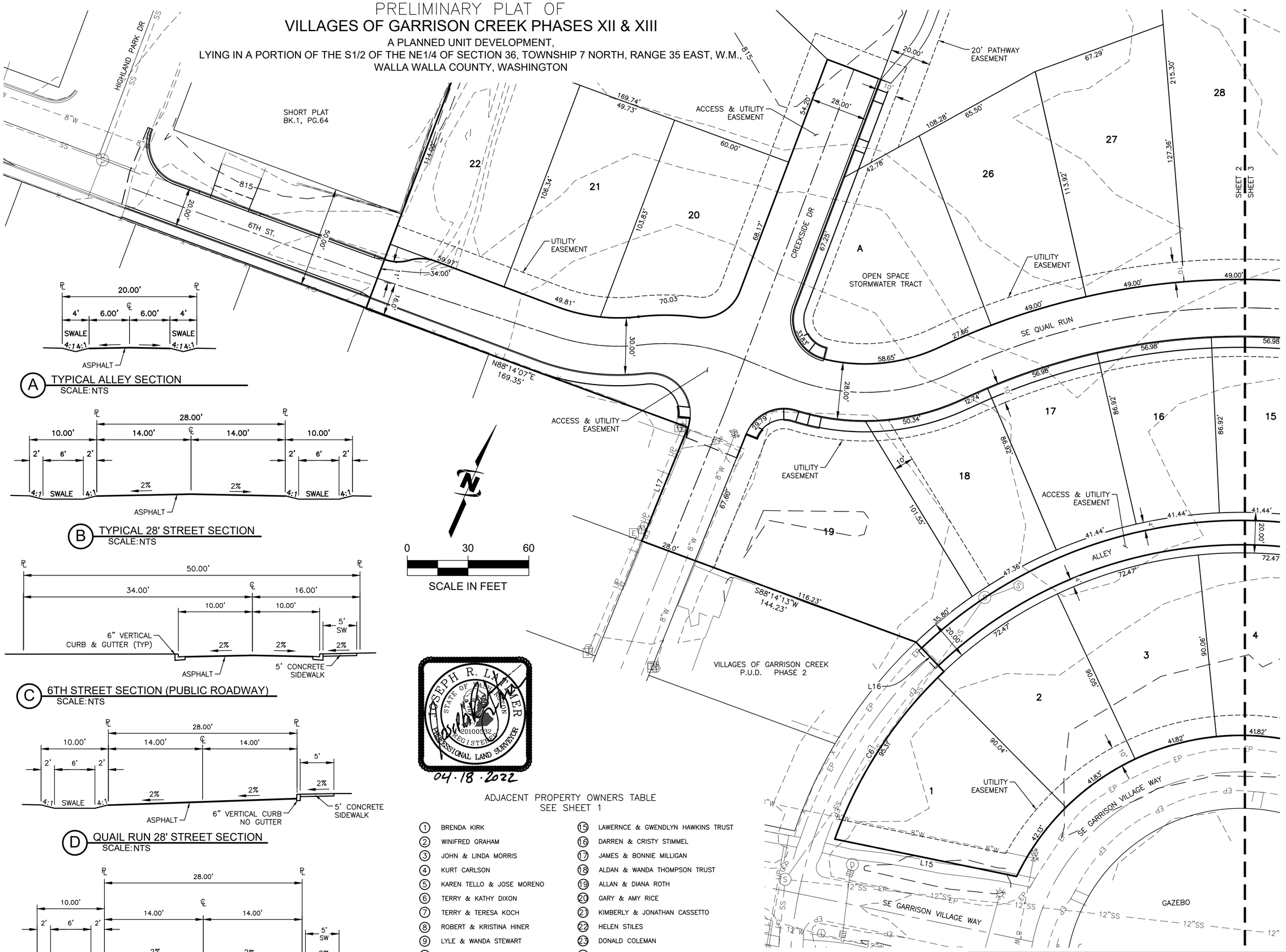
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 1 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



A TYPICAL ALLEY SECTION
SCALE: NTS

B TYPICAL 28' STREET SECTION
SCALE: NTS

C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE: NTS

D QUAIL RUN 28' STREET SECTION
SCALE: NTS

E CREEKSIDE DRIVE 28' STREET SECTION
SCALE: NTS

ADJACENT PROPERTY OWNERS TABLE
SEE SHEET 1

1	BRENDA KIRK	15	LAWERNCE & GWENDLYN HAWKINS TRUST
2	WINIFRED GRAHAM	16	DARREN & CRISTY STIMMEL
3	JOHN & LINDA MORRIS	17	JAMES & BONNIE MILLIGAN
4	KURT CARLSON	18	ALDAN & WANDA THOMPSON TRUST
5	KAREN TELLO & JOSE MORENO	19	ALLAN & DIANA ROTH
6	TERRY & KATHY DIXON	20	GARY & AMY RICE
7	TERRY & TERESA KOCH	21	KIMBERLY & JONATHAN CASSETTO
8	ROBERT & KRISTINA HINER	22	HELEN STILES
9	LYLE & WANDA STEWART	23	DONALD COLEMAN
10	DONALD KONTZ	24	JOHN & MAKI MILLER
11	KENNETH & JOANNE WIGGINS	25	GARY & JULIE KITTO
12	WILLIAM BRYAN	26	ELIZABETH HARVEY
13	RITA SCHROEDER	27	HAVEN SHAW
14	YVONNE STRATTON		

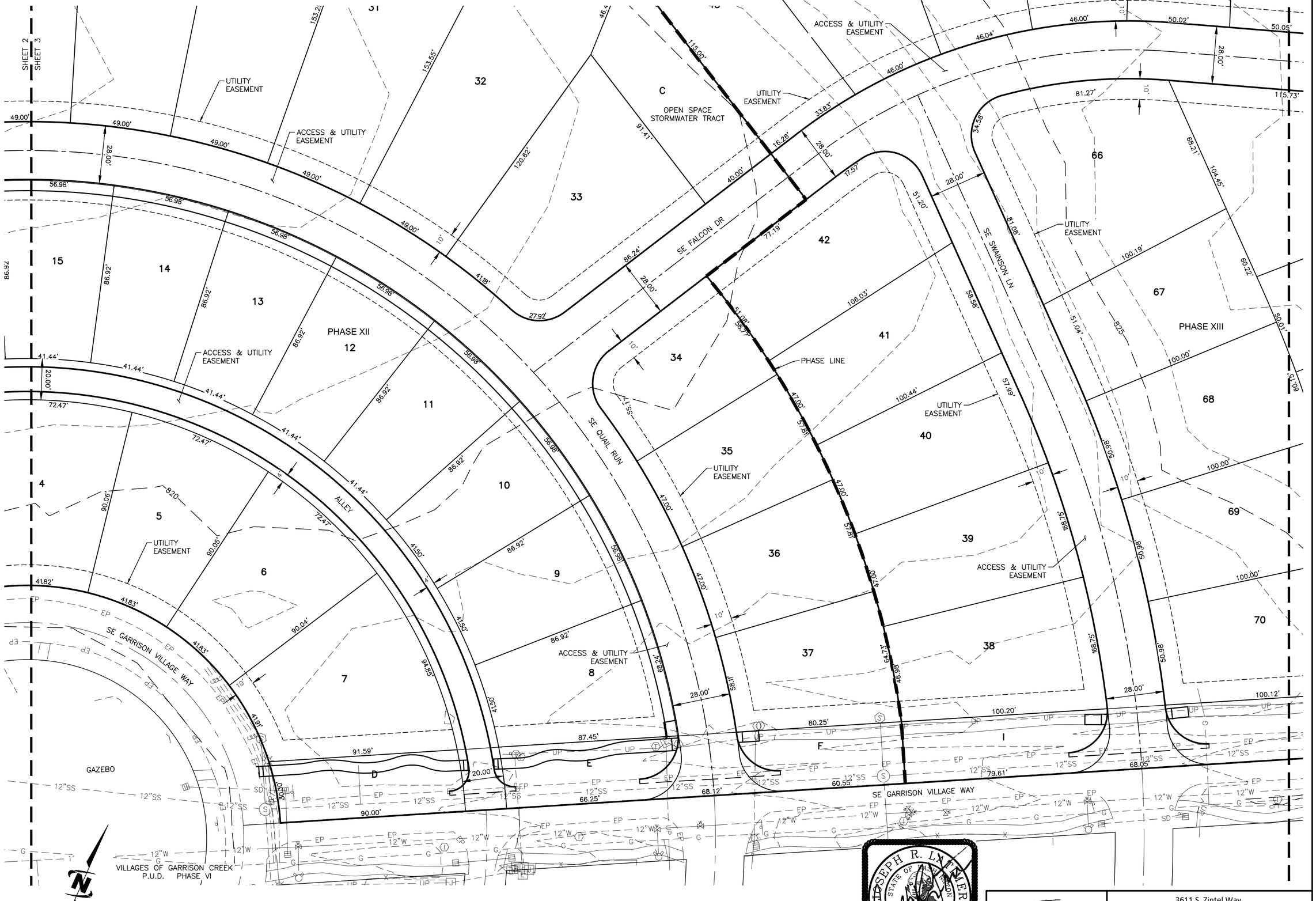
SEE SHEET 1 FOR
LINE AND CURVE TABLES

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 2 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



SEE SHEET 1 FOR LINE AND CURVE TABLES

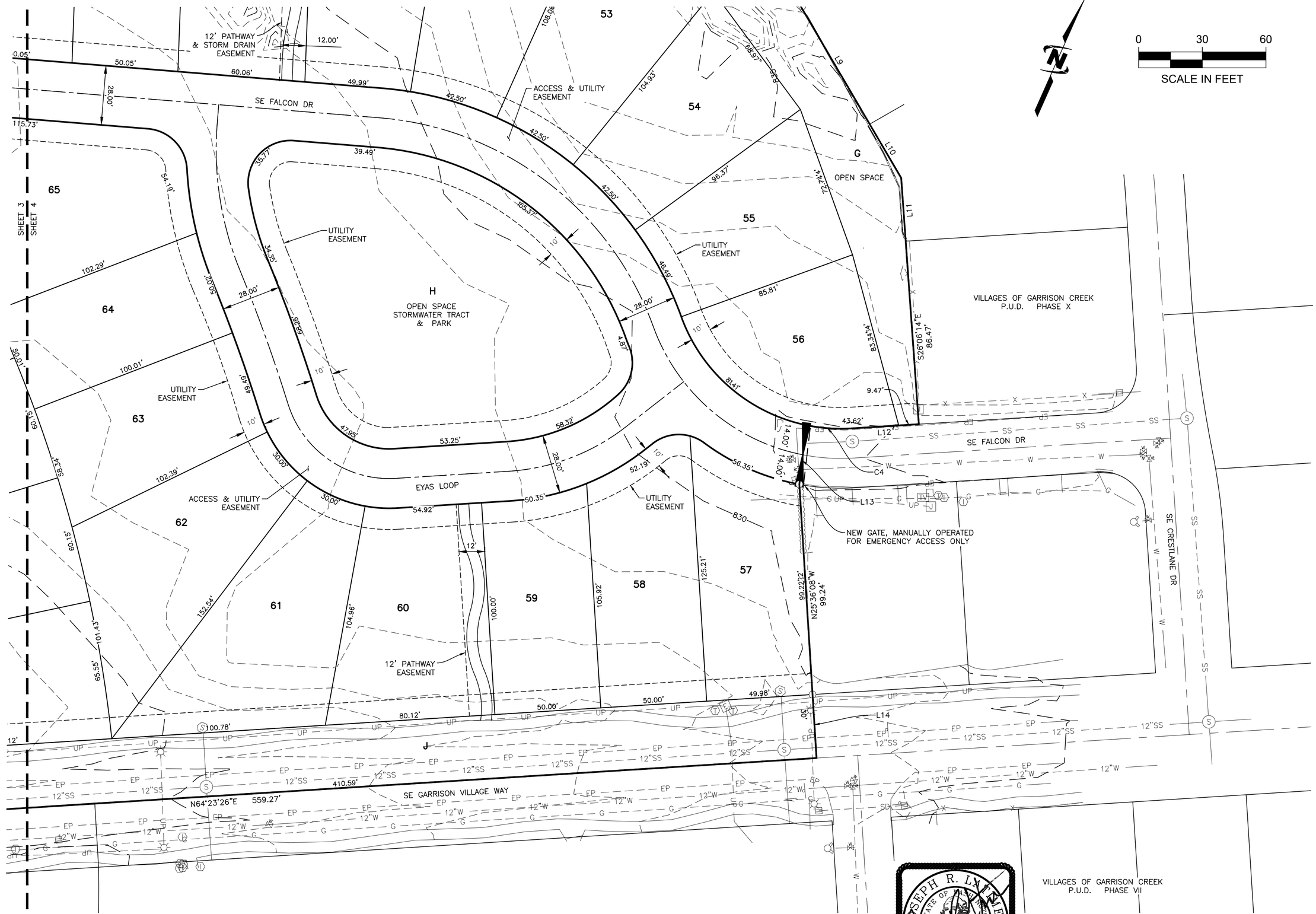
JOSEPH R. LANGER
STATE OF WASHINGTON
20100832
REGISTERED
PROFESSIONAL LAND SURVEYOR
04.18.2022

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w| www.jub.com

Dwg Name: 30-21-039_PP		
Date: April 18, 2022		
Dr: VKC	Ch: JRL	Sheet 3 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON



SEE SHEET 1 FOR LINE AND CURVE TABLES

JOSEPH R. LANGER
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20100632
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Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 4 of 5

PRELIMINARY PLAT OF
VILLAGES OF GARRISON CREEK PHASES XII & XIII

A PLANNED UNIT DEVELOPMENT,
LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,
WALLA WALLA COUNTY, WASHINGTON

LOT 5, SEGREGATION SURVEY No. 2006-11053

LOT 4 AND 5, SEGREGATION SURVEY 2006-11053, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 10 OF SURVEYS, PAGE 56, UNDER AUDITOR'S FILE NO. 2006-11053, RECORDS OF WALLA WALLA COUNTY, WASHINGTON, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN 1/2 INCH REBAR MARKING THE INTERSECTION OF SOUTHEAST 6TH STREET AND HIGHLAND PARK DRIVE, FROM WHICH A 2 INCH BRASS CAP MARKING AN ANGLE POINT IN THE CENTERLINE OF SAID HIGHLAND PARK DRIVE BEARS NORTH 01°21'34" WEST, 998.05 FEET;

THENCE LEAVING THE CENTERLINE OF SAID SOUTHEAST 6TH STREET, SOUTH 01°21'34" EAST, 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET, SAID POINT BEING 25.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, AND THE NORTH LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE NUMBER 6, PAGE B-45, RECORDS OF WALLA WALLA COUNTY,;

THENCE NORTH 88°14'07" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, 149.91 FEET TO THE WESTERLY MOST SOUTHWEST CORNER OF SAID LOT 5 AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED;

THENCE LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, NORTH 01°20'24" WEST ALONG THE EASTERLY LIMITS OF SAID SOUTHEAST 6TH STREET AND THE WESTERLY LINE OF SAID LOT 5, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 6TH STREET AND THE SOUTHEAST CORNER OF TRACT C, SHORT PLAT NO. 562800, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 64 RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING NORTH 01°20'24" WEST ALONG THE WESTERLY LINE OF SAID LOT 5 AND THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, A DISTANCE OF 218.44 FEET TO THE SOUTHERLY LINE OF BLOCK 5 OF THE HIGHLAND PARK ADDITION, RECORDED IN VOLUME G OF RECORDS OF PLATS, PAGE 18;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND SAID HIGHLAND PARK ADDITION THE FOLLOWING TWO (2) COURSES;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID SHORT PLAT NO. 562800, NORTH 67°12'56" EAST, 236.73 FEET;

THENCE NORTH 74°38'26" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID HIGHLAND PARK ADDITION AND THE SOUTHWEST CORNER OF BLOCK 3 OF HIGHLAND PARK ADDITION NUMBER 2, RECORDED IN VOLUME H OF THE RECORD OF PLATS, PAGE 12, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE LINE COMMON TO SAID LOT 5 AND HIGHLAND PARK ADDITION NUMBER 2 THE FOLLOWING FOUR (4) COURSES;

THENCE NORTH 88°46'57" EAST, 134.64 FEET;

THENCE NORTH 01°21'18" WEST, 13.00 FEET;

THENCE NORTH 88°38'42" EAST, 78.19 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF A 267.00-FOOT RADIUS, TANGENT CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 83°55'33" EAST, 43.93 FEET, THROUGH AND INTERIOR ANGLE OF 09°26'18", FOR AN ARC LENGTH OF 43.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF LOT 4 OF SAID SEGREGATION SURVEY 2006-11053;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4AND THE SOUTHERLY BOUNDARY OF SAID HIGHLAND PARK ADDITION NUMBER 2, AND CONTINUING ALONG THE ARC OF A 267.00-FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS NORTH 46°25'09" EAST, 289.17 FEET, THROUGH AND INTERIOR ANGLE OF 65°34'29", FOR AN ARC LENGTH OF 305.58 FEET TO THE SOUTHWEST CORNER OF THAT SHORT PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 163, RECORDS OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 4 NORTH 88°33'55" EAST, 119.26 FEET TO THE SOUTHWEST CORNER OF LOT 266, THE VILLAGES OF GARRISON CREEK P.U.D. PHASE X, RECORDED IN FILE ROLL 7, PAGE 6 RECORDED OF WALLA WALLA COUNTY;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 AND THE SOUTHERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE X THE FOLLOWING TEN (10) COURSES;

THENCE NORTH 86°56'36" EAST, 175.61 FEET;

THENCE SOUTH 88°51'09" EAST, 40.42 FEET;

THENCE SOUTH 83°23'16" EAST, 68.40 FEET;

THENCE SOUTH 67°30'53"EAST , 54.10 FEET;

THENCE SOUTH 52°20'19" EAST, 93.71 FEET;

THENCE SOUTH 26°06'14" EAST, 116.33 FEET;

THENCE SOUTH 64°23'46" WEST, 31.74 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF AN 80.00-FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS SOUTH 72°06'01" WEST, 21.45 FEET, THROUGH AN INTERIOR ANGLE OF 15°24'30", FOR AN ARC LENGTH OF 21.51 FEET;

THENCE SOUTH 15°20'48" EAST, 28.08 FEET;

THENCE SOUTH 25°36'08" EAST, 129.24 FEET TO THE SOUTHERLY LINE OF SAID LOT 4 AND THE NORTHERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, RECORDED IN FILE ROLL 6, PAGE 29, RECORDS OF YAKIMA COUNTY;

THENCE SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII, 340.84 FEET TO THE NORTHWEST CORNER OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE VII AND THE NORTHEAST CORNER OF THE VILLAGES OF GARRISON CREEK PHASE VI, RECORDED ON FILE ROLL 6, PAGE C-5, RECORDS OF WALLA WALLA COUNTY;

THENCE CONTINUING SOUTH 64°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID VILLAGES OF GARRISON CREEK PHASE VI, 218.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE CONTINUING SOUTH 65°23'26" WEST ALONG THE SOUTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID VILLAGES AT GARRISON CREEK PHASE VI, 303.90 FEET TO THE GARRISON VILLAGE WAY ROUNDABOUT RIGHT-OF-WAY, SAID POINT BEING 18.00 FEET NORTHEASTERLY OF THE CENTERLINE THEREOF WHEN MEASURED RADIALLY;

THENCE NORTHWESTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID GARRISON VILLAGE WAY ROUNDABOUT AND THE SOUTHERLY LINE OF SAID LOT 5 AND THE ARC OF A 123.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THE CORD OF WHICH BEARS SOUTH 79°03'10" WEST, 237.99 FEET, THROUGH AND INTERIOR ANGLE OF 150°40'33", FOR AN ARC LENGTH OF 323.46 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARRISON VILLAGE WAY, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID GARRISON VILLAGES WAY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID LOT 5, SOUTH 79°35'52" WEST, 91.60 FEET TO THE EASTERLY LINE OF THE VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT, RECORDED IN ROLL FILE 6, PAGE B-45, RECORDS WALLA WALLA COUNTY;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY BOUNDARY OF SAID VILLAGES OF GARRISON CREEK P.U.D. PHASE TWO FINAL PLAT AND THE SOUTHERLY LINE OF SAID LOT 5 THE FOLLOWING FIVE (5) COURSES;

THENCE NORTHEASTERLY ALONG THE ARC OF A 213.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS NORTH 11°04'05" EAST, 98.70 FEET, THROUGH AN INTERIOR ANGLE OF 26°47'34", FOR AN ARC LENGTH OF 99.60 FEET;

THENCE NORTH 65°32'09" WEST, 20.00 FEET;

THENCE SOUTH 88°14'12" WEST, 144.23 FEET;

THENCE NORTH 00°01'13" EAST, 60.53 FEET;

THENCE SOUTH 88°14'07" EAST, 169.35 FEET TO THE **TRUE POINT OF BEGINNING** AND END OF THIS PARCEL DESCRIPTION.

