

# COTTONWOOD INVESTORS, LLC

P.O. Box 1757  
Walla Walla, WA 99362

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March 30, 2021

Preston Fredrickson, Development Services Director  
City of Walla Walla  
55 E Moore St.  
Walla Walla, WA 99362

***Re: Proposed Annexation***

***File No. ANX-21-0002***

***Parcel No. 36-06-04-12-0029***

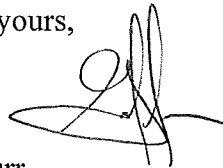
Dear Mr. Fredrickson:

Enclosed please find a Development Agreement Application that is submitted in conjunction with the request for annexation with regard to the above referenced property. This Development Agreement is submitted in support of the annexation with the understanding that the development of the property will be subject to a Development Agreement between the owner and the city.

We have submitted with the Development Agreement Application with information available at this time. If the annexation is approved, then additional information will be submitted including infrastructure plan, improvement plan, critical areas plan, traffic impact analysis together with supporting documentation.

Thank you for your consideration.

Very truly yours,



Gabriel Murr,  
Cottonwood Investors, LLC

Enclosures



## DEVELOPMENT AGREEMENT APPLICATION

Applicants may attach additional pages to further explain the answers below.

Property Owner: Cottonwood Investors, LLC

Phone: 914-409-7845

E-mail address: murr.gabriel@gmail.com

Mailing Address: PO Box 1757, Walla Walla, WA 99362

Applicant (if different from property owner):

Phone:

E-mail address:

Mailing Address:

Designated Contact Person (if different from property owner or applicant): Larry Harding

Title: Land Development Manager

Phone: 509-730-1238

E-mail address:

lhardingconstructionservices@gmail.com

Mailing Address: 269 Narcissa Place, Walla Walla, WA 99362

Is the contact person serving as agent for the above-named applicant?  Yes  No

- If yes, please provide proof of agency.

### Project Information

Project description: Subdividing 104.62 acres into 250 single-family residential lots

Parcel Number(s): 36-06-04-12-0029

Acres: 104.62

Zoning: County R-96

Proposed use of property: Annex the 104.62 acres into the city under the appropriate RN zone and subdividing the property.

Proposed number of dwelling units: Single Family 250 Multi-Family 0

Proposed square footage of: Retail N/A Office N/A Other 25.4 acres Open Space/Park

Proposed number of lots: 250

### Submittal Requirements

Environmental (SEPA) Checklist To Follow

Title Report (dated within the last 30 days prior to application submittal) Attached

Applicable or relevant studies/or reports if they currently exist at time of application. To Follow

Identify if any other application that is related to the proposed development agreement (e.g. rezone, comprehensive plan amendment)

Conceptual site layout with the following elements:

- a. Property lines – existing and proposed
- b. Easements: location, dimension, purpose of existing and proposed
- c. Zoning: if requesting a different zoning designation where proposed on site
- d. Public rights-of-way proposed and existing
- e. Private streets proposed and existing
- f. Access tracts/easements proposed and existing
- g. Sidewalks and pedestrian circulation
- h. Bike/pedestrian paths if proposed
- i. Anticipated parking areas
- j. Anticipated transit stop locations
- k. Site access points

Conceptual Open Space Plan

- a. Proposed open space tracts/easements
- b. Any proposed public amenities/plazas
- c. Proposed landscape areas
- d. If applicable identify existing trees and any proposed removal

Phasing Plan

- a. Location and anticipated timing of phases
- b. Number of phases anticipated and the number of lots in each phase
- c. Proposed timing of infrastructure installation with each phase
- d. Proposed timeframe to submit development applications for each phase
- e. A description of how adequate public facilities are available when the impact of the development occurs

Infrastructure Improvement Plan

- a. Conceptual water main layout and connections
- b. Conceptual sewer main layout and connections
- c. Conceptual stormwater plan
- d. Conceptual grading plan

Critical Areas Plan (if applicable)

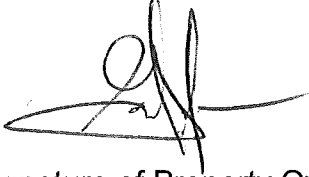
- a. Identify critical areas (e.g. wetlands, slopes, streams)
- b. Required buffers
- c. Wellhead protection zone
- d. Shoreline

Traffic Impact Analysis

- a. Follow the Traffic Impact Analysis (TIA) guidelines.

The City of Walla Walla reserves the right to request additional information on a case-by-case basis.

**I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Information determined to be erroneous could result in revocation of permit. I understand that this application is not deemed filed until fees are paid.**

A handwritten signature in black ink, appearing to be 'J. Smith', written over a horizontal line.

