

Walla Walla County Community Development Department

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

File No. CUP18-008
SEPA18-025

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 11/13/2018, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The CDD is using the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. The application comment period 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:

- categorically exempt under SEPA
- subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- SEPA Checklist dated 9/7/2018 (SEPA18-025)
- Conditional Use Permit application (CUP18-008) and attached documents including Exhibit A (Written Statement), property legal description, and Site Plan

These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant/Property Owner: STRUVE, MORI & IONE; 2329 WALLULA AVE; WALLA WALLA WA, 99362
2. Application filing date: 9/19/2018
3. Date that application was determined to be substantially complete: 10/17/2018
4. Location and description of proposed action: Cold Creek Ranch Event Center – develop one acre in an existing pasture area into an “agriculture/Old West” themed Wedding and Event Center. There will be no buildings used for the events, the applicant proposes to use historic wagons, buggies, farm implements and an existing barn as aesthetic backdrops. Parking will be grass. The site is located generally at 2329 WALLULA AVE (APN 350727310012). Cold Creek bisects the 10-acre property; the one-acre event center will be located south of the creek. Access to the event center will be the same as the existing pasture and residence which crosses Cold Creek.
5. Comprehensive plan map designation for the location: Agriculture Residential
6. Zoning map designation for the location: Agriculture Residential 10-acres
7. Application Type: Conditional Use Permit, SEPA Review
8. Other Required Permits: None Identified
9. Development Regulations: WWCC Chapter 17.21 – Development Standards – Wedding and Event Centers; WWCC Chapter 17.40 – Conditional Uses; WWCC Chapter 18.08 – Critical Areas Protection.
10. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the Department within fourteen days following the date of final publication of the notice of application. **Comments must be received by the Department before 5:00 PM on the following date: November 29, 2018.**
11. A public hearing will be held on this proposal; but it has not been scheduled yet.
12. The decision on this application will be made by the Walla Walla County Hearing Examiner.

For additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us.

Staff Contact: Lauren Prentice, Principal Planner, 509-524-2620.

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.