CONTAINING 14.69 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

NOTES

1. THIS PLAT RECOGNIZES THE TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS IF ANY CONTAINED IN RECIPROCAL EASEMENT AGREEMENT FOR USE OF COMMON ROADS BY AND BETWEEN PHASE 5 DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION. INSTRUMENT NUMBER: 2018-07739.
2. THIS PLAT RECOGNIZES THE TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS, IF ANY CONTAINED IN ROAD EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN PHASE FIVE DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION. INSTRUMENT NUMBER 2018-07740,
3. ACCESS AND UTILITY EASEMENTS GRANTED HEREON AS SHOWN.

APPROVALS

THE PUBLIC IMPROVEMENTS ARE IN ACCORDANCE WITH THE MINUMUM REQUIREMENTS OF THE CITY OF COLLEGE PLACE, WASHINGTON.

APPROVED BY THE CITY OF COLLEGE PLACE.

_____

(MAYOR'S NAME) MAYOR OF THE CITY OF COLLEGE PLACE DATE

_____

(PLANNER'S NAME) CITY PLANNING DEPARTMENT DATE

_____

(ENGINEER'S NAME) ENGINEER, CITY OF COLLEGE PLACE DATE

TREASURER'S CERTIFICATE

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

_____

(TREASURER'S NAME) WALLA WALLA COUNTY TREASURER DATE

JOSEPH R. LATIMER
STATE OF WASHINGTON
20100532
REGISTERED
PROFESSIONAL LAND SURVEYOR

04·18·2022

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PHASE FIVE DEVELOPMENT, LLC, IN JUNE OF 2021.

J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 *w*| www.jub.com

Dwg Name: 30-21-039_PP
Date: April 18, 2022
Dr: VKC | Ch: JRL | Sheet 5 of 5

June 2, 2022

Attention: Jon Rickard
Re: Proposed VILLAGES OF GARRISON CREEK PUD PHASE XII & XIII
From: Brian Miller, 1056 SE Crestlane Drive, College Place, WA

Dear Mr. Rickard,

I do not approve the proposal for the PFD as there is an ongoing legal dispute between Phase X of the The Villages of Garrison Creek and several current and former board members as well as the current Master Property Management Association, MPMA, for claims which include the inappropriate removal of the property designated as the PFD or Phase XI & Phase XIII from the The Villages of Garrison Creek.

This legal issue is now in the hands of the Appellate Court of Washington. To approve this development while this legal action is still going on would be inappropriate as there remain far too many unresolved issues that could eventually restore and unravel the entire process of this property being so called released from the original PUD.

As I understand this, in order for this development to be removed from the original planned development, an application submitted to the City of CP would need to include approval and signatures of 100% of the existing home owners of the PUD. This has never been done.

Please table this proposal or deny it until such time that the legal dispute is resolved.

Kind Regards,



Brian J Miller

From: Beth Pinkers
To: Jon Rickard
Subject: Phase Five Development
Date: Tuesday, May 31, 2022 7:30:35 PM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Mr. Rickard, I am a resident of The Villages of Garrison Creek, residing at 639 SE Whimbrel Loop, and received your May 24th email containing a link to documents submitted with the renewed application by Phase Five Development under the name of Villages of Garrison Creek Phase XII and XIII project.

As I have previously stated, I live in The Villages of Garrison Creek ("Villages"), a planned development governed by The Villages of Garrison Creek Master Property Management Association. As I understand them, the current documents have been revised to now identify the development as the "Villages of Garrison Creek Phase XII and XIII". As you should be aware, the two parcels in question were legally separated ("exited") from The Villages of Garrison Creek in late 2018, and therefore are no longer a part of The Villages of Garrison Creek. To continue to allow a completely separate and legally unrelated entity to use a similar name for this new and completely separate development (and potentially the HOA guiding that new community) will cause unnecessary and unwarranted confusion as to the entities occupying spaces on either side of Garrison Village Way. These parcels may have been intended to be part of The Villages of Garrison Creek when the concept was proposed some 20 odd years ago, but since the original developers of the Villages were legally separated ("exited") in 2018, any new development in close proximity to and not a part of, or governed by The Villages of Garrison Creek Master Property Management Association should be required to use a completely unique name that does not contain the phrase "The Villages of Garrison Creek" to relieve any possibility of confusion.

In addition, the revised proposed plat still appears to show a deliberate narrowing of 6th Street, the natural and logical entrance for the new development. This street should be of a normal width throughout the property in question, as it is at the junction with Larch, especially for emergency vehicles accessing the development.

I also understand that the City's Request for Additional Information requires easement access to Creekside, Falcon and an alley to be requested from the Master Property Management Association of The Villages of Garrison Creek. I have been informed that there have not been any discussions initiated by the applicants or their legal counsel with the Villages of Garrison Creek Master Property Management Association regarding these requested easements. How can this project proceed if the applicants are not following requests for additional information from the City? For that matter, there are a number of legally recorded easements and agreements related to the applicant's "exit" from

The Villages of Garrison Creek filed in 2018 by which the land is bound, yet I see no mention of any of them.

The geotechnical report submitted clearly states under Section 2.0 that it was prepared assuming 56 new homes were to be built on the two parcels, not the 70 homes proposed. Shouldn't this be re-evaluated considering that 70 homes will cover a great deal more land with impervious surfaces than the 56 originally considered? Knowing that a number of the homes existing in the Villages have had issues with water in crawl spaces that have required re-grading, French drains as well as other remediation measures, it would seem to be a major point of interest to ensure that there is adequate space for stormwater runoff and snowmelt. The proposed plat map shows considerably less open area that could assist with absorbing large amounts of excess water without having it all run into crawl spaces and down roadways.

I admit that I will not enjoy the disruption of and associated noise, air pollution and added traffic with the building of new homes on these parcels, but neither am I wholesale objecting to them. I do, however, believe additional consideration is needed in light of the fact that the proposed development shows 70 homes where documents clearly considered only 56. Fourteen additional homes may not seem like much, but the ensuing increase in issues of traffic volume, surface water runoff etc., not to mention the effects felt by existing residents in the near proximity is worth additional thought and consideration.

Thank you,

--
Beth Pinkers
206-849-0046
bpinkers558@gmail.com

From: darco4321@gmail.com
To: Jon Rickard
Cc: darco4321@gmail.com
Subject: Phase 5 Development Hearing
Date: Friday, June 3, 2022 7:40:29 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

To John Rickard

My name is Daryl Schreiner, a home owner living in Phase Six, Villages of Garrison Creek. As a local Realtor for 42 years I am fully aware of the housing shortage in the Walla Walla Valley. This imbalance of available inventory versus demand, has made it next to impossible for local residents to compete with an influx of out of town cash buyers. The proposed Phase Five Develop can offer a chance to contribute to a more balanced Real Estate Market between Buyers and Sellers. Additionally, the new development can provide an advantage to the existing phases (Villages) by contributing to preservation of property values. Additionally, besides supporting PFD, there are various areas of concerns raised by the MPMA Board as well as current home owners, that need to be addressed. The areas of concern have been researched by a special committee representing VGC. These proposals are not intended to deter the project. The only purpose is to insure there will be no surprises during and after construction. This could involve overlooked items that would involve liability or expenses, thereby encumbering the existing home owners. Areas of personal concern that may or may not have been addressed by the board are as follows: 1). Insure that previous agreements between MPMA and PFD specific to GVW involving easements and maintenance are acknowledged. 2). Limitations on the use of GVW, for heavy equipment during the construction period, as well as an agreement to assume liability for any damage to same, by the developer. 3). Additional research to insure there will be ample storm water abatement and or remediation to insure existing home owners will not be subject to

additional incidences of wet crawl spaces in their homes. 4). Better clarification, of any potential changes to existing Quail Run road bed and or sidewalks, if proposed. The consideration of you and your staff of the above areas of concern which I have noted, along with the information provided by MPMA and Home Owners, is much appreciated…. Daryl Schreiner 745 S E Quail Run.

From: Ruth Scofield
To: Jon Rickard
Subject: Public Hearing Testimony
Date: Tuesday, May 31, 2022 11:26:44 AM

STOP and VERIFY - This message came from outside of the City of College Place.

_____

Please note the following concerns/comments for the Phase Five Development (Villages of Garrison Creek Phase XII and XIII):

1. The previous geotechnical report was for 56, not 70 units. There seems to be a lack of impervious surfaces to dissipate water which has been an issue in the existing development. This development needs to adhere to the original agreement of 2018.

2. It is premature to plat this property until the litigation from the MPMA in 2018 be resolved.

3. Developers need to acknowledge and implement the easements and agreements they signed and agreed to at the time of their exit in 2018.

Ruth Scofield
705 SE Quail Run
College Place

From: Jane Shaw
To: Jon Rickard
Subject: Comment on proposed development at Villages of Garrison Creek
Date: Friday, June 3, 2022 9:42:38 AM

STOP and VERIFY - This message came from **outside** of the City of College Place.

Clarification is needed on the proposed gates at the end of Falcon Dr in the Hawk Hill area, as required by the fire department to meet Fire Apparatus code.

- Who maintains & owns these gates?
- Who will have access and how? Fire, medical aid, police with clicker codes?
- What will the gates look like?
- Will the gates also prohibit foot traffic?

I live at the end of Falcon Dr which puts these gates at the end of our driveway so access & appearance are relevant to maintaining our property values.

I am pleased to read that all the utilities will be underground which is step up improvement to the rest of the Villages. And we look forward to this property being developed.

Thank you for the opportunity comment.

Jane Shaw
1086 SE Falcon Dr
206-707-2393
Jane.shaw46@gmail.com

From: Jeanne Ziska
To: Jon Rickard
Subject: New Construction
Date: Thursday, June 2, 2022 8:40:41 AM

STOP and VERIFY - This message came from outside of the City of College Place.

_____

My name is Jeanne Ziska. I live at 1086 SE Garrison Village Way, right across the way from where they plan to do construction. I am concerned with we pay for maintaining the walk ways, roads and up keep of the property. This new construction will bring big trucks on our roads that we maintain. Who is going to pay for our roads when the roads are destroyed by big trucks? Is the new Rewind development going to help with the damage or do we at The Village pay for the damages of construction.
I don't wish to pay for Botimer's expenses for construction nor up keep. Our expenses are enough right now.

Jeanne Ziska
1086 SE Garrison Village Way
College Place, Washington 99324
Sent from my iPad

CITY OF COLLEGE PLACE
HEARING EXAMINER
June 8, 2022 at 10:00 a.m.
DRAFT DATE – JUNE 2, 2022
FINAL – MAY 3, 2022

Staff Report

Prepared by Jon Rickard, Community Development Director

Project: Villages of Garrison Creek PUD Phase XII & XIII[1] – Preliminary Plat

A. Summary of Proposed Action: Preliminary Plat Approval of a Phase XII & XIII, a 70 Lot Single Family Subdivision within the Villages of Garrison Creek PUD. (exhibit 1 – preliminary plat survey).

B. General Information:
1. Owner(s): Phase Five Development, LLC
2. Applicant(s): Doug Botimer
3. Tax Parcel(s) Number: 350736130020 & 350736130021
4. Location: 6th Street, Garrison Village Way, and Myra Road
5. Future Land Use: Single Family Residential
6. Zoning: SFR – Single Family Residential
7. Square Footage/Acreage: 14.69 acres
8. Proposed Use: Residential
9. Number of Lots: 70
10. Lot size: 4,192 – 15,949 SF
11. Density: 4.8 dwelling units per acre
12. Open Space: 1.80 acres or 78,016 SF provided – 12.3%
13. Sanitary Sewer: City of College Place
14. Domestic Water Supplier: City of College Place
15. Fire District: City of College Place
16. School District: 250
17. Source of Electricity: Columbia Rural Electrical Association

C. History/Background:
1. Date of Application: November 18, 2021. (exhibit 2);
2. Date Application deemed complete: December 14, 2021. (exhibit 3);
3. General: The Villages of Garrison Creek Planned Unit Development (PUD) was approved on August 26, 1996 by the passage of Resolution No. 534 (exhibit 4) which established the principal conditions of approval for the PUD. The Resolution authorized up to 418 dwelling units, (DU), condition 14. Thus far, approximately 268

[1] This project is also referred to as "development" in this Staff Report; the terms mean the same.

dwelling units have been built bringing the total DU at completion of this phase to 338.

D. SEPA Threshold Determination: The City has determined the project is unlikely to have significant adverse environmental impacts. This decision was made after review of a completed checklist and other information on file with the City. The City issued a Determination of Non Significance (DNS) on May 24, 2022 under WAC 197-11-340. (exhibit 5; SEPA Checklist – exhibit 6). Comments on the DNS must be submitted by June 7, 2022 by 5:00 pm.

E. Public Hearing Notice: The City, on May 24, 2022, mailed, via USPS first class mail, the Notice of Application (NOA) (exhibit 7) to 170 owners of property within 300 feet of the project site boundaries. On May 24. 2022, the City posted the NOA at three locations on the project site,(exhibit 9). On May 24, 2022 the City caused and the NOA to be published in the Walla Walla County legal newspaper, the Walla Walla Union Bulletin, (exhibit 10). On May 24, 2022, the City also emailed the NOA to approximately 38 parties of interest, (exhibit 11).

F. Agencies Contacted: The City, on May 24, 2022 emailed the NOA to over 50 state agencies and local entities of interest, comprising of utility providers including Cascade Natural Gas, Columbia Rural Electric Association, Basin Disposal Inc., Charter Digital Cable, Pacificorp, Qwest, and PocketiNet, and School District #250, Valley Transit, Walla Walla County, City of Walla Walla, and numerous WA state agencies. (Exhibit 12)

G. Natural Environment:

1. Topography: The majority of the project site is effectively flat with 1 to 2% slope. The northern boundary contains slopes +/- 50% that will primarily be dedicated open space tracts. The development site will be graded in areas for development and road construction. Cut/fills will balance, import fill should be none or limited.
2. Soils: The site contains silt loam with underlying gravels and cobbles.
3. Surface Water: Garrison Creek flows through the southern area of The Villages of Garrison Creek PUD, Phase XII & XIII are approximately 600 feet to the north of Garrison Creek.
4. Vegetation: Shrubs, grass and other types of vegetation cover the site.
5. Wildlife: Existing wildlife consists of hawks, songbirds, quail, wild turkey, pheasant, ducks, and geese. According to the Washington Department of Fish and Wildlife, the Ferruginous Hawk has been observed in the project site's township with the accuracy of a ¼ mile. No know threatened or endangered species are present.

H. Neighborhood Characteristics: (exhibit 13)

1. The project site was farmed for many years, but has not been actively farmed for nearly 20. The project is part of a 95 acre 418 DU – PUD approved in 1996. The PUD contains two undeveloped commercial/mixed use properties, one at Myra Road and Garrison Village Way, the other at Myra Road and 12th Street, an assisted living facility at Myra Road and Garrison Village Way, a 26 DU affordable cottage

development owned and operated by Walla Walla Housing Authority, and 9 built-out residential development phases consisting of approximately 242 DU.

2. Surrounding Development includes:
    a. North – Highland Park Subdivision: Circa 1960s suburban residential subdivision situated on a bluff approximately 24 feet above the proposed development. Lots range in size from 8,700 – 18,000 square feet. Use is primarily single family dwellings with some accessory dwelling units.
    b. East – 7 acres of undeveloped land zoned SFR – Single Family Residential, situated between SE 6th and SE 8th Streets.
    c. South West – Lion's Park, a City owned and maintained public park, situated on 3 acres, includes a fishing pond, baseball field, community building, and playground.
    d. South – Garrison Creek Heights: Circa 1991-1993 residential subdivision situated on a bluff approximately 30 feet above previously developed PUD phases. Lots range in size from 6,500 – 17,000 square feet. Single family homes and some duplex style units converted to two unit condos in the early 2000s.
    e. East – Fort Walla Walla Park, situated on over 200 acres, owned and operated by the City of Walla Walla. Amenities include a museum, amphitheater, playground, Radio Controlled track, BMX track, disc golf course, bike path, and nature trails.

I. Subdivision Design Features (exhibit 1 – preliminary plat and exhibit 14 – preliminary engineering):

1. Lot Pattern and Density: Density (exhibit 15 Density and Open Space Calculations), is approximately 4.8 dwelling units per acre. The proposed use is single family homes, which may include townhomes as allowed in previous phases, for instance around the roundabout.
2. Lot Size: The 70 Lots will range in sizes from 4,192 – 15,949 square feet, consistent with previous phases.
3. Yard Setbacks (measurements from Washington state licensed surveyor established property lines:
    a. Front: 10 feet with, 20 feet front load garage;
    b. Side: vary from 2-5 feet, (any structure with a setback less than 5ft shall be in accordance with the most recently adopted International Residential Code), 10 feet street side;
    c. Rear: 10 feet, 20 feet alley loaded garage;
    d. Setbacks from easements: 2 feet.

4. Open Space: Per CPMC 17.33.200 (exhibit 16) each PUD containing residential development shall provide not less than 15 percent of the total site area for usable common open space. Common open space shall be concentrated in large, homogeneous units, and designed to provide for passive and/or active recreation. Common open space shall not include:

- Areas reserved for the exclusive use or benefit of an individual tenant or owner; or
- Dedicated vehicular and pedestrian right-of-way, easement or off-street parking.

The project will contribute 1.8 acres of open space; 12.32% of Phase XII & XIII property. Total PUD dedicated common open space for all phases is approximately 16.8% and does not include approximately 5 acres along Garrison Creek owned and controlled by Myra Road Commercial, LLC. While developed with a pathway, and maintained by the master[2] homeowners association, this 5 acre area has yet to be dedicated as open space. The City anticipates open space dedication will occur with development of property at the intersection of Myra Road and 12th Street, bringing total dedicated open space to approximately 30 acres or 31.8% of the PUD. (exhibit 15-density and open space)

Open space will be improved with a pedestrian walkway and landscaping enhancements, (exhibit 35-Landscaping Plan) and perpetually maintained by the homeowners association.