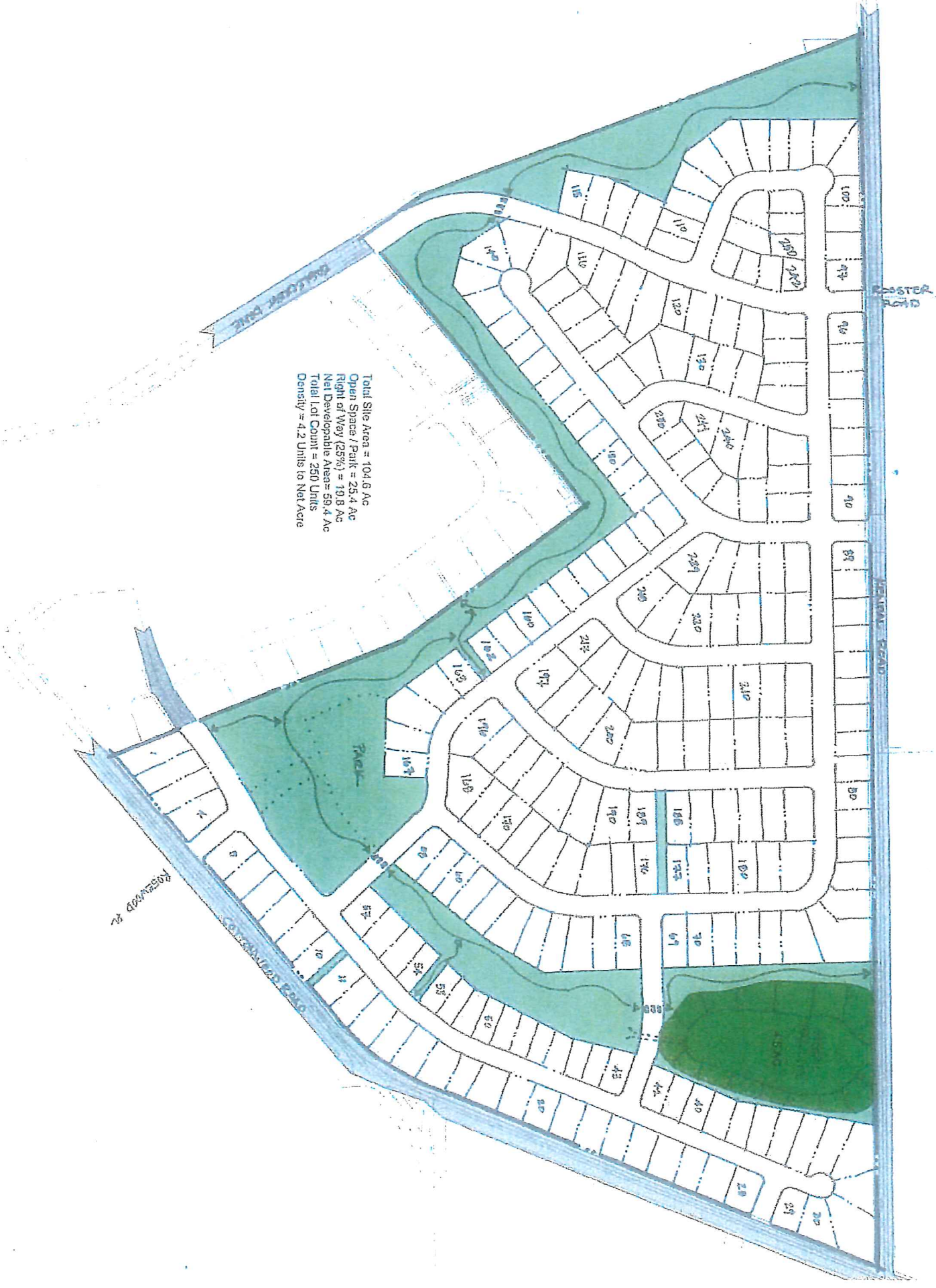
Date: 4/1/2021

Signature of Property Owner or Authorized Agent (must have property owner authorization to apply, email authorization acceptable)

“Exhibit A”  
Conceptual Site Layout

# Conceptual Layout

Total Site Area = 104.6 Ac  
Open Space / Park = 25.4 Ac  
Right of Way (25%) = 10.8 Ac  
Net Developable Area = 58.4 Ac  
Total Lot Count = 250 Units  
Density = 4.2 Units to Net Acre



“Exhibit B”

Title Report

**stewart**  
WA SUBDIVISION GUARANTEE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-6329-000000452

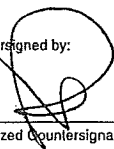
Fee: \$ 300.00

Order No.: 48948


Dated: 3/31/2021

Stewart Title Guaranty Company (the "Company"), guarantees the County of Walla Walla and any City within which said subdivision is located in a sum not exceeding \$1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:  
  
\_\_\_\_\_  
Authorized Countersignature  
  
Land Title of Walla Walla County, Inc.  
Company  
  
Walla Walla, WA  
City, State



  
\_\_\_\_\_  
Frederick H. Eppinger  
President and CEO

  
\_\_\_\_\_  
Denise Carraux  
Secretary

Guarantee  
Serial No. **G-6329-000000452**

In writing this company please address it at PO Box 2029, Houston, Texas 77252-2029, and refer to the printed Serial Number.