J. Resolution No. 534 (exhibit 4) and chapter 17.33 C – PUD Planned Unit Development (exhibit 16):

The development shall comply with Resolution No. 534, which established the overall conditions of approval for the Villages of Garrison Creek PUD and chapter 17.33 CPMC of the development regulations in place at the time of the PUD approval.

Public testimony received during the initial comment period, most notably by Mr. Daniel Halstrom (exhibit 17 Halstrom), suggests the City issued its Determination of Complete Application in error due to numerous, material, minimum requirements omitted by the Applicant.

Halstrom opines the original PUD approved by Resolution No. 534 should have expired under chapter 58.17 RCW[3]. Halstrom sites RCW 58.17.140 – Time limitation for approval or disapproval of plats and extensions and RCW 58.17.170 – Written approval of subdivisions and final plat to be filed. Statutes contained within RCW 58.17 pertain to the subdivision of land through the processing and approval of preliminary plats and subsequent final plats, not time limitations on approved PUDs.

Halstrom also opines the PUD should have expired no later than December 31, 2016 because, under the terms of Resolution No. 534, Exhibit A, Paragraph 16 of the Conditions of Approval, following Phase II, subsequent phases should be yearly and consisting of approximately 20 units each, unless "otherwise approved by the City

[2] It is understood there exists a "master" homeowners association, which governs all phases of the development in addition to subservient associations for each phase or combined phases.
[3] Chapter 58.17 Revised Code of Washington governs plats, subdivisions, and dedications.

Council". Halstrom concludes "*Absent an 'Agreement'" approved by the City Council, to deviate from this condition, the PUD expired by no later than December 31, 2016."* The City maintains continual approval of preliminary and final plat phases constitutes an "agreement of phasing" approved by City Council. In addition to the continual approvals of phases, the City has not requested the developer provide an updated phasing plan for consideration by City Council.

Approved phases are as follows:

Resolution No. 534 – 8-1996 – Preliminary PUD Approval
Resolution No. 535 – 8-1996 – Preliminary Plat Phase 1
Resolution No. 538 – 11-1996 – Final PUD Approval & Phase 1 Final Plat
Resolution No. 559 – 11-1997 – Preliminary Plat Phase 2
Resolution No. 572 – 11-1998 – Final Plat Phase 2
Resolution No. 574 – 5-1998 – Preliminary Plat Phase 3
Resolution No. 576 – 6-1998 – Final Plat Phase 3
Resolution No. 588 – 12-1998 – Preliminary Plat Phase 4
Resolution No. 603 – 7-12-1999 – Preliminary Plat Phase 5
Resolution No. 609 – 7-26-1999 – Final Plat Phase 5
Resolution No. 611 – 10-1999 – Final Plat Phase 4
Resolution No. 625 – 7-2000 – Preliminary Plat Phases 6, 7, 8, & 9
Resolution No. 628 – 10-2000 – Final Plat Phase 6
Resolution No. 674 – 3-2003 – Final Plat Phase 7
Resolution No. 699 – 1-2004 – Preliminary Plat Phase 10
Resolution No. 713 – 9-2004 – Preliminary Plat Phase 9
Resolution No. 731 – 2-2005 – Final Plat Phase 10
Resolution No. 742 – 8-2005 – Preliminary Plat Phase 8
Resolution No. 814 – 5-2010 – Final Plat Phase 8
Hearing Examiner Decision – 4-2015 – Preliminary Plat Phase 9
Resolution No. 877 – 8-2015 – Final Plat Phase 9

The proposed phases XII & XIII are in substantial compliance with Resolution No. 534 and Chapter 17.33 CPMC.

K. Transportation Plans (exhibit 14):

1. Garrison Village Way is a private street and central boulevard through the Villages of Garrison Creek PUD, it is tree lined and has a separated sidewalk system on both sides of the roadway except for a stretch fronting a portion of the proposed phase XII. The sidewalks along Garrison Village Way were approved by the City Engineer during phase I to perform double duty as bicycle lanes in keeping with Resolution No. 534, Exhibit A, paragraph 10. The speed limit is posted 15mph and connects with Myra Road on the east and Larch Ave on the west. The streets providing access to each lot meander through the neighborhood, are mostly 28 feet wide with parking allowed on one side, and posted 15mph speed limit. The streets have no curb or gutter. Garrison Village Way is a public road west of Myra Road until just

west of the roundabout at which point it becomes private. Garrison Village Way is the main artery of the PUD with 19 intersections including street, alleys, commercial driveways and two roundabouts.

Lots 1-7 will front onto the western Garrison Village Way roundabout with alley loading garages.

Lots 8-19 will front onto proposed SE Quail Run with alley loading garages.

Lots 20-22 will front and load onto a private road extension of SE 6th Street.

Lots 23-25 will front and load from a dead end extension of SE Creekside Dr.

Lots 26-37 will front and load onto the north side of SE Quail Run.

Lots 38-42 and 66-70 will front and load onto SE Swanson Ln.

Lots 43-57 will front and load onto SE Falcon Dr.

Lots 58-65 will front and load onto ~~Eyas~~ Raptor Loop.

2. Streets within the development shall remain private. The roads will be a minimum of 28 feet wide, allowing parking on one side, and will be posted with signage on one side reading "NO PARKING – FIRE LANE – TOW AWAY ZONE".

3. Traffic Impact Analysis (TIA) by J-U-B (exhibit 18): A TIA was completed at the request of the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road to determine when a traffic signal may be warranted and the safe crossing of Myra Road for pedestrians crossing to access Fort Walla Walla Park. The study Summary and Recommendations, pg 19 of the TIA found:

   Three study intersections of GVW/Myra Road, Myra Road/Dalles Military Road/12th Street, and Larch Avenue/6th Street were evaluated. Existing traffic operations analysis indicate that all study intersections function with acceptable delay and Levels of Service, with all being LOS "C" or better. The proposed development will add 69 PM peak hour trips to the roadway network. These additional trips along with 1% per year background growth and trips to account for approved developments will cause the LOS to fall to "D" at the intersection of GVW/Myra Road, but this is still acceptable.

   Interest in the need for the traffic signal called for by previous studies at GVW/Myra Road was evaluated. No hours of the 8-hour signal warrant are met. The analysis indicates that with approximately 15-20% of the potential commercial

development on the northwest corner of the intersection as described in the 2004 TIA the traffic signal would be warranted.

It is recommended that a southbound right turn lane from Myra Road to GVW not be installed at this time for multiple reasons: the speed limit is lower than the 40 MPH typically used for the WSDOT evaluation, the plotted point for future conditions is only marginally into the region for consideration of a right turn lane, the extra width of a right turn lane would increase the pedestrian time to cross Myra road, and this particular intersection is anticipated to have a traffic signal in the future when commercial development is constructed the right turn lane should be evaluated for capacity purposes at that time.

It is recommended that with the low collision rate at the Myra Road/GVW, and the fact that only one collision during the last 5 years involved a northbound left turn, that the construction of the northbound left turn lane be constructed at the same time as the traffic signal to accommodate the future commercial development on the northwest corner. The proportionate share of that improvement that should be borne by this development is 3.3% since the proposed 70 lots associated with this development is anticipated to add approximately 45 trips to the intersection of a total of 1,301 trips.

It is recommended that since there is no history of pedestrian related collisions, and the number of pedestrians counted during the time of data collection for this study was low, that the City of Walla Walla and College Place continue to monitor the intersection regarding pedestrian safety as well as pedestrian activity to determine if the level of pedestrian activity is high enough (20 pedestrians in an hour) to warrant a marked crossing and additional enhancement.

The City of Walla Walla hired DKS Associates, (DKS) a transportation planning and engineering entity, to review the transportation impact analysis.[1] (exhibit 36).

DKS recommends several updates to the TIA and provided the following comments regarding its findings and adherence to the City of Walla Walla TIA Guidelines.[2]

1. DKS agrees with the existing vehicle operations presented in Table 2.

2. As stated in the TIA, future 2027 background volumes included a background growth rate of 1% per year and two in-process developments, Myra-Offner Mixed Use development and the Village at Fort Walla Walla. Looking at Appendix C, the volumes for the No Build 2027 do not add up correctly at the two intersections on Myra Road. For example, the eastbound left on 12th Street at Myra Road is 93 vehicles in Figure 3 (Existing 2022). Background growth at 1% per year to 2027 would add approximately 5 vehicles. Appendix C shows 37 eastbound left vehicles at the intersection being generated by the Village at Fort Walla Walla. This adds up to a total of 135 vehicles for the 2027 No Build scenario. However, the volume shown in

Figure 4 (2027 No Build) only shows 105 vehicles. DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.

3. The trip generation presented in Table 4 is based on the average rates for single-family housing (210) from the 10th Edition of the Institute of Transportation Engineers Trip Generation Manual. The most recent version of the Trip Generation Manual is the 11th Edition3 and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates should be used (not the average rates) per the guidance in the Trip Generation Handbook.[4]

4. The proposed trip distribution looks reasonable.

5. Per the City of Walla Walla guidelines5, please include analysis for the "Year of Occupancy + 5 Years". Although the TIA says that a completion date is unknown at this time, please make a reasonable estimate for the completed year of construction.

6. In Table 5, the Larch Ave/6th Street westbound delay decreases because of the rounding down from 1 WBT vehicle to 0 WBT vehicles from the No Build scenario to the Build scenario. DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.

7. If the traffic signal is still not warranted after Comment #2, Comment #3, and Comment #5 have been addressed, DKS recommends that the developer still pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development. The proportionate share should be calculated as follows for the intersection of Myra Road/Garrison Village Way:

$$= \frac{\text{Trip Generation for Phases XII and XIII}}{\text{Total Trip Generation for Villages of Garrison Creek PUD + Total Trips for Fort Walla Walla}}$$

Since the need for the traffic signal and related improvements are generated by the Villages of Garrison Creek PUD, it is not appropriate to assume current or future Myra Road traffic should be included in the proportionate share calculations and participate in the cost sharing of the traffic signal.

8. DKS agrees that the southbound right turn lane at Myra Road/Garrison Village Way is not critical at this time and does not need to be installed as part of this development. However, DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development. Given the

vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.

9. DKS agrees with the statement that a crosswalk alone would be insufficient at a crossing of Myra Road at Garrison Village Way. With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.

[1] Villages of Garrison Creek Traffic Impact Analysis, J-U-B Engineers, April 18, 2022.
[2] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.
[3] Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021.
[4] Trip Generation Handbook, 3rd Edition, Institute of Transportation Engineers, September 2017.
[5] City of Walla Walla Transportation Impact Analysis Guidelines, Walla Walla, November 2018.

L. Critical Areas:

1. Steep slopes exist on the north side of the project. Structures will be placed a minimum distance from the toe of the slope in accordance with the most recently adopted International Residential Code.

M. Public Services:

1. Schools: RCW 58.17.110(2) requires providing for the public health, safety, and general welfare, including sidewalks, and other planning features to assure safe walking conditions for students who only walk to and from school. School District #250 operates Davis Elementary School, John Sager Middle School and College Place High School. Two private schools, Rogers Elementary and Walla Walla Valley Academy, serve the area as well. Private sidewalks and paths are utilized throughout the development and connect with the existing public pedestrian facilities on Larch Avenue and Myra Road.

2. Parks and Recreation Space: The City has approximately 20 acres of park ground. The City of College Place has adopted a 10 acre per 1,000 resident level of service standard to match the recommendation and standard set by the National Recreation and Park Association (NRPA). At the City's current population, a deficit of 70 acres of park, recreation, or open space land exists. Lions Park is within a quarter mile of the proposed development and is in the design process for a significant renovation. This neighborhood of the Villages of Garrison Creek has not been identified as an area where a park should be dedicated. City Council is focusing on park renovations over expansions in this area and will be addressing park deficiency in the southwestern part of town where the City is expecting to experience most of the City's projected

growth in the 20-year planning window. The Villages of Garrison Creek PUD has provisions for private open space.

N. Fire Marshal Review – The Fire Marshal has reviewed the preliminary plat request and finds, with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision (exhibit 19):

1. A name shall be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response;
2. Fire Department access will need to extend to within 150 feet of any point on the exterior of a structure. IFC Section 503;
3. Addresses shall be added to the alley side of each house served by an alley. IFC Section 505;
4. Streets less than 28 feet wide shall be posted "NO PARKING". Streets between 28 and 36 feet wide shall be posted on one side "NO PARKING". Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways shall be posted "NO PARKING". IFC Section D 103;
5. Fire Hydrant locations shall be coordinated with the Fire Marshal. IFC Section 507;
6. Fire apparatus access road gates shall comply with IFC Section D 103.5.

O. Public Works Director Review – The Public Works Director has reviewed the preliminary plat request and concurs with the comments provided on behalf of the City's contract engineer, J-U-B Engineers by Darral Moore, P.E. The Director further certifies that the proposed street system, sewage disposal and water supply systems, as proposed, will be adequate to serve the needs of the proposed subdivision and recommends approval. (exhibit 20)

P. City Engineer Review – The City contracts with J-U-B Engineer for professional engineering services. Darral Moore, P.E performs all engineering related development reviews on behalf of the City.

Mr. Moore has reviewed the preliminary Villages of Garrison Creek sub-division plans (exhibit 21). They show the proposed general layout of streets, easements, lots, and blocks consistent with the requirements of RCW 58.17.

The proposed engineering elements, including streets, easements, fire protection, storm water, sanitary sewage and water systems are adequate to serve the subdivision conditioned upon the following:

1. Provide stamped construction documents meeting City of College Place most current code and design standards for City review and approval. Once plans have been reviewed and accepted by the City, the proposed improvements shall be installed and accepted by the City prior to Final Plat recording.

2. Streets or roadways that are 28 feet in width shall only have parking on a single side. No parking signage shall be provided on the non-parking side. Location of signage to be coordinated with the City.
3. There shall be no on-street parking for roadways less than 28-ft. No parking signage shall be located on both sides of the roadway. Location of signage shall be coordinated with the City.
4. The design of stormwater systems shall be in accordance with the most current edition of the Stormwater Management Manual for Eastern Washington and City standards. Stormwater systems for this development are to be owned, maintained and operated by the developer.
5. Developer shall coordinate with USPS for location and type of mail-box units. Developer shall purchase and install the required mail-box units.
6. Fire hydrants not located behind a 6-inch vertical concrete curb shall be protected by bollards.
7. Location and placement of fire hydrants shall be coordinated with the Fire Marshal.
8. Street lighting shall be provided for the private roadways. Lighting shall be consistent with the existing developed area. Lighting will be owned, maintained and operated by the developer.
9. Developer shall obtain a Construction Stormwater General Permit in accordance with the Washington Department of Ecology requirements prior to construction activities.

Q. Survey and Plat Standards: The survey was reviewed by a third-party surveyor, LeRoy Waggoner, PLS (exhibit 22) and has the following comments:

1. Together with the lot line dimensions that are shown, bearings and curve data need to be added to all the lot lines on the final plat. This may require additional curve and line tables.
2. Bearings, distances, and curve data need to be added for all street centerlines. This may require additional curve and line tables.
3. Street centerline monuments need to be set, shown, and symbolized in the legend of the final plat.
4. Lot corner pins need to be set, shown, and symbolized in the legend of the final plat.
5. Pathway areas now labeled as easements on Lots 25, 50 and 60 be treated and labeled as common area Tracts with an alphabetic designation and placed under the heading “COMMON AREA SUMMARIES” along with “ROADS” as per the following comment.
6. Tract labels D, E, F, I and J need to be removed from those portions of SE Garrison Village Way depicted on this preliminary plat. Previous phases of Villages of Garrison Creek had no such designation, but were considered and accounted for as “ROADS” under the heading “COMMON AREA SUMMARIES” separate from the Lot area summary tables (see Phase VIII final Plat per Bk. 7 Pg. 54, under AFN 2010-06177).
7. NOTE: Comments regarding any and all errors found in lot closures, dimensions, and areas, would be included, but without the requisite bearings and curve information the City is unable to include the information here. ThCity will need another opportunity to review before the final plat is approved.

R. Comprehensive Plan – The Comprehensive Plan Designation is Single Family Residential. This development is consistent with the Goals and Policies of the 2018 College Place Comprehensive Plan and subsequent amendments.

S. Public Comment – As of publication date of this report, 163 comment letters and petitions were received during the original public comment period and are available to download on the project webpage through Dropbox and the Hearing Examiner meeting web portal at Boarddocs.com.

T. Statutes/Codes: Criteria for approval:

The development is in general compliance with CPMC 14.90.030 – General Requirements including:

1. The College Place comprehensive plan and all plans, documents, policies, and maps that have been adopted by reference to be used in support of the implementation of the College Place comprehensive plan;
2. The City of College Place engineering design standards;
3. The applicable provisions of RCW 58.17, as determined by the city; and
4. Other applicable local, state, or federal laws and regulations.

And CPMC 14.90.040 Required Improvements:

1. Water Supply: All lots must be served by an adequate supply of water, as determined by the city, in accordance with local, state, and federal standards.
2. Sanitary Sewer: All lots must be served by city sewers, in accordance with the provisions of the Laws of Washington State.
3. Streets: All subdivisions shall be served by one or more public streets providing ingress and egress at not less than two points, unless otherwise approved by the city.
4. Sidewalks shall be provided in every residential, industrial, or commercial subdivision, and business park, and shall conform to the city sidewalk standards.

U. Conclusions – Summary of how project complies with the criteria for approval:

1. The subdivision conforms with the College Place Comprehensive Plan and all zoning regulations in effect at the time the subdivision was submitted for approval. Lots are of sufficient area, width and length to satisfy zoning requirements of the PUD.

2. All public improvements shall be designed and constructed in accordance with the City design standards.

3. The subdivision is in conformance with the applicable provision of RCW 58.17 subdivision standards, as determine by City Officials.

4. The subdivision is in compliance with the provisions of other applicable local, state, and federal laws such as RCW 43.21C State Environmental Policy Act and the Eastern Washington Stormwater Manual.

5. The subdivision shall be provided with a water distribution system adequate to provide potable water and facilities for fire protection purposes from a public water supply source to each lot within a subdivision and shall be installed in conformity to standards of the City.

6. The development will have a complete sanitary sewer collection system servicing each lot to the approval of the city. Sewer extensions and connections will be to City standards, with engineering plans submitted for review and approval if standards are met.

7. The subdivision streets and related structures and facilities shall be constructed in accordance with current standards to the approval of the City Engineer. All streets shall be improved by grading the full right-of-way width to the cross section standards established by the City. Streets shall be paved to the cross section standards established by the City. All street networks and improvements shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants, in accordance with the provisions of the International Fire Code.

8. Safe walking routes shall be provided throughout the subdivision. Sidewalks shall be properly located and sufficient to meet the circulation needs of the subdivision. Sidewalks shall be provided on one side of SE 6th Street, Quail Run, Creekside Drive, and completion of sidewalks along Garrison Village Way along the frontage of the development. A paved pathway will connect with Creekside Drive, Falcon Drive and Raptor Loop to Garrison Village Way.

9. Easements for storm sewers will be provided and shall be of sufficient width and proper location.

10. Ten-foot public utilities easements exist along the frontage of all proposed lots which should be sufficient for the installation of utilities such as electric, telephone, television, water, gas, and similar public utilities.

11. The subdivision will have the required curbs, gutters, street lighting, street signs, sidewalks and storm sewers or drywells where applicable, as directed by the City Engineer. Pedestrian access shall meet ADA requirements.

V. Recommendations:

City of College Place staff recommends Hearing Examiner conditionally approve this preliminary plat.

W. Findings and Conclusions:

1. A complete application was received.
2. A Determination of Non-Significance has been proposed for this Planned Unit Development.
3. Existing and surrounding utilities, with proper extensions and connections, will adequately handle the utility demands of this project.
4. The development is consistent with the Comprehensive Plan.
5. The development, as proposed, meets the development regulations as set out in the SFR zone with PUD Zoning Code Chapter 17.33 CPMC.
6. Provisions are required for pedestrian safety.
7. The development provides a choice in housing opportunities.
8. The development, with conditions and compliance with City,state, and federal regulations, will provide provisions for sewage collection, storm drainage, streets, fire protection, and adequate walking facilities.

X. Conditions of approval:

1. Yard Setbacks (measurements from Washington state licensed surveyor established property lines:
    a. Front: 10 feet with, 20 feet front load garage;
    b. Side: vary from 2-5 feet, (any structure with a setback less than 5ft shall be in accordance with the most recently adopted International Residential Code), 10 feet street side;
    c. Rear: 10 feet, 20 feet alley loaded garage.
    d. Setbacks from easements: 2 feet.

2. Open Space:

    CPMC 17.33.200 (exhibit 16) The entire Villages of Garrison Creek PUD hall provide not less than 15 percent of the total site area for usable common open space. The open space will be improved with pedestrian walkway and landscaping enhancements (exhibit 35 Landscaping Plan). (exhibit 15 Density and Open Space)
    a. Pathway easements on Lots 25, 50 and 60 shall be Tracts and included in the open space calculation;
    b. Pathway Tracts shall be created such that they align with the pathway extending north of the gazebo in the western most roundabout, creating a pathway from Garrison Village Way, north to Quail Ln. The pathway Tracts would likely affect Lots 4 and 14;

c. Tracts D, E, F and I shall be eliminated and incorporated into the roadway acreage;
d. Pathway extensions along the north side of Garrison Village Way shall be completed to the western roundabout;
e. Final Landscape Plan shall include Tracts A & C and pathways areas connecting streets. (exhibit 35);
f. Final Landscape Plan shall include an irrigation system design;
g. Landscaping shall be perpetually maintained and irrigated.

3. Fire Marshal:

a. A name will need be established for the south portion of the loop on Falcon Drive. Circles create confusion for emergency response;
b. Fire Department access will need to extend to within 150 feet of any point on the exterior of a structure. IFC Section 503;
c. Addresses shall be added to the alley side of each house served by an alley. IFC Section 505;
d. Streets less than 28 feet wide shall be posted "NO PARKING". Streets between 28 and 36 feet wide shall be posted on one side "NO PARKING". Streets wider than 36 feet will not need to be posted for parking restrictions. All alleyways shall be posted "NO PARKING". IFC Section D 103;
e. Fire Hydrant locations shall be coordinated with the Fire Marshal. IFC Section 507;
f. Fire apparatus access road gates shall comply with IFC Section D 103.5.

4. City Engineer:

a. Provide stamped construction documents meeting City of College Place most current code and design standards for City review and approval. Once plans have been reviewed and accepted by the City, the proposed improvements shall be installed and accepted by the City prior to Final Plat recording;
b. Streets or roadways that are 28 feet in width shall only have parking on a single side. No parking signage shall be provided on the non-parking side. Location of signage to be coordinated with the City;
c. There shall be no on-street parking for roadways less than 28-ft. No parking signage shall be located on both sides of the roadway. Location of signage shall be coordinated with the City;
d. The design of stormwater systems shall be in accordance with the most current edition of the Stormwater Management Manual for Eastern Washington and City standards. Stormwater systems for this development are to be owned, maintained and operated by the developer;
e. Developer shall coordinate with USPS for location and type of mail-box units. Developer shall purchase and install the required mail-box units;
f. Fire hydrants not located behind a 6-inch vertical concrete curb shall be protected by bollards;

g. Location and placement of fire hydrants shall be coordinated with the Fire Marshal;
h. Street lighting shall be provided for the private roadways. Lighting shall be consistent with the existing developed area. Lighting will be owned, maintained and operated by the developer;
i. Developer shall obtain a Construction Stormwater General Permit in accordance with the Washington Department of Ecology requirements prior to construction activities;
j. Sewer and water shall be available to all lots;
k. Sewer and water shall follow City's design requirements;
l. Water shall be sized to meet water demands including fire flow;
m. Water and sewer shall be public and within a dedicated City utility easement;
n. Water Metering. Each lot shall be serviced by an individual meter.

5. Project shall comply with the conditions of Resolution 534.

6. Tracts/Lots shall be held in common to show ownership by the home owners association. HOA shall maintain common Tracts/Lots and such maintenance requirement hall be recognized in CCR's. Transportation:
    a. Streets shall be private and constructed to private roads standards except they may utilize the same earlier phase configuration. Minimum width shall be 28' wide with parking on one side and signed no-parking on the other and a minimum of 20' width unobstructed width for fire apparatus and emergency vehicles. Maintenance, including associated road signs, shall be obligation of homeowners association and recognized in CCR's;
    b. Private roads shall be eased to the City as an "Exclusive City Utility Easement". All water and sewer mains owned by City shall be placed within the exclusive City utility easement. City utilities across private property shall be within "Exclusive City Utility Easements";
    c. TIA Update – Update the J-U-B TIA per the recommendations in the DKS analysis (exhibit 36);
    d. If the traffic signal is still not warranted after DKS Comment #2, Comment #3, and Comment #5 have been addressed, the developer shall pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way. The proportionate share should be calculated per the DKS memo;
    e. Design and construct the northbound left turn on Myra Road at Garrison Village Way;
    f. Marked crosswalk shall be designed and constructed with warning signage and a temporary median (opposite the proposed northbound left turn lane) on the north leg of Myra Road until the traffic signal is installed.

7. Stormwater facilities shall be designed by a registered Washington Professional Engineer in compliance with the Stormwater Management Manual for Eastern Washington and the City of College Place Stormwater Facility Specifications. The

engineer must certify the design and the construction. The homeowners association shall maintain stormwater facilities and such maintenance will be recognized in CCR's to explicitly include stormwater facilities overlying public utility easements.

8. Federal ADA requirements apply to private roads and pedestrian facilities. The City does not inspect private roads and pedestrian systems for ADA compliance. The owner/developer is responsible to ensure compliance with Federal regulations and shall document compliance with written certification to the City. Homeowners association shall maintain all ADA compliance and such maintenance will be recognized in CCR's.

9. All utilities shall be placed underground.
10. Streetlights shall be placed at all intersections of roads, streets, alleys, and pedestrian paths and be maintained by the homeowners association; such maintenance obligation shall be included in CCR's. (CPMC 16.28.030)

11. Survey and Plat Standards:
    a. Together with the lot line dimensions that are shown, bearings and curve data shall be added to all lot lines on the final plat. This may require additional curve and line tables;
    b. Bearings, distances, and curve data shall be added for all street centerlines. This may require additional curve and line tables;
    c. Street centerline monuments need to be set, shown, and symbolized in the legend of the final plat;
    d. Lot corner pins shall be set, shown, and symbolized in the legend of the final plat;
    e. Pathway areas now labeled as easements on Lots 25, 50 and 60 be treated and labeled as common area Tracts with an alphabetic designation and placed under the heading "COMMON AREA SUMMARIES" along with "ROADS" as per the following comment;
    f. Recommend tract labels D, E, F, I and J be removed from those portions of SE Garrison Village Way depicted on this preliminary plat; Previous phases of Villages of Garrison Creek had no such designation, but were considered and accounted for as "ROADS" under the heading "COMMON AREA SUMMARIES" separate from the Lot area summary tables (see Phase VIII final Plat per Bk. 7 Pg. 54, under AFN 2010-06177);
    g. Final Plat subject to licensed surveyor review before the final plat is approved.

12. Declaration of Covenants, Conditions, and Restrictions shall be subject to further review and scrutiny by the City Attorney prior to recording and Final Plat Approval, to including but not limited to:
    a. Overnight parking shall not be restricted in within driveways and areas within the roadway designed to allow parking,

b. Maintenance of Fire apparatus access road gate shall be the responsibility of Phases XII and XIII;
c. References to Walla Walla County shall be changed to College Place where appropriate;
d. Compliance with Chapter 64.90 RCW – Washington Uniform Common Interest Ownership Act.

13. Construction access for each phase, as much as possible, shall be restricted to SE 6th Street.

CITY OF COLLEGE PLACE
HEARING EXAMINER
June 9, 2022

Supplemental to the Staff Report

Prepared by Jon Rickard, Community Development Director

Project: Villages of Garrison Creek PUD Phase XII & XIII – Preliminary Plat

At the request of the Hearing Examiner, City Staff has prepared this supplemental to the Staff Report dated May 3, 2022.

A. Resolution No. 534 (exhibit 4), Condition 23, states *All applicable mitigation measures of the Mitigated Determination of Non-Significance are applicable to this permit, and all phases of final plats.*

The Mitigated Determination of Non-Significance (MDNS), dated November 28, 1995 is submitted into the record as Exhibit 43.

The MDNS Findings and Mitigation Measures have been reviewed by City Staff, none of which contains any substantive information that alters the conditional recommendation of approval contained within the staff report.

End.

Village of Garrison Creek (VGC)
Phase XII & XIII
Preliminary Plat

City of College Place Hearing Examiner

Gary McLean

Public Hearing – June 8, 2022

10:00 AM

General Information:

1. Owner(s): Phase Five Development, LLC
2. Applicant(s): Doug Botimer
3. Tax Parcel(s) Number: 350736130020 & 350736130021
4. Location: 6th Street, Garrison Village Way, and Myra Road
5. Future Land Use: Single Family Residential
6. Zoning: SFR – Single Family Residential
7. Square Footage/Acreage: 14.69 acres
8. Proposed Use: Residential
9. Number of Lots: 70
10. Lot size: 4,192 – 15,949 SF
11. Density: 4.8 dwelling units per acre
12. Open Space: 1.80 acres or 78,016 SF provided – 12.3%
13. Sanitary Sewer: City of College Place
14. Domestic Water Supplier: City of College Place
15. Fire District: City of College Place
16. School District: 250
17. Source of Electricity: Columbia Rural Electrical Association

History/Background:

1. Date of Application: November 18, 2021. (exhibit 2);

2. Date Application deemed complete: December 14, 2021. (exhibit 3);

3. The Villages of Garrison Creek Planned Unit Development (PUD) was approved on August 26, 1996 by the passage of Resolution No. 534 (exhibit 4) which established the principal conditions of approval for the PUD.

The Resolution authorized up to 418 dwelling units (DU), condition 14.

Approximately 268 dwelling units have been built bringing the total DU at completion of this phase to 338 DU.



Unit/Lot Summary:

(To Be Determined)	Retirement Village
60	Stacked Flats
72	Alley Townhomes
57	Townhomes
77	Senior Condominiums
41	Cottages
43	3,600 SF Lots
30	4,200 SF Lots
425	6,000-8,000 SF Lots
	10,800 SF Lots
	Total Lots/Units

N 0 100 200 400 Feet

THE VILLAGES OF GARRISON CREEK

MITHUN PARTNERS

Environmental Review

SEPA Threshold Determination:

The City has determined the project is unlikely to have significant adverse environmental impacts.

This decision was made after review of a completed checklist and other information on file with the City.

The City issued a Determination of Non Significance (DNS) on May 24, 2022 under WAC 197-11-340. (exhibit 5; SEPA Checklist – exhibit 6).

The comment period on the DNS closed on June 7, 2022 at 5:00 pm. Comments were received from the WA State Department of Ecology.

No substantive comment(s) were received that provide new information about the DNS that would cause changes or revisions to the DNS.

CPMC 14.40.080 – Appeals made by the SEPA responsible official may be appealed to the CP Hearing Examiner within 14 days of the issuance of the DNS by filing a written notice of appeal with the city by June 7, 2022 at 5:00 pm. No appeal was received.

Public Hearing Notice:

May 24, 2022, the City mailed, via USPS first class mail, the Notice of Application (NOA) (exhibit 7) to 170 owners of property within 300 feet of the project site boundaries.

On May 24. 2022, the City posted the NOA at three locations on the project site,(exhibit 9).

On May 24, 2022 the City caused and the NOA to be published in the Walla Walla County legal newspaper, the Walla Walla Union Bulletin, (exhibit 10).

On May 24, 2022, the City also emailed the NOA to approximately 38 parties of interest, (exhibit 11).

The City, on May 24, 2022 emailed the NOA to over 50 state agencies and local entities of interest, comprising of utility providers including Cascade Natural Gas, Columbia Rural Electric Association, Basin Disposal Inc., Charter Digital Cable, Pacificorp, Qwest, and PocketiNet, and School District #250, Valley Transit, Walla Walla County, City of Walla Walla, and numerous WA state agencies. (Exhibit 12)

Neighborhood Characteristics:

The project is part of a 95 acre 418 DU – PUD approved in 1996.

Zoned:

- SFR – Single Family Residential (SFR), &
- GC – General Commercial

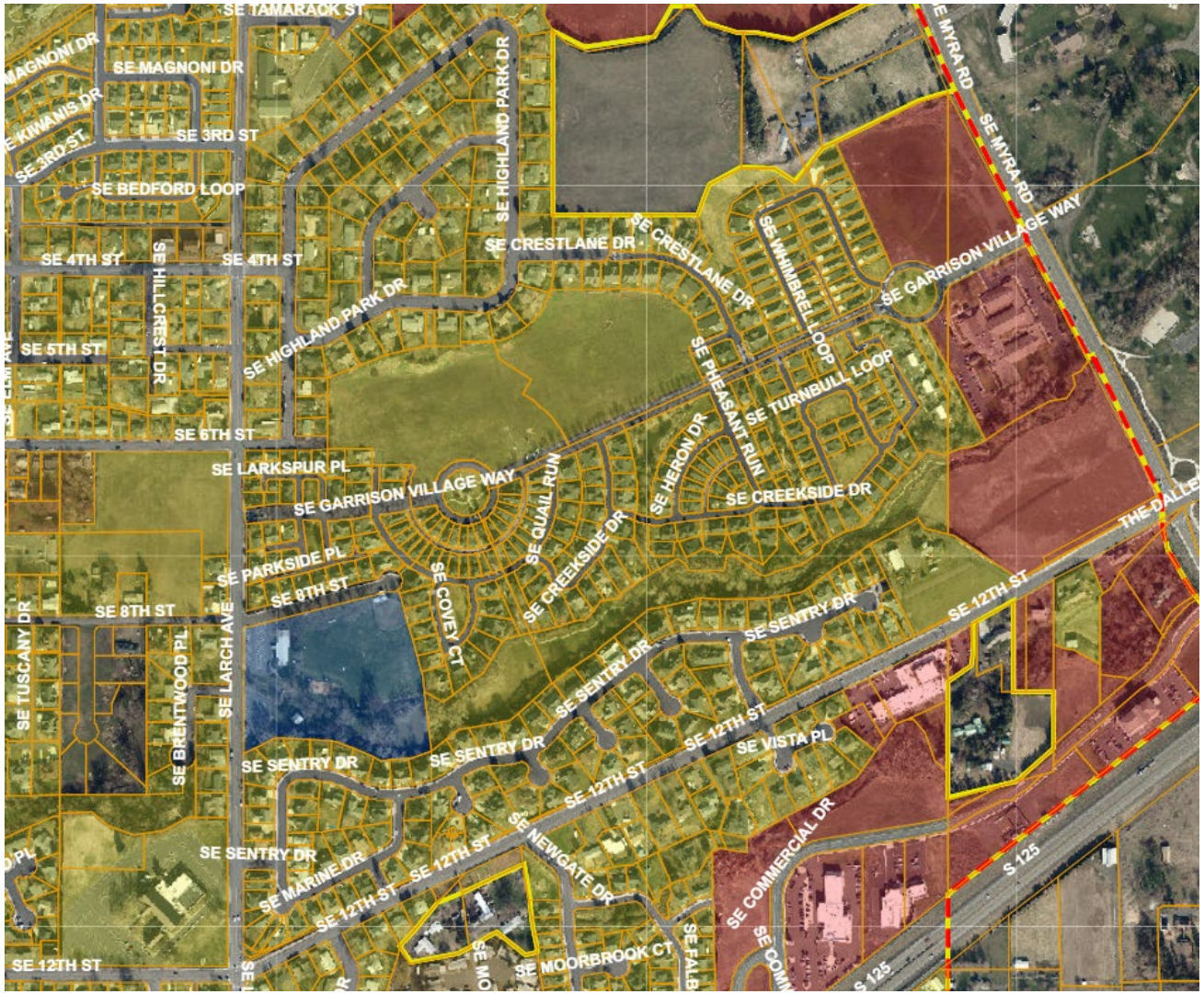
Land Use – Single Family Residential

Two undeveloped commercial/mixed use properties.

Assisted living facility at Myra Road and Garrison Village Way.

26 DU affordable housing property owned and operated by Walla Walla Housing Authority.

9 built-out residential development phases consisting of approximately 242 DU.



Surrounding Development:

North – Highland Park Subdivision: . Zoned SFR. Circa 1960s suburban residential subdivision situated on a bluff approximately 24 feet above the proposed development. Lots range in size from 8,700 – 18,000 square feet. Use is primarily single family dwellings with some accessory dwelling units.

East – 7 acres of undeveloped land zoned SFR between SE 6th and SE 8th Streets.

South West – Lion's Park, a City owned and maintained public park, situated on 3 acres, includes a fishing pond, baseball field, community building, and playground.

South – Garrison Creek Heights: Zoned SFR. Circa 1991 residential subdivision situated on a bluff approximately 30 feet above the VGC. Lots range in size from 6,500 – 17,000 square feet. Single family homes and some duplex style units converted to two unit condos in the early 2000s.

East – Fort Walla Walla Park, situated on over 200 acres, owned and operated by the City of Walla Walla. Amenities include a museum, amphitheater, playground, Radio Controlled track, BMX track, disc golf course, bike path, and nature trails.