**Land Title of Walla Walla County, inc.**

**UNDERWRITTEN BY:  
Stewart Title Guaranty**

**SUBDIVISION GUARANTEE REPORT**

**SCHEDULE A**

Escrow Officer:

1. Report Date: **March 30, 2021, 8:00 am**  
Issue Date: **March 31, 2021, 8:00 am**
  
3. Fee Simple interest in the land described in this Report is owned, at the Report Date, by **Cottonwood Investors, LLC, a Washington limited liability company**
  
4. The land referred to in the Report is described as follows:

**TRACT B**

**A tract of land located in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter, all in Section 4, Township 6 North, Range 36 East of the Willamette Meridian and ALSO in the Southwest Quarter of the Southeast Quarter of Section 33, Township 7 North, Range 36 East of the Willamette Meridian, all in Walla Walla County, Washington, and described as follows:**

**Beginning at the most Northeasterly corner of Lot 52 of Tablerock Subdivision, as recorded in Roll File 6 at Page 46, records of Walla Walla County Auditor and run thence North 29°57'54" West, along the Easterly line of said Subdivision 60.03 feet to the Northeast corner thereof; thence North 58°28'16" East, along the South line of Parcel 2 of those lands surveyed in 1975 and recorded in Book 1 of Surveys at Page 123, aforesaid records, a distance of 486.53 feet to THE TRUE POINT OF BEGINNING for this description; thence continue along said South line North 58°28'16" East, a distance of 221.80 feet to the Southeast corner of said Parcel 2; thence North 70°07'58" East, along the Southerly line of Parcel 1 of the aforesaid Survey, 1209.93 feet to the Southeast corner of said Parcel 1; thence North 13°50'23" West, 43.54 feet; thence North 89°02'17" East, 136.45 feet; thence North 70°12'17" East, 23.98 feet to a point in the West right of way line of Kendall Road; thence along said West right of way line the following courses:**

**South 1°00'02" East, 773.12 feet;  
thence South 0°20'07" East, 1341.18 feet;  
thence South 0°39'30" East, 664.85 feet to a point on the South line of the Southwest**


Quarter of the Northeast Quarter of aforesaid Section 4;  
thence continue along said West right of way line South 0°32'39" East, 835.86 feet to its  
intersection with the Northerly right of way line of Cottonwood Road; thence along  
said Northerly right of way line the following courses:

North 68°12'08" West, 1362.65 feet;  
thence Northwesterly, along a curve to the right, having a radius of 924.93 feet and  
through a central angle of 27°17'46", an arc distance of 440.65 feet;  
thence continue along the Northeasterly right of way line of Cottonwood Road, North  
40°54'22" West, 978.95 feet;  
thence leave said right of way line and run thence North 68°49'08" East, 940.00 feet;  
thence North 53°27'06" East, 657.48 feet;  
thence North 37°47'45" West, 588.21 feet;  
thence North 40°56'10" West, 450.00 feet to THE TRUE POINT OF BEGINNING.  
Excepting therefrom any portion lying within Kendall Road

Situated in the County of Walla Walla, State of Washington

UNDERWRITTEN BY:  
Stewart Title Guaranty

LAND TITLE OF WALLA WALLA COUNTY, INC

By  \_\_\_\_\_ =  
Philip C. R. Wasser  
Authorized Signatory

File No: 48948

**Land Title of Walla Walla County, inc.**

UNDERWRITTEN BY:  
Stewart Title Guaranty

TRACT BOOK REPORT

SCHEDULE B - SECTION II  
EXCEPTIONS

Effective Date: March 30, 2021, 8:00am

1. **2021 General Taxes in the amount of \$25,135.41 are paid in full. Parcel number 36-06-04-12-0029; Levy Code 101; Assessed land value \$1,992,820.00, Assessed building value \$0.00.**

2. **EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**GRANTOR: JON EDWARD BACHTOLD and MARY CHRISTINE BACHTOLD, husband and wife, and JON EDWARD BACHTOLD, Trustee of that certain Trust Agreement dated March 26, 1982**

**GRANTEE: COLUMBIA RURAL ELECTRIC ASSOCIATION, INC., a cororation**

**PURPOSE: Electric transmission equipment**

**AREA AFFECTED: Portion of property herein described**

**RECORDED: July 7, 2003**

**RECORDING NO.: Auditor's File No. 2003-10108, Official Records of Walla Walla County, State of Washington**

3. **Any questions that may arise due to the fact that the fence lines do not exactly conform to the surveyed lot lines as delineated upon the face of that certain Survey recorded May 18, 2012 in Volume 12 of Surveys at Page 15 under Auditor's File No.2012-04094.**

4. **EASEMENT AGREEMENT DISCLOSED:**

**REGARDING EASEMENT FOR INGRESS AND EGRESS TO MILTON KONEN**

**DATED: January 14, 1974;**

**RECORDED: January 15, 1974;**

**RECORDING NO.: Volume 12 of Official Records at Page 59 under Auditor's File No. 534351.**

5. **Unrecorded leaseholds,Rights of parties in possession, if any; rights of vendors and holders of security interests on personal property installed upon said property and rights of tenants to remove trade fixtures at the expiration of the term.**

6. **The company's liability for this report is limited to the compensation received. This report is based on the Company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of title, or opinion as to the sufficiency or effect of the matters shown, or an opinion as the marketability of title to the subject premises.**