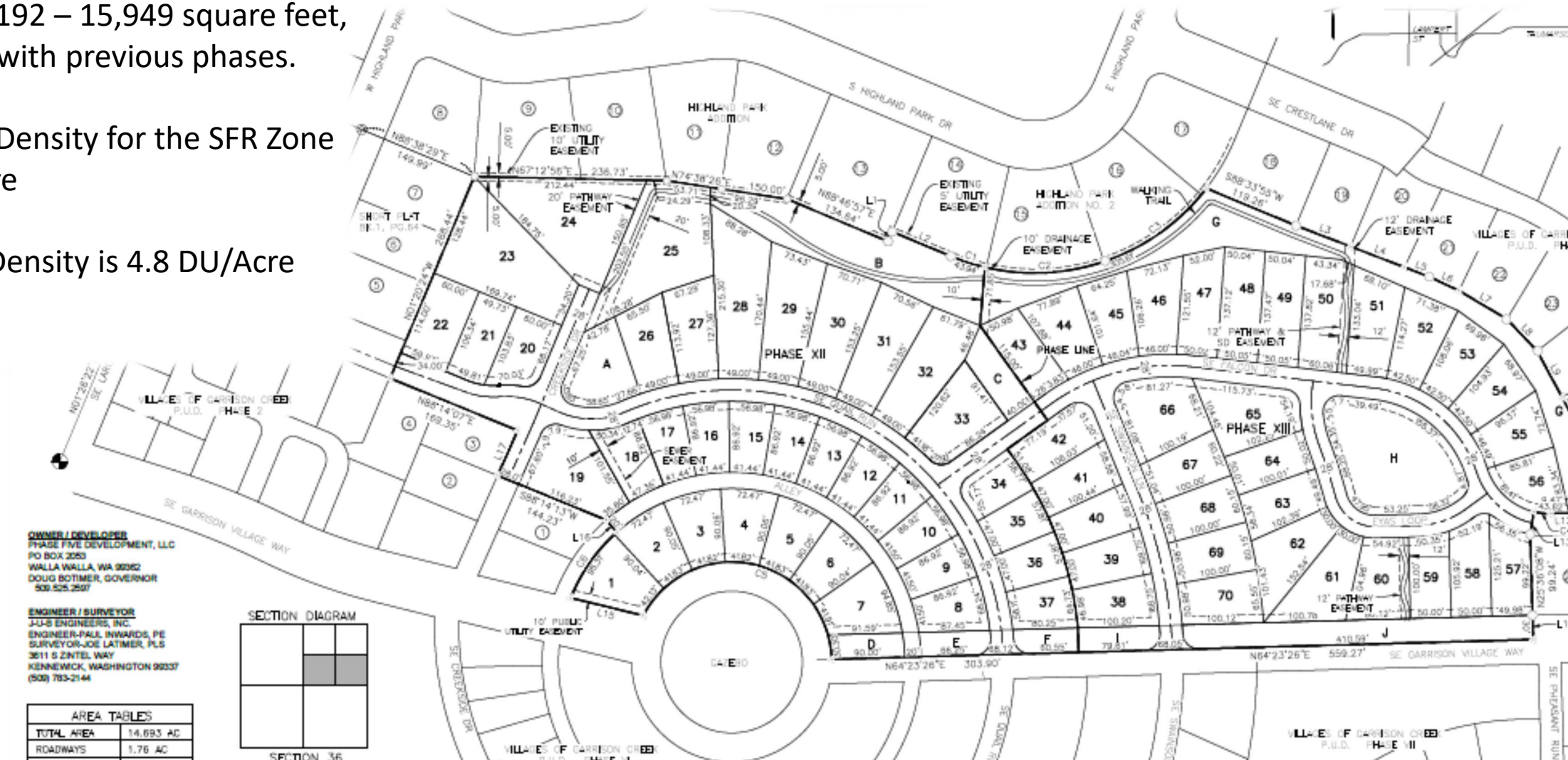


Lot Size and Density

Lot Size: 4,192 – 15,949 square feet, consistent with previous phases.

Maximum Density for the SFR Zone is 7 DU/Acre

Proposed Density is 4.8 DU/Acre



Open Space

Open Space code requires the development shall provide not less than 15% of the total site area for usable common open space.

Proposed development adds 1.8 AC of open space or 12.3%.

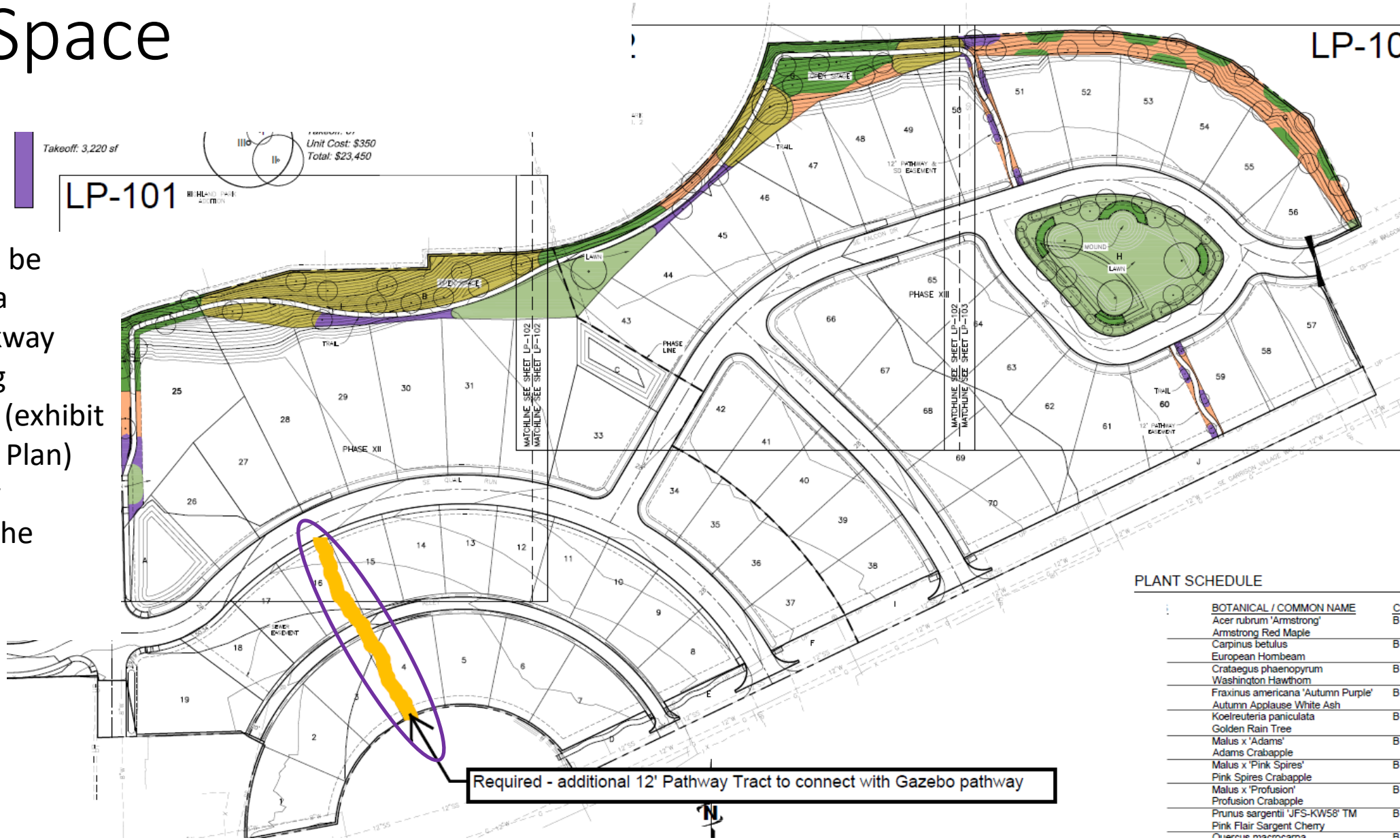
Total site area of usable common open space upon completion of Phase 12 & 13 – 16.8% Open Space

Future Phases – an additional 5AC will be dedicated bringing the total to 31.8% Open Space

	Acres (AC)	Dwelling Units (DU)	Density (DU/AC)	Open Space (AC)	Open Space (%)
Current Development					
Phase 1	4.04	19	4.7	0.26	6.5%
Phase 2	3.48	24	6.9	0.12	3.6%
Phase 3 - Assisted Living	6	0	0.0	0.00	0.0%
Phase 4 - Walla Walla Housing Authority	3.16	26	8.2	0.61	19.4%
Phase 5	8.27	27	3.3	3.57	43.2%
Phase 6	7.4	40	5.4	0.48	6.5%
Phase 7	9.6	43	4.5	3.25	33.9%
Phase 8	6.3	31	4.9	1.08	17.2%
Phase 9	8.01	39	4.9	1.54	19.2%
Phase 10	4.76	19	4.0	0.00	0.0%
Phase 11 - TBD					
Phase 12/13	14.69	70	4.8	1.80	12.3%
Subtotals	75.7	338	4.5	12.7	16.8%
Future Development					
Future Phase - Myra & 12th	13.67	0	TBD	5.00	36.6%
Future Phase - Myra & Garrison Village Way	6.43	0	TBD	0.00	0.0%
Unallocated	0	78	TBD		
Subtotals	20.1	78	3.9	5.00	24.9%
Totals (totals are approximate)	**95.8**	**416**	**4.7**	**30.4**	**31.8%**

Open Space

Open space will be improved with a pedestrian walkway and landscaping enhancements, (exhibit 35-Landscaping Plan) and perpetually maintained by the homeowners association.



Setbacks

Yard Setbacks:

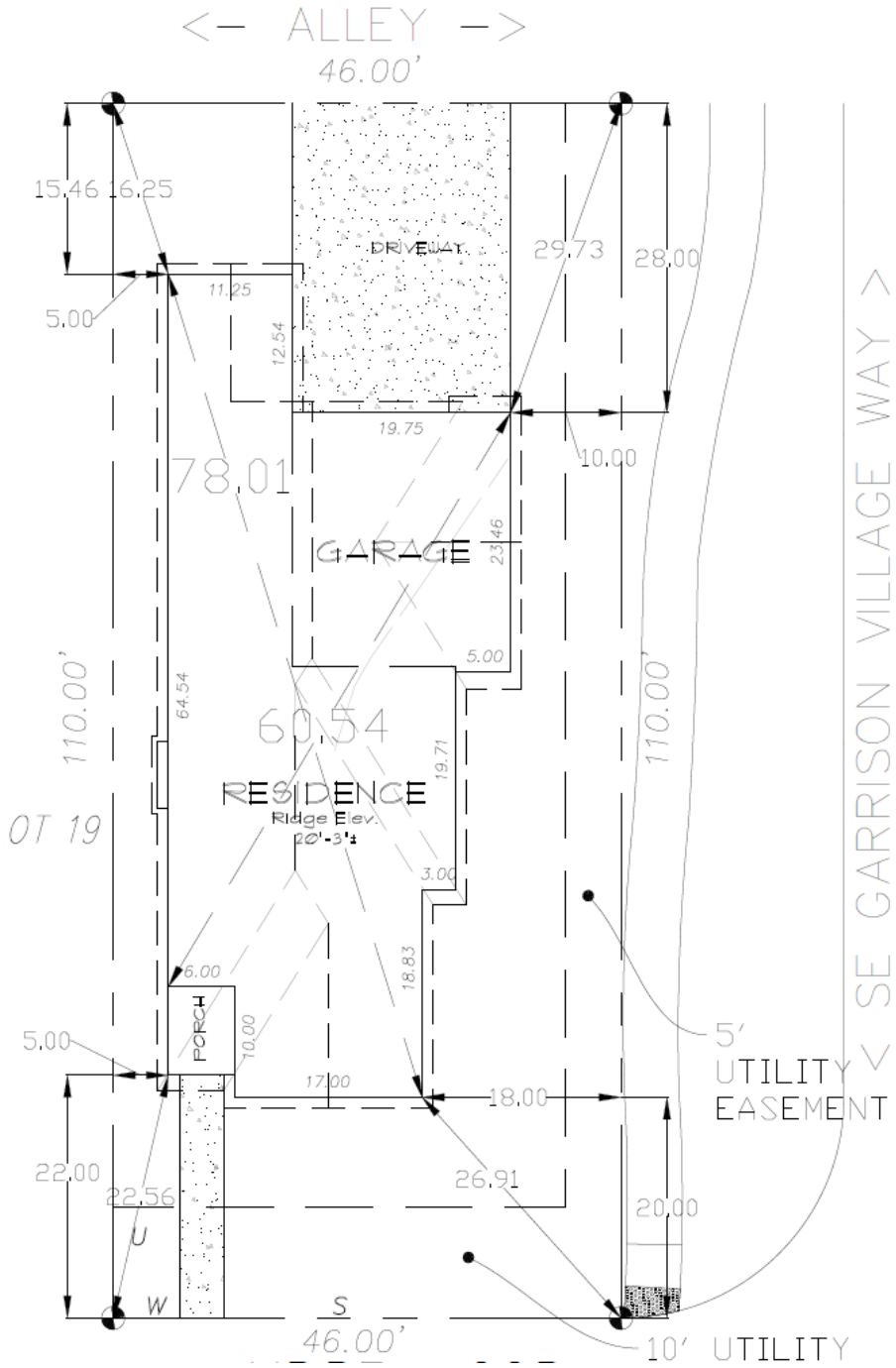
Front: 10 feet, 20 feet front load garage

Side: vary from 2-5 feet

Street side: 10 feet

Rear: 10 feet, 20 feet alley loaded garage

From easements: 2 feet.



Conceptual Design – Documents

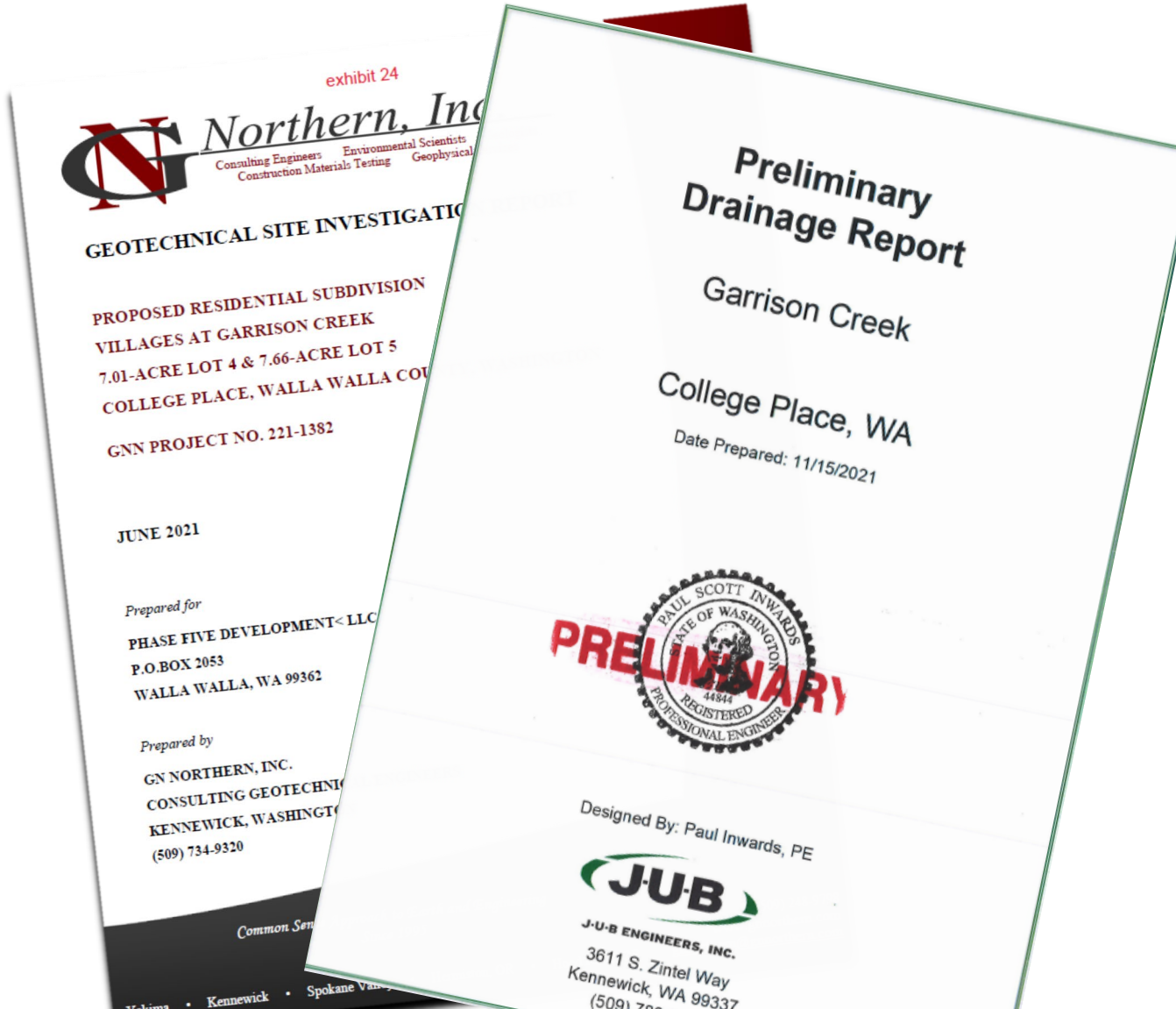
Conceptual Preliminary Plat Survey – April 18, 2022

Preliminary Engineering Plans – April 13, 2022

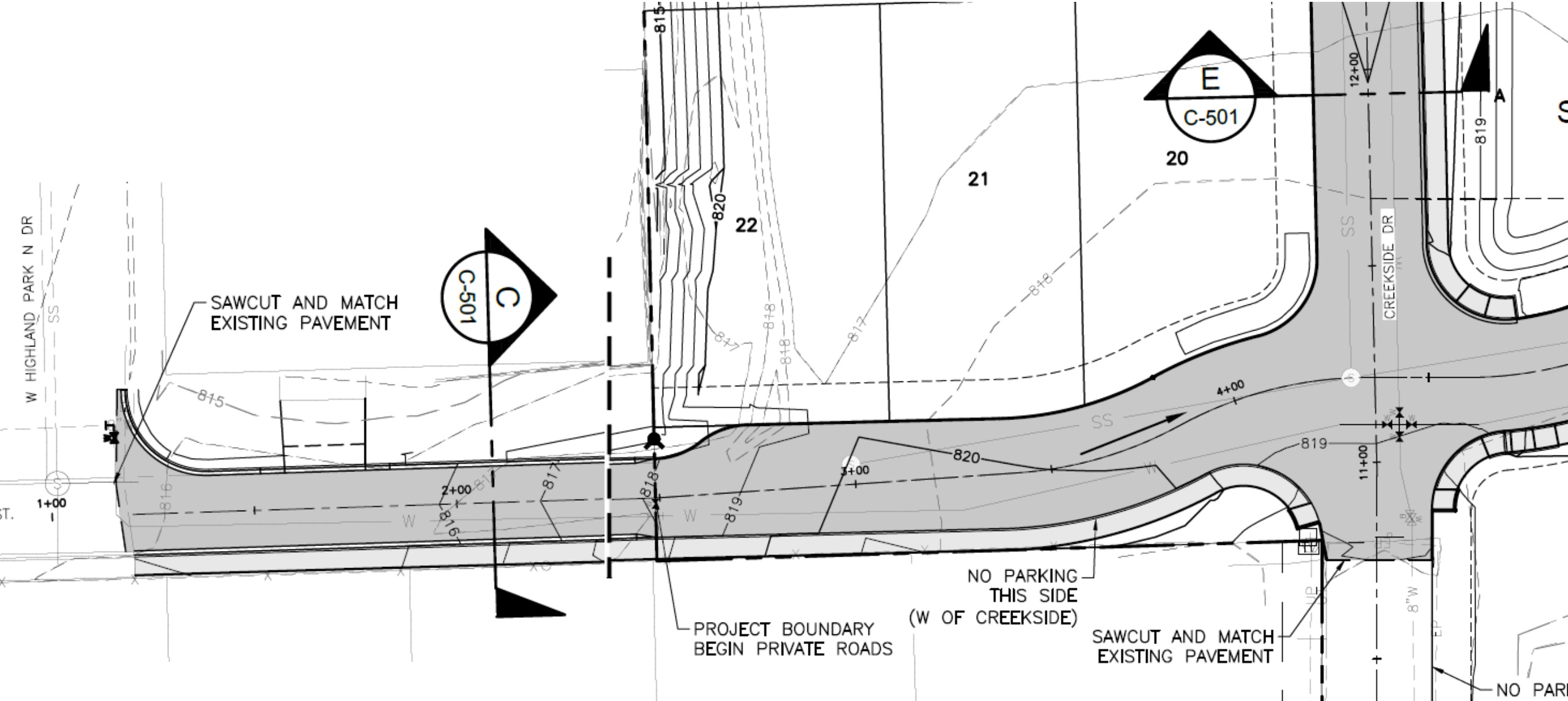
Conceptual Landscaping Plans – April 19, 2022

Geotechnical Report – June 2021

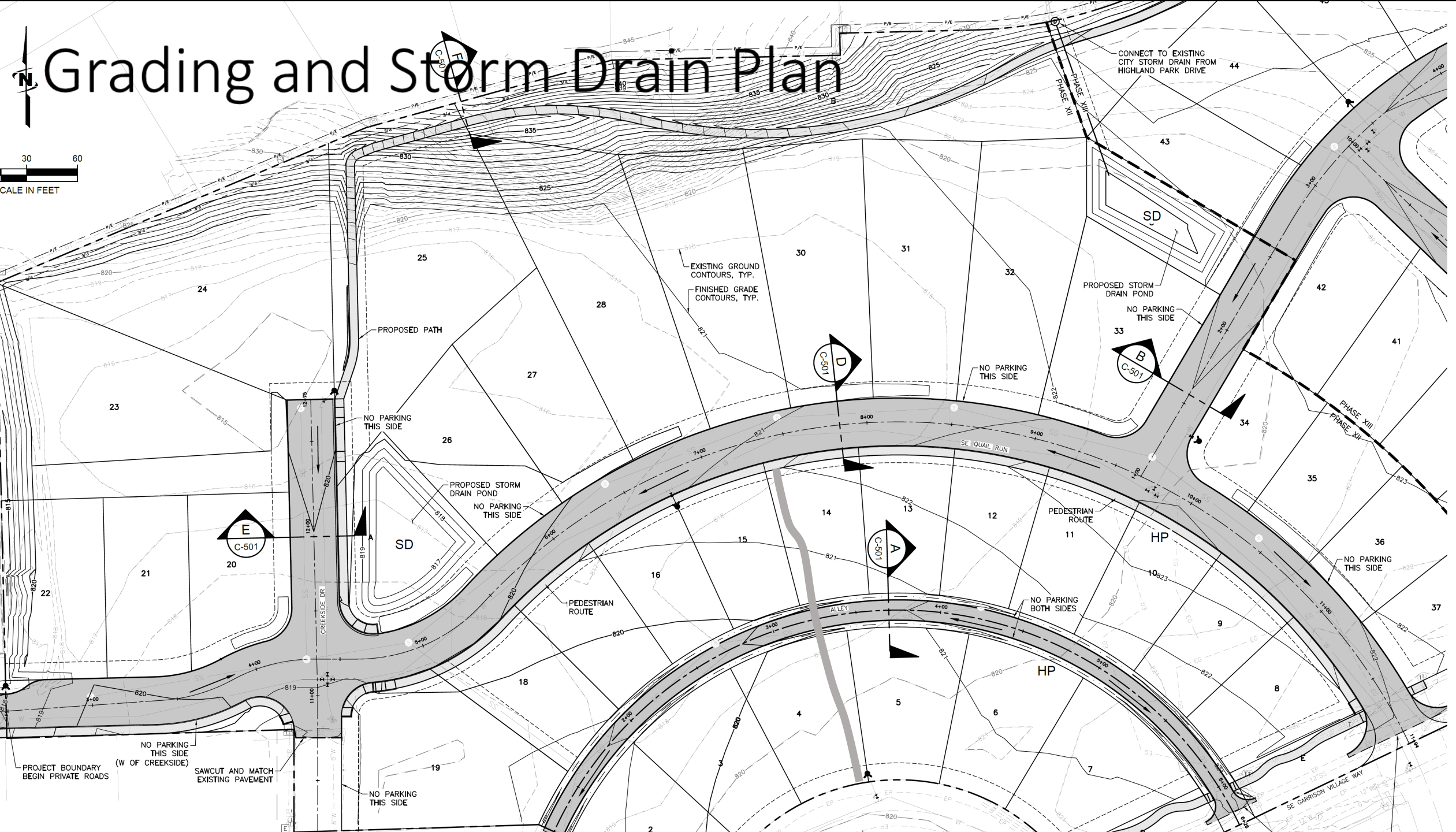
Preliminary Drainage Report – November 15, 2021



Grading and Storm Drain Plan



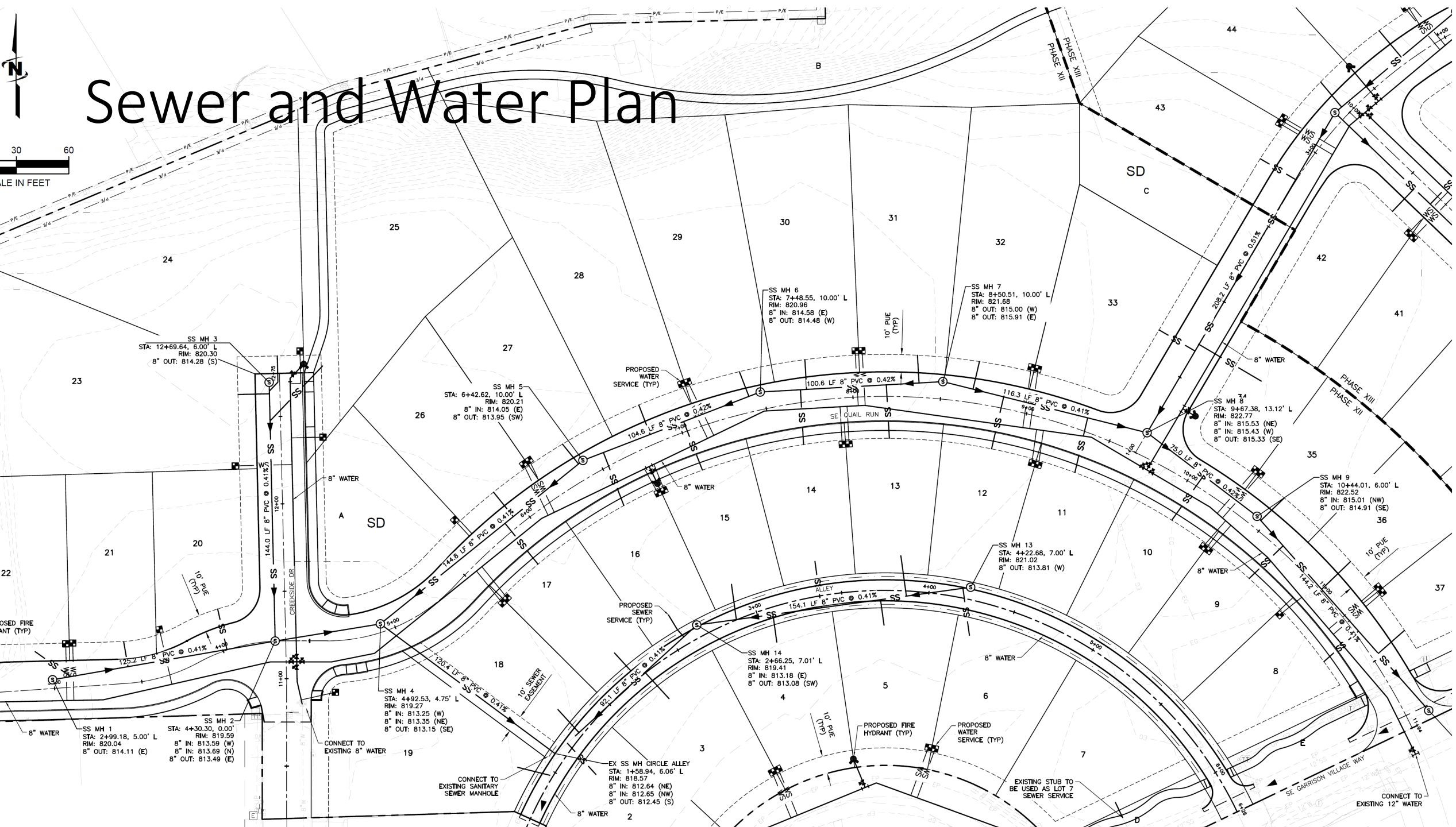
Grading and Storm Drain Plan

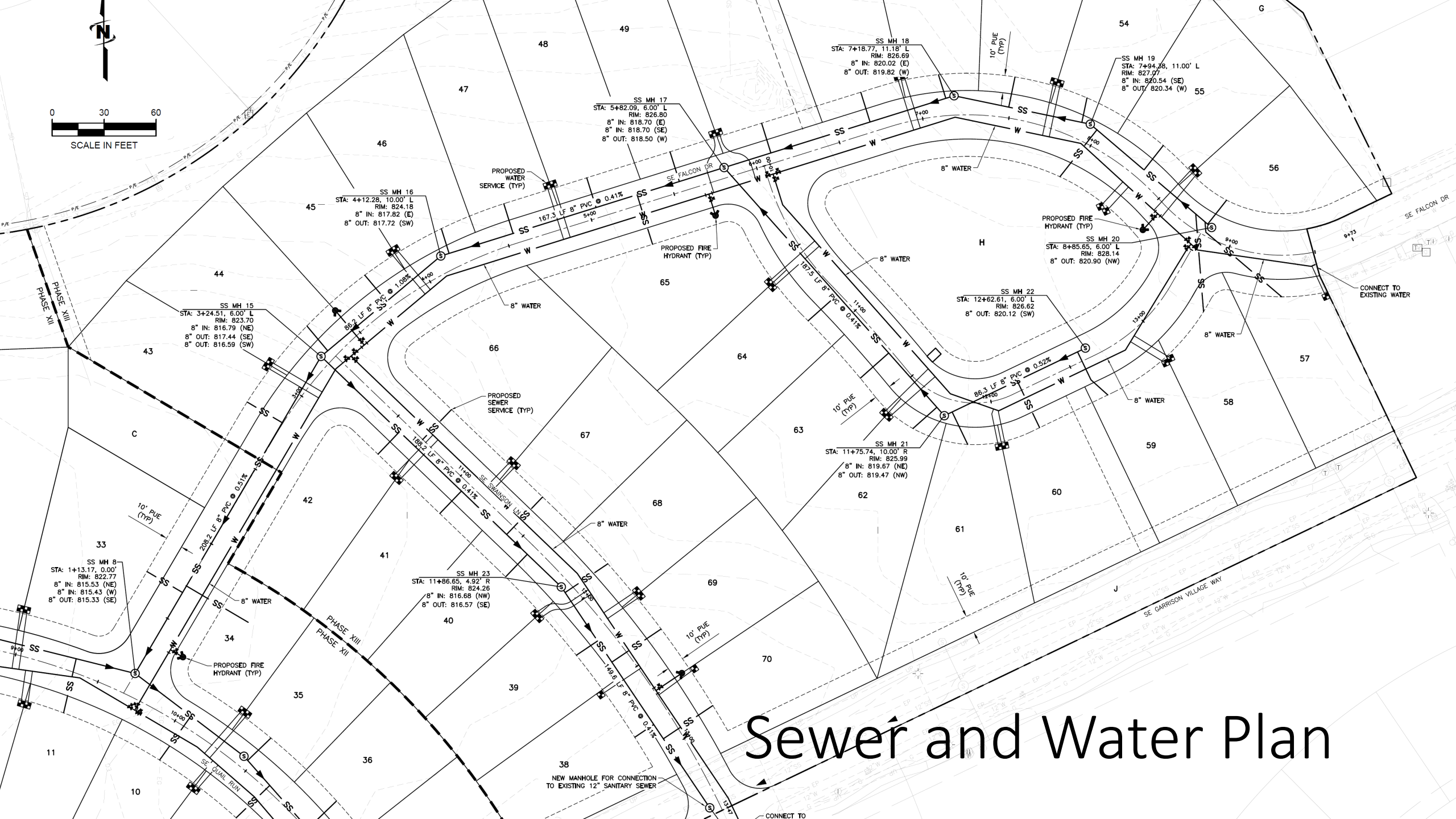




Grading and Storm Drain Plan

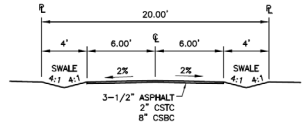
Sewer and Water Plan



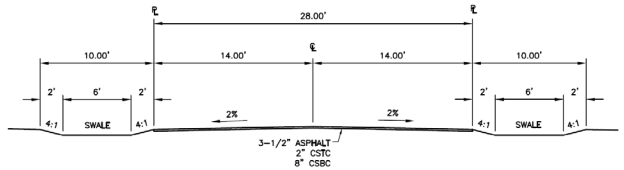


Sewer and Water Plan

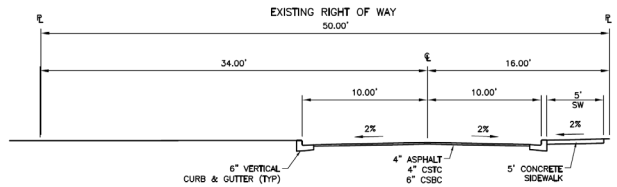
Street Sections



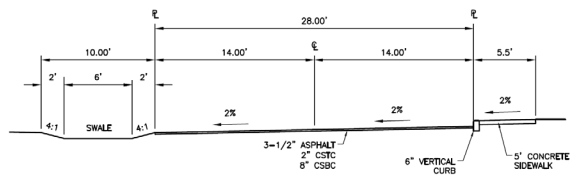
A TYPICAL ALLEY SECTION
SCALE:NTS



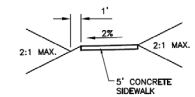
B TYPICAL 28' STREET SECTION
SCALE:NTS



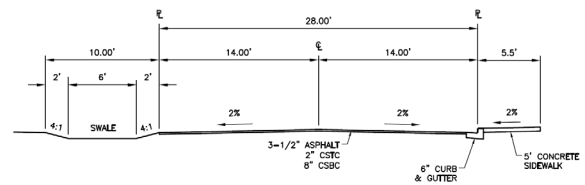
C 6TH STREET SECTION (PUBLIC ROADWAY)
SCALE:NTS
* MODIFIED CITY STANDARD PLAN 110.06,
SEE CITY STANDARDS FOR ADDITIONAL DETAIL



D QUAIL RUN 28' STREET SECTION
SCALE:NTS



F TYPICAL PATH SECTION
SCALE:NTS



E CREEKSIDE DRIVE (N OF 6TH) 28' STREET SECTION
SCALE:NTS

Transportation Plans

Myra Road –Walla Walla Road

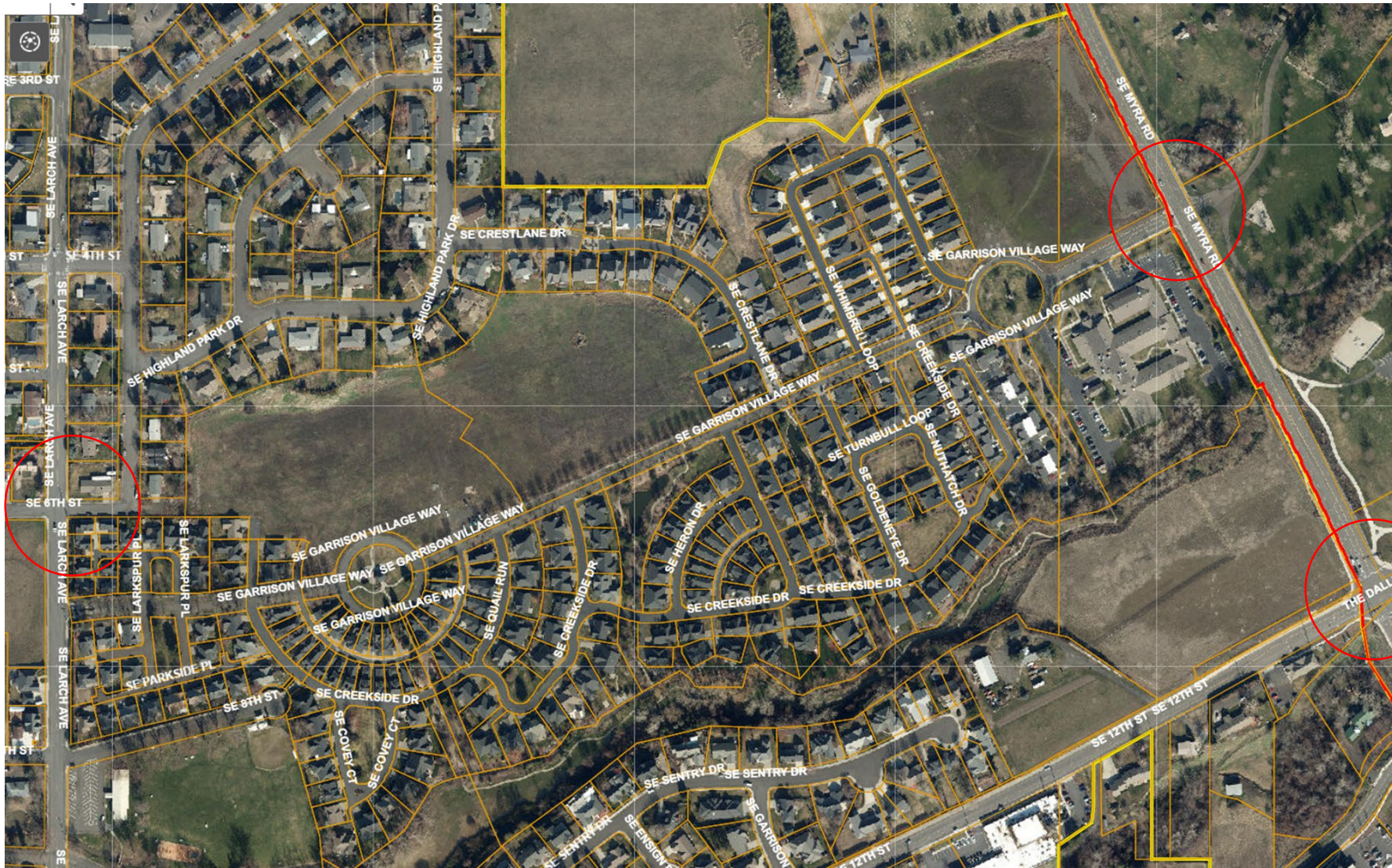
Garrison Village Way is a private street and central boulevard through the VGC.

Posted speed 15 mph.

Streets are mostly 28 feet wide with parking allowed on one side.

No curb or gutter.

Garrison Village Way is the main road with 19 intersections including street, alleys, commercial driveways and two roundabouts.



Transportation Plans – TIA

Traffic Impact Analysis (TIA) by J-U-B (exhibit 18): A TIA was completed at the request of the City of College Place and the City of Walla Walla as to the intersection operations at the intersection of Garrison Village Way/Myra Road to determine when a traffic signal may be warranted and the safe crossing of Myra Road for pedestrians crossing to access Fort Walla Walla Park.

- Three intersections were evaluated: GVW/Myra Rd, Myra Rd/Dalles Military Rd, and Larch Ave/6th.
- Existing study intersections function with acceptable delay and Levels of Service (LOS) "C" or better.
- After buildout along with 1% per year growth, LOS falls to "D" at the intersection of GVW/Myra Road, but this is still an acceptable industry standard.
- Walla Walla hired DKS, a transportation planning and engineering entity, to review the TIA.

- Technical Updates to the TIA
  - *DKS recommends that the 2027 No Build volumes (specifically the in-process trips) are reviewed and any analysis is updated where necessary, this would include the Build analysis, traffic signal warrants, and turn lane evaluations.*
  - *The most recent version of the Trip Generation Manual is the 11th Edition3 and should be utilized in this analysis, not the 10th Edition. Additionally, the fitted curve rates should be used (not the average rates) per the guidance in the Trip Generation Handbook.*
  - *DKS recommends that the 1 vehicle be maintained or rounded UP to the nearest 5 in the Build analysis.*

Transportation Plans – TIA

If the traffic signal is still not warranted after technical updates:

- DKS recommends that the developer still pay their proportionate share of the future traffic signal installation at Myra Road/Garrison Village Way given that the traffic signal was identified in the Master Plan as a necessary improvement for the entire Planned Unit Development.

- DKS recommends that the northbound left turn on Myra Road at Garrison Village Way be conditioned as part of this development. Given the vehicle volumes and the posted speed of 35 mph on Myra Road, a northbound left turn lane is warranted and will reduce vehicle conflicts and rear-end collisions.

- With the bus stop and the entrance to the Fort Walla Walla Park located on the east side of Myra Road at Garrison Village Way, it is recommended that a marked crosswalk with warning signage and a temporary median (opposite the proposed northbound left turn lane) be installed on the north leg of Myra Road until the traffic signal is installed.

Fire Marshal Review

The Fire Marshal has reviewed the preliminary plat request and finds, with the following conditions of approval, the preliminary plat substantially meets the adequacy of the proposed street system and fire protection facilities within the subdivision.

Public Works Director Review

The Public Works Director has reviewed the preliminary plat request and concurs with the comments provided on behalf of the City's contract engineer, J-U-B Engineers by Darral Moore, P.E.

The Director further certifies that the proposed street system, sewage disposal and water supply systems, as proposed, will be adequate to serve the needs of the proposed subdivision and recommends approval.

City Engineer Review

The City contracts with J-U-B Engineer for professional engineering services. Darral Moore, P.E performs all engineering related development reviews on behalf of the City.

Mr. Moore has reviewed the preliminary Villages of Garrison Creek sub-division plans (exhibit 21). They show the proposed general layout of streets, easements, lots, and blocks consistent with the requirements of RCW 58.17.

The proposed engineering elements, including streets, easements, fire protection, storm water, sanitary sewage and water systems are adequate to serve the subdivision, with conditions.

Written Comments

Approximately 180 written comments have been received during two public comment periods. Concerns are varied:

- Lack of open space
- Density is to high
- Applicants failure to recognize various agreements between the Master Property Management Association (MPMA) and Phase Five Development LLC (PFD)
  - Road Easement and Maintenance Agreement
  - Reciprocal Easement and Pedestrian Access Agreement
- Access Over Private Roads – connections to Falcon Dr, Creekside Dr, and an Alley
- Pending Litigation – MPMA is being sued by a member alleging in part that the removal of the PFD from the MPMA in 2018 was improper.
- Boundary disputes between Highland Park Dr. residents and the northern boundary of the development.
- View preservation
- Property value preservation

Written Comments

- Effects of contouring the land and possible damage to existing trees.
- Traffic.
- Narrowing of 6th Street
- 6th Street – consider centering the narrower road section that begins east of Highland Park Dr.
- Alley setbacks should be increased for garages to accommodate parking for two vehicles in driveway.
- Geotechnical report for 56 lots, not 70 lots.
- Inadequate storm water design.
- Covenants, Conditions, and Restrictions (CCR's) should comply with RCW 64.90.
- Development should have a more unique name that previous phases.
- Construction traffic should not be permitted on Garrison Village Way.

Staff Recommendation

The City of College Place staff recommends the Hearing Examiner conditionally approve this preliminary plat based on Findings and Conclusions 1-8 and Conditions 1 – 13 of the staff report.

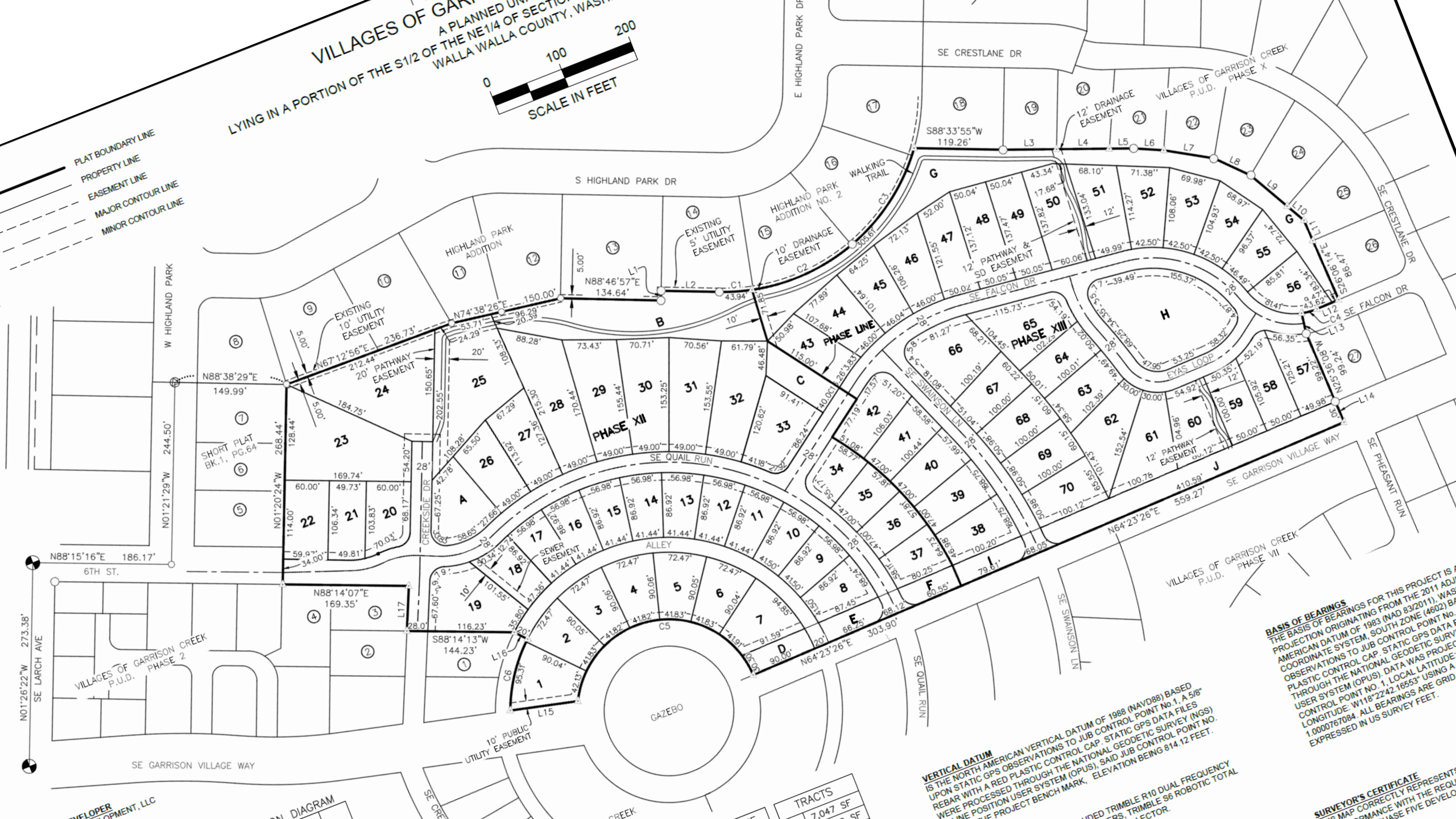
VILLAGES OF GARRISON CREEK

A PLANNED UNIT DEVELOPMENT

LYING IN A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 21, T7N, R35E, W.M.
WALLA WALLA COUNTY, WASHINGTON

SCALE IN FEET
0 100 200

PLAT BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS
PROJECTION ORIGINATING FROM THE 2011 ADJ
AMERICAN DATUM OF 1983 (NAD 83/2011), WAS
COORDINATE SYSTEM, SOUTH ZONE (4602) BA
OBSERVATIONS TO JUB CONTROL POINT NO.
PLASTIC CONTROL CAP. STATIC GPS DATA F
THROUGH THE NATIONAL GEODETIC SURV
USER SYSTEM (OPUS). DATA WAS PROJEC
CONTROL POINT NO. 1. LOCAL LATITUDE:
LONGITUDE: W118°22'42.16553" USING A
1.0000767084. ALL BEARINGS ARE GRID
EXPRESSED IN US SURVEY FEET.

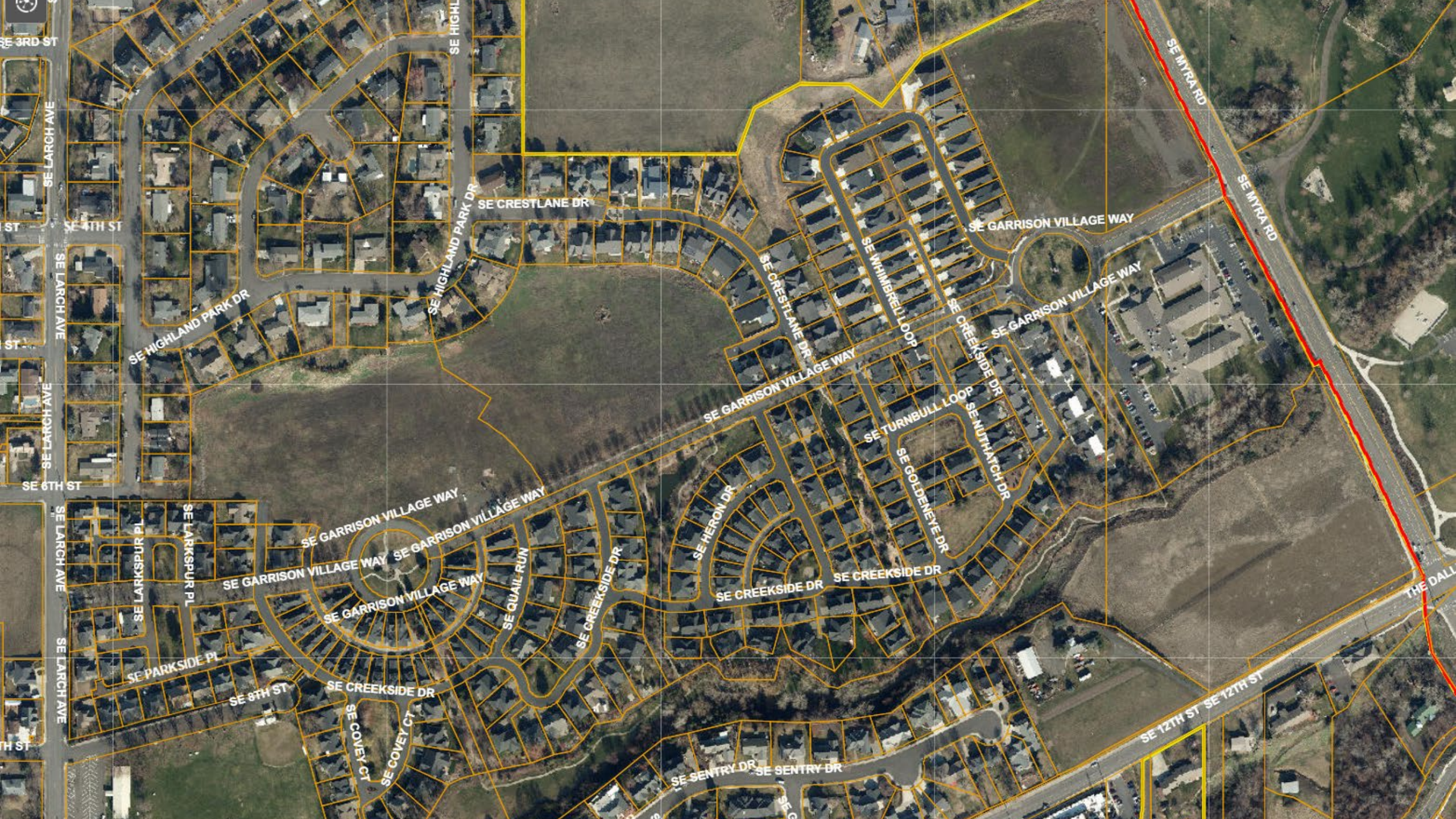
VERTICAL DATUM
IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED
UPON STATIC GPS OBSERVATIONS TO JUB CONTROL POINT No.1, A 5/8"
REBAR WITH A RED PLASTIC CONTROL CAP. STATIC GPS DATA FILES
WERE PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS)
ONLINE POSITION USER SYSTEM (OPUS), SAID JUB CONTROL POINT NO.
1 IS THE PROJECT BENCH MARK, ELEVATION BEING 814.12 FEET.

DED TRIMBLE R10 DUAL FREQUENCY
ERS, TRIMBLE S6 ROBOTIC TOTAL
LECTOR.

SURVEYOR'S CERTIFICATE
S MAP CORRECTLY REPRESENTS
RMANCE WITH THE REQU
BASE FIVE DEVELO

DEVELOPER
OPMENT, LLC

DIAGRAM


SE 3RD ST
SE LARCH AVE
SE 4TH ST
SE HIGHLAND PARK DR
SE CRESTLANE DR
SE GARRISON VILLAGE WAY
SE WHIMBRELL LOOP
SE CREEKSIDE DR
SE MYRA RD
SE TURNBULL LOOP
SE NUTHATCH DR
SE GOLDENEYE DR
SE 6TH ST
SE LARKSPUR PL
SE HERON DR
SE QUAIL RUN
SE PARKSIDE PL
SE 8TH ST
SE COVEY CT
SE SENTRY DR
SE 12TH ST

Wednesday, June 8, 2022

Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek

10:00 AM. Phase XII & XIII Preliminary Plat for Villages of Garrison Creek - Public Hearing - Hybrid (In-Person & Electronic)

In-Person at City Hall, 625 S College Avenue, College Place Washington

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured

Zoom Attendee Link: https://us06web.zoom.us/j/86826807091

Or you may call this number to listen: 1-669-900-9128 ID# 868 2680 7091 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call to Order
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	
Subject :	1.02 Roll Call
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

Gary N. McLean - Hearing Examiner for the City of College Place.

City Staff:

Jon Rickard - Community Development Director

Rea Culwell - City Attorney/Prosecutor

Robert McAndrew - Public Works Director

John Boose - Fire Marshal

Darral Moore, P.E. - J-U-B Engineers - City of College Place Contract Engineer

Applicant:

Doug Botimer - Owner Representative

Paul Inwards, P.E. - J-U-B - Project Engineer

Subject :	1.03 Relationship Statement: J-U-B Engineers and Private Sector Development - Discloser
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

J-U-B Engineers, Inc. has provided engineering and surveying professional services to Applicant for the Project, consisting of preliminary plat application and engineering design. Paul Inwards, J-U-B employee performed preliminary plat application services. Paul Inwards, J-U-B employee has and will perform engineering design.

J-U-B also provides engineering and surveying professional services to the City on an on-call, as-needed basis pursuant to a contract with the City. Engineer, Darral Moore, J-U-B employee provides the City with these services and has overseen the Citys civil plan review for the Project.

The presence of a potential or actual conflict of interest, and the appearance of a conflict of interest between and amongst the parties, City, J-U-B, and Applicant, has been identified, disclosed to all parties, and analyzed for detrimental impact on the City. The City found risk of detrimental impact to the City minimal, if any, for the following reasons:

- J-U-B is providing different and distinct services to each party; the employee serving the City is different than the employees serving the Applicant.
- The potential conflict has been disclosed to all parties and all parties agreed to proceed with the Project;
- J-U-B is under contractual, ethical, and legal duty act impartially, uncompromised, and without bias;
- Should J-U-B unjustly benefit from the relationship with the parties to this Project to the detriment of the City, the City can terminate the 4-year agreement with J-U-B, seek recoupment of

any unlawfully paid sums, and sue J-U-B for any damages caused to the City. In addition, J-U-B would be reported to the Washington state Board of Registration for Professional Engineers and Land Surveyors for consideration of suspension or revocation of license and fines.

- City has years of experience, including recent, in processing similar community development projects and working with J-U-B and therefore, could identify any unusual activity, including unreasonable costs or charges and unreasonable delay, thus protecting the Citys interests; Community Development personnel were instructed to be and have been attentive to such activity and none occurred.

File Attachments

JUB_relationship_statement.docx.pdf (443 KB)

Subject :	1.04 Application Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	1. OPENING ITEMS
Access :	Public
Type :	

Public Content

The Citys role in a planned development is limited to applying, administering and enforcing local, state and federal law as it pertains to the planned development. The City is prohibited from delaying or denying approval of a development application due to any reason other than an incomplete application or non-compliance with applicable regulations. While the City has some discretion in administering planned development regulations, the City is prohibited from delaying processing and approving an application due to a private dispute between a developer-applicant and an existing HOA which does not govern the proposed development.

2. Public Hearing - Staff Report

Subject :	2.01 Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	2. Public Hearing - Staff Report
Access :	Public
Type :	

Public Content

Proposal: 70 lot, single family subdivision with associated improvements within the neighborhood known as the Villages of Garrison Creek. The parcels are 7.68 acres and 7.01 acres respectively, totaling 14.69 acres.

Name of Applicant: Phase Five Development LLC Doug Botimer

Applicant Representative: Paul Inwards, P.E. - J-U-B Engineers

File Attachments

Exhibit 39 - Staff.Report.VGC.Phase.XII&XIII.2022.05.27.pdf (1,363 KB)
Exhibit 40 - VGC Ph XII & XIII Staff Report Presentation.pdf (13,646 KB)
!Exhibit Page VGC Phase XII & XIII.2022.06.08.pdf (236 KB)

3. PUBLIC HEARING - Exhibits

Subject :	3.01 Preliminary Plat Survey
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 1 Garrison Creek Prelim Plat Survey.pdf (1,756 KB)

Subject :	3.02 Preliminary Plat Application
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 2 Signed Application.pdf (1,012 KB)

Subject :	3.03 Determination of Complete Application
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public

Type :

File Attachments

exhibit 3 Determination.of.Complete.Application.pdf (584 KB)

Subject :	3.04 Resolution No. 534
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 4 Res. 534 - 8-26-1996 - PUD-Villages at Garrison Creek.pdf (229 KB)

Subject :	3.05 DNS - Determination of Non-Significance
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 5 DNS.VGC.Phase.XII.&.XIII.2022.05.24.pdf (597 KB)

Subject :	3.06 SEPA Checklist
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 6 SEPA_PHASE FIVE LLC_Signed.pdf (3,543 KB)

Subject :	3.07 Notice of Application - NOA
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 7 NOA.Villages.Garrison.Creek.2022.05.24.pdf (1,301 KB)

Subject :	3.08 Mailing List
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 8 Mailing Addresses VGC Phase XII & XIII - 2022.05.24.pdf (125 KB)

Subject :	3.09 Site Posting
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 9 Site Posting.pdf (1,603 KB)

Subject :	3.10 Union Bulletin Proof of Publication
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 10 UB proof - 2022-05-20T075007.611.pdf (4,372 KB)

Subject :	3.11 Parties of Interest Email Notification
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 11 Parties of Interest email Public Notice.pdf (166 KB)

Subject :	3.12 Agencies Contacted Email Notification
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 12 Agencies Contacted NOA - Email 2022.05.24.pdf (7,014 KB)

Subject :	3.13 VGC and Surrounding Area - Map
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 13 VILLAGES OF GARRISON CREEK AND SURROUNDING AREA.pdf (450 KB)

Subject :	3.14 Preliminary Engineering Plans
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 14 Prelim Engineering 4-14-22.pdf (4,910 KB)

Subject :	3.15 Density and Open Space Calculations
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 14 Prelim Engineering 4-14-22.pdf (4,910 KB)

Subject :	3.16 CPMC 17.33 - PUD District Regulations
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 16 CPMC 17.33 - PUD Planned Unit Development District.pdf (133 KB)

Subject :	3.17 Halstrom Public Comment Letter
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 17 Halstrom.1096.SE.Garrison.Village.Way1.18.22.pdf (151 KB)

Subject :	3.18 TIA - Traffic Impact Analysis
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 18 TIA 4-19-22.pdf (10,946 KB)

Subject :	3.19 Fire Marshall Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 19 Fire.Marshal.Villages Phase XII XIII Preliminary Plat 05-26-2022.pdf (133 KB)

Subject :	3.20 Public Works Director Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 20 PW Directdor Comments on villages at Garrison Creek PUD Phase XII XIII 5-25-2022.pdf (219 KB)

Subject :	3.21 City Engineer Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 21 City.Engineer.VillagesGC_5-26-22.pdf (618 KB)

Subject :	3.22 Surveyor Review
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 22 Survey.REVIEW.COMMENTS 5 23 22.pdf (1,587 KB)

Subject :	3.23 Preliminary Stormwater Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 23 PrelimStormReport.pdf (1,717 KB)

Subject :	3.24 Geotechnical Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 24 GarrisonCreekGeotechnicalReport.pdf (5,495 KB)

Subject :	3.25 Trip Generation Letter - Traffic
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 25 TripGenerationLetter.pdf (2,246 KB)

Subject :	3.26 Title Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 26 Title Report.pdf (528 KB)

Subject :	3.27 Covenants, Conditions, & Restrictions - DRAFT CCR's
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 27 Garrison Creek DRAFT HOA CCRs 042222.pdf (422 KB)

Subject :	3.28 Business Information - Phase Five Development, LLC
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 28 Business Information PhaseFiveDevelopmentLLC_SoS.pdf (90 KB)

Subject :	3.29 Reciprocal Easement Agreement - 2018-07739
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 29 Reciprocal Easement Agreement Common Areas 2018_07739-Use-of-Common-Areas.pdf (334 KB)

Subject :	3.30 Road Agreement - 2018-07740
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 30 Road.Agreement 2018_07740.pdf (813 KB)

Subject :	3.31 Waiver of Declarant Rights - 2018-07741
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 31 2018_07741-Waiver-of-Declarant-Rights.pdf (400 KB)

Subject :	3.32 Restated Declaration of CCR's - 2018-07737
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 32 Restated Declaration of CCR's 2018_07974-Amendment-2.pdf (452 KB)

Subject :	3.33 City Memo - Request for Additional Information
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 33 Request for Additional Info Com.Dev.MEMO.VGC.Ph.XII.&.XIII.2022.02.19.with.attachements.pdf (8,955 KB)

Subject :	3.34 Applicant Response to Request for Additional Info
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 34 Responses for Request for Additional Info.pdf (685 KB)

Subject :	3.35 Preliminary Landscaping
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 35 Landscape Plan.pdf (1,254 KB)

Subject :	3.36 Walla Walla Comment and Review of TIA
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

exhibit 34 Responses for Request for Additional Info.pdf (685 KB)

Subject :	3.37 Written Comments - 01/18/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Scofield.705.SE.Quail.Run.1.18.22.pdf (777 KB)
Sealy.920.SE.Creeksode.Dr.1.18.22.pdf (2,274 KB)
Serra.1000.SE.Creekside.Dr.1.18.22.pdf (1,715 KB)
Sewell.1080.SE.Creekside.Dr.1.18.22.pdf (1,782 KB)
Shaw.1086.SE.Falcon.Dr.1.17.22.pdf (1,256 KB)
Siviter.654.Whimberl.Loop.1.18.22.pdf (1,988 KB)
Sorensen.960.SE.Parkside.Pl.1.18.22.pdf (1,948 KB)
Standley.807.SE.Covey.Court.1.18.22.pdf (1,811 KB)
Stanford.1124.Creekside.Dr.1.18.22.pdf (1,958 KB)
Stratton.376.SE.Highland.Park.Dr.1.18.22.pdf (902 KB)
Stream.1096.SE.Falcon.Dr.1.17.22.pdf (2,616 KB)
Strobel.817.SE.Covey.Ct.1.18.22.pdf (1,857 KB)
Summers.900.SE.Creekside.Place.1.18.22.pdf (2,145 KB)
Suu.1000.SE.Creekside.Dr.1.18.22.pdf (1,811 KB)
Tash.715.SE.Quail.Run.1.18.22.pdf (2,245 KB)
Tastula.1012.SE.Creekside.Dr.1.18.22.pdf (1,903 KB)
Tessler.865.SE.Creekside.Dr.1.18.22.pdf (2,198 KB)
Thompson.1006.SE.Crestlane.Dr.1.4.22.pdf (22 KB)
Thompson.1006.SE.Crestlane.Dr.1.18.22.pdf (28 KB)
Turney.702 SE.Creekside.1.18.22.pdf (1,870 KB)
Wallace.1072.SE.Creekside.Dr.1.18.22.pdf (1,883 KB)
Walley.841.SE.Larkspur.Pl.1.18.22.pdf (2,003 KB)
Wiggins.390.SE.Highland.Park.Dr.1.18.22.pdf (149 KB)
Williams.658.SE.Whimbrel.Loop.1.18.22.pdf (1,968 KB)
Wilson.(2).683.SE.Whimbrel.Loop.1.18.22.pdf (2,652 KB)
Wilson.683.SE.Whimbrel.Loop.1.18.22.pdf (2,623 KB)
Wolf.714.SE.Quail.Run.1.18.22.pdf (2,611 KB)
Wollert.1.4.22.pdf (77 KB)

Yvonne.725.Heron.Drive.1.18.22.pdf (166 KB)
Aleaback.708.SE.Goldneye.1.18.22.pdf (1,950 KB)
Backland.756.SE.Nuthatch.Dr.1.18.22.pdf (1,959 KB)
Bakland.724.SE.Quail.Run.1.18.22.pdf (1,996 KB)
Bartlow.1056 SE Garrison.Village.Way.1.13.22.pdf (184 KB)
Bartlow.1056.G.V.W.1.18.22.pdf (1,928 KB)
Beecroft.1046.SE.Garrison.Village.Way.1.18.22.pdf (1,788 KB)
Bell.701.SE.Swainson.Ln.1.18.22.pdf (1,853 KB)
Bender.611.SE.Whimbrel.Loop1.18.22.pdf (927 KB)
Board.765.SE.Creekside.Dr.1.18.22.pdf (1,951 KB)
Bohlman.1114.SE.Creeksisde.Dr.1.18.22.pdf (2,000 KB)
Bost.702.SE.Swainson.Ln.1.18.22.pdf (2,301 KB)
Boyd.801.Larkspur.Pl.1.18.22.pdf (3,522 KB)
Brewster.662.SE.Whimbrel.Loop.1.18.22.pdf (2,002 KB)
Bryan.388.SE.Highland.Park.Dr.1.17.22.pdf (210 KB)
Bryant.640.SE.Whimbrel.Loop.1.18.22.pdf (1,971 KB)
Burbank.735.SE.Pheasant.Run.1.18.22.pdf (2,705 KB)
Burris.709.SE.Goldeneye.Dr.1.18.22.pdf (1,977 KB)
Burry.706.Nuthatch.1.18.22.pdf (1,949 KB)
Carlson.921.SE.Larkspur.Pl.1.14.22.pdf (1,586 KB)
Carlson.921.SE.Larkspur.Pl.1.18.22.pdf (11,943 KB)
Carlson.931.SE.Larkspur.Pl.1.18.22.pdf (3,299 KB)
City.of.Walla.Walla.1.14.22.pdf (3,194 KB)
Clardy.837.SE.Covey.Court.1.17.22.pdf (1,477 KB)
Coffelt.669.SE.Whimbrel.Loop.1.18.22.pdf (1,982 KB)
Coflens.1026.Garrison.Village.Way.1.18.22.pdf (2,191 KB)
Coleman.1.6.22.pdf (33 KB)
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Curtis.759.SE.Goldeneye.Dr.1.18.22.pdf (1,969 KB)
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DAHP.2022-01-00016_010322_Survey Requested.pdf (365 KB)
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Doocy.1006.SE.Garrison.Village.Way.1.18.22.pdf (2,179 KB)
Ecology.202106644.pdf (509 KB)
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Fink.755.SE.Quail.Run.1.18.22.pdf (1,965 KB)
Fisher.679.SE Whimbrel.Lp.1.18.22.pdf (1,991 KB)
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Gallmore.604.SE.Whimbrel.Loop.1.18.22.pdf (2,016 KB)

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Grenger.788.SE.Goldeneye.1.18.22.pdf (1,989 KB)
Guldhammer.731.SE.Swainson.1.18.22.pdf (2,327 KB)
Hair.653.SE.Whimbrel.Loop.1.18.22.pdf (1,997 KB)
Hall.682.SE.Whimbrel.Loop.1.18.22.pdf (1,995 KB)
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Harri.940.SE.Parkside.Pl.1.18.22.pdf (1,852 KB)
Harrington.745.SE.Creekside.Dr.1.16.22.pdf (1,855 KB)
Harvey.1076.SE.Creslane.Dr.1.16.22.pdf (2,253 KB)
Haven.1086.SE.Falcon.Dr.1.17.18.pdf (245 KB)
Hawkins(2).820.SE.Parkside.Pl.1.18.22.pdf (1,948 KB)
Hawkins.820.SE.Parkside.Pl.1.18.22.pdf (2,024 KB)
Hayenga.1032.SE.Creekside.1.18.22.pdf (1,945 KB)
Heisler.985.SE.Creekside.Dr.1.18.22.pdf (2,343 KB)
Hughes.737.Nuthatch.1.18.22.pdf (1,969 KB)
Jaso.720.Heron.Dr.1.13.22.pdf (181 KB)
Johnson.678.SE.Whimbrel.Loop.1.18.22.pdf (2,012 KB)
Johnston.711.SE.Swainson.Lane.1.18.22.pdf (2,622 KB)
Keele.1016.SE.Garrison.Village.Way.1.18.22.pdf (1,943 KB)
Kelly.970.SE.Parkside.Pl.1.18.22.pdf (1,981 KB)
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Kjellstrand.965.SE.Creeksode.Dr.1.18.22.pdf (2,245 KB)
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Lang.644.Whimbrel.Loop.1.18.22.pdf (1,987 KB)
Lang.1581.Summit.Pl.1.10.22.pdf (854 KB)
Lang.1581.Summit.Pl.1.18.22.pdf (825 KB)
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Laufer.814.SE.Covey.Ct.1.15.22.pdf (165 KB)
Lees.748.SE.Goldeneye.Dr.1.18.22.pdf (1,978 KB)
Leno.675.SE.Whimbrel.Loop.1.18.22.pdf (1,976 KB)
Loney.704.SE.Quail.Run.1.18.22.pdf (2,247 KB)
LUMEN.WLWLWA01 Under Review_ NOA - Villages at Garrison Creek PUD Phase XII & XIII.pdf (9,706 KB)
Madak.1090.SE.Garrison.1.18.22.pdf (2,001 KB)
Malinis.715.SE.Creekeside.Dr.1.18.22.pdf (1,860 KB)
Mattison.674.SE.Whimbrel.Lp.1.18.22.pdf (3,574 KB)
McEvoy.1066.SE.Garrison.Way.1.18.22.pdf (1,969 KB)
McFadden.738.SE.Goldeneye.Dr.1.18.22.pdf (1,936 KB)
Meredith.767.SE.Nuthatch.pdf (1,945 KB)
Meske.705.SE.Creekside.Dr.18.22.pdf (1,868 KB)
Minett.890.SE.Parkside.Pl.1.18.22.pdf (1,995 KB)
Morris.610.SE.Creekside.1.14.22.pdf (715 KB)
Multiple.Signatures.(2).1076.SE.Crestlane.Dr.1.7.22.pdf (92 KB)
Multiple.Signatures.(2).SE.Creekside.Dr.1.18.22.pdf (1,893 KB)
Multiple.Signatures.(2).SE.Pheasant.Run.1.18.22.pdf (1,994 KB)
Multiple.Signatures.(6).SE.Larkspur.Pl.1.18.22.pdf (1,952 KB)
Multiple.Signatures.(14).SE.Heron.Dr.1.18.22.pdf (2,127 KB)
Murasch.728.SE.Goldeneye.Dr.1.18.22.pdf (1,961 KB)

Naden.633.SE.Whimbrel.Lp.1.18.22.pdf (3,889 KB)
Olson.757.Nuthatch.Dr.1.18.22.pdf (1,962 KB)
Osborn.768.SE.Goldeneye.1.18.22.pdf (2,000 KB)
Paine.Hamblen.Attorneys.1.18.22.pdf (146 KB)
Parker.601.SE.Whimbrel.Loop.1.18.22.pdf (1,982 KB)
Patia.1.18.22.pdf (138 KB)
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Pease.621.SE.Whimbrel.Lp.1.18.22.pdf (1,966 KB)
Peterson.1104.SE.Creekside.Dr.1.18.22.pdf (2,008 KB)
Pinkers.639.SE.Whimbrel.Lp.1.14.22.pdf (158 KB)
Preas.608.SE.Whimbrel.Loop.1.18.22.pdf (5,040 KB)
Rich.805.SE.Creekside.Dr.1.18.22.pdf (2,565 KB)
Richman.727.SE.Pheasanst.Run.1.18.22.pdf (1,882 KB)
Roemer.1154.SE.Creekside.Dr.1.18.22.pdf (2,019 KB)
Sanchez.650.SE.Whimbrel.Loop.1.18.22.pdf (2,011 KB)
Sauser.1134.SE.Creekside.Dr.1.18.22.pdf (2,753 KB)
Schlziuz.745.Quail.Run.1.18.22.pdf (1,967 KB)
Schnebly.647.SE.Whimbrel.Lp.1.16.22.pdf (1,083 KB)
Schreiner.745.SE.Quail.Run.1.18.22.pdf (81 KB)
Schroeder.380.Highland.Park.Dr.1.18.22.pdf (841 KB)
Scofield.705 SE.Quail.Run.1.18.22.pdf (3,826 KB)

Subject :	3.38 Written Comments - 06/03/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	Procedural

Public Content

Hybrid Meeting Public Hearing Testimony Procedure:

When submitting testimony for a public hearing, include the following regardless of the manner you are using:

- Your Name
- Your Address

Public testimony for an item requiring testimony be received by the public can be provided in several ways:

Written:

- Testimony may be submitted in writing to the City Clerk at Clerk@cpwa.usno later than 4:00 PM on the Friday before the meeting date to be included in the meeting packet for inclusion in the record. *Be sure to put "public hearing testimony" in the subject line of your email.*

Verbal:

- Live, In-person testimony at the meeting location - provided at the beginning of each agenda.

- Live, Virtual testimony -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.
- Live, Telephone testimony - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

File Attachments

City of Walla Walla - Final Villages at Garrison Creek ph 12-13 TIA comment 5-27-22.pdf (4,323 KB)
Coleman.Don.1046.SE.Crestlane.Dr.pdf (973 KB)
DKS review of TIA Walla Walla Garrison Creek Ph XII XIII TIA Review_5.27.2022.pdf (445 KB)
Evans.Marie.630.SE.Creekside.Dr.pdf (111 KB)
Harvey.Lisa.1076.SE.Crestlane.Dr.pdf (110 KB)
Heisler.Liz.985.SE.Creekside.Dr.pdf (136 KB)
Jaso.John.725.SE.Heron.Dr.pdf (163 KB)
Lumen.Kenworthy.pdf (4,330 KB)
Miller.Brian.1056.SE.Crestlane.Dr.pdf (82 KB)
Pinkers.Beth.639.SE.Whimbrel.LP.pdf (165 KB)
Schreiner.Daryl.745.SE.Quail.Run.pdf (137 KB)
Scofield.Ruth.705.SE.Qual.Run.pdf (101 KB)
Shaw.Jane.1086.SE.Falcon.Dr.pdf (151 KB)
Ziska.Jeanne.1086.SE.Garrison.Village.Way.pdf (99 KB)
Carlson.Kurt.921.SE.Larkspur.Pl.pdf (305 KB)
Hetterley&Koch.pdf (947 KB)
Baker&Ringering.pdf (435 KB)
Beecroft&Board.pdf (573 KB)
Cress.John.1097.SE.Crestlane.Dr.pdf (1,801 KB)
Jaso.John.725.SE.Heron.Dr.No.2pdf.pdf (164 KB)
Bryan.Nicole&Alex.388.SE.Highland.Park.Dr.pdf (136 KB)
Ecology.WA.State.pdf (461 KB)

Subject :	3.39 Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

!Staff.Report.VGC.Phase.XIIXIII.2022.06.03.Final.pdf (272 KB)
!Exhibit Page VGC Phase XII & XIII.2022.06.08.pdf (236 KB)

Subject :	3.40 Staff Report Presentation
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 40 - VGC Ph XII & XIII Staff Report Presentation.pdf (13,646 KB)

Subject :	3.41 TIA Updated 6/07/2022
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 41 - GarrisonCreekTIA6-7-22.pdf (10,196 KB)

Subject :	3.42 MDNS 1995
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 42 - MDNS.Villages.Garrison.Creek.PUD.1995.11.28.pdf (93 KB)

Subject :	3.43 Application Review Statement
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

Exhibit 43 - Application Review Statement.pdf (41 KB)

Subject :	3.44 Supplemental to the Staff Report
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	3. PUBLIC HEARING - Exhibits
Access :	Public
Type :	

File Attachments

!Staff.Report.Supplemental.VGC.Phase.XIIXIII.2022.06.08.pdf (114 KB)

4. CLOSING ITEMS

Subject :	4.01 Conclude
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	4. CLOSING ITEMS
Access :	Public
Type :	
Subject :	4.02 Public Hearing Audio
Meeting :	Jun 8, 2022 - Hearings Examiner Public Hearing - Hybrid (In-Person & Electronic) - Phase XII & XIII Preliminary Plat for Villages of Garrison Creek
Category :	4. CLOSING ITEMS
Access :	Public
Type :	

CITY OF COLLEGE PLACE
HEARING EXAMINER
June 9, 2022

Supplemental to the Staff Report

Prepared by Jon Rickard, Community Development Director

Project: Villages of Garrison Creek PUD Phase XII & XIII – Preliminary Plat

At the request of the Hearing Examiner, City Staff has prepared this supplemental to the Staff Report dated May 3, 2022.

A. Resolution No. 534 (exhibit 4), Condition 23, states *All applicable mitigation measures of the Mitigated Determination of Non-Significance are applicable to this permit, and all phases of final plats.*

The Mitigated Determination of Non-Significance (MDNS), dated November 28, 1995 is submitted into the record as Exhibit 43.

The MDNS Findings and Mitigation Measures have been reviewed by City Staff, none of which contains any substantive information that alters the conditional recommendation of approval contained within the staff report.

End.