

Walla Walla County Community Development Department

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

File No. CUP19-003

NOTICE OF APPLICATION

The application described below has been submitted to the Walla Walla County Community Development Department (CDD).

File name/Docket #: Quincy Meadows Manufactured Home Park
(BMB Development)/CUP19-003

Application type: Conditional Use Permit

Applicant: Brad Beauchamp
4001 S Vancouver
Kennewick, WA, 99337

Owner: Jerry and Sheryl Harris, and Silverado, LLC
1257 Hanson Loop Road
Burbank, WA 99323

Project description: Conditional use permit application for Quincy Meadows, a 330-unit manufactured home park that would be located between Quincy and Hanson Loop Roads in the Burbank Urban Growth Area. The property is zoned Burbank Residential. The manufactured homes would be owned by individual property owners, but the land would be under long-term lease and retained by the owners of the development.

The site is located generally at QUINCY RD (APN 300812510090, 300812510091, 300812510092).

Other Required Permits/Approvals: SEPA Environmental Review (SEPA18-010), Construction Stormwater General Permit (Ecology), Access Permit (County Public Works)

Development Regulations: WWCC Chapter 17.40 – Conditional Uses
WWCC 17.18.020 – Development Standards – Density and Dimensions
WWCC Chapter 17.20 – Development Standards – Off-street Parking and Loading Areas
WWCC Chapter 18.12 – Environmental Policy
WWCC Chapter 18.08 – Critical Area Protection
WWCC Chapter 15.08 – Manufactured Homes/Commercial Coaches

Notice Date: 8/20/2019

Completeness Date: 7/1/2019

Application Date: 6/3/2019

REVIEW PROCESS AND PUBLIC COMMENT: The decision on this application will be made by the Walla Walla County Hearing Examiner after a public hearing. The public hearing has not been scheduled. The comment period for this notice is fourteen (14) days from issuance of this notice (**ending on 9/5/2019**), but public comments will be accepted until the close of the record for the hearing. The notice of application is required by RCW 36.70B.110 and WWCC 14.07.080.

To be considered as a party of records send written comments to:

Walla Walla County Community Development Department
c/o Lauren Prentice, Principal Planner/Acting Director
310 W. Poplar Street, Suite 200
Walla Walla, WA 99362
commdev@co.walla-walla.wa.us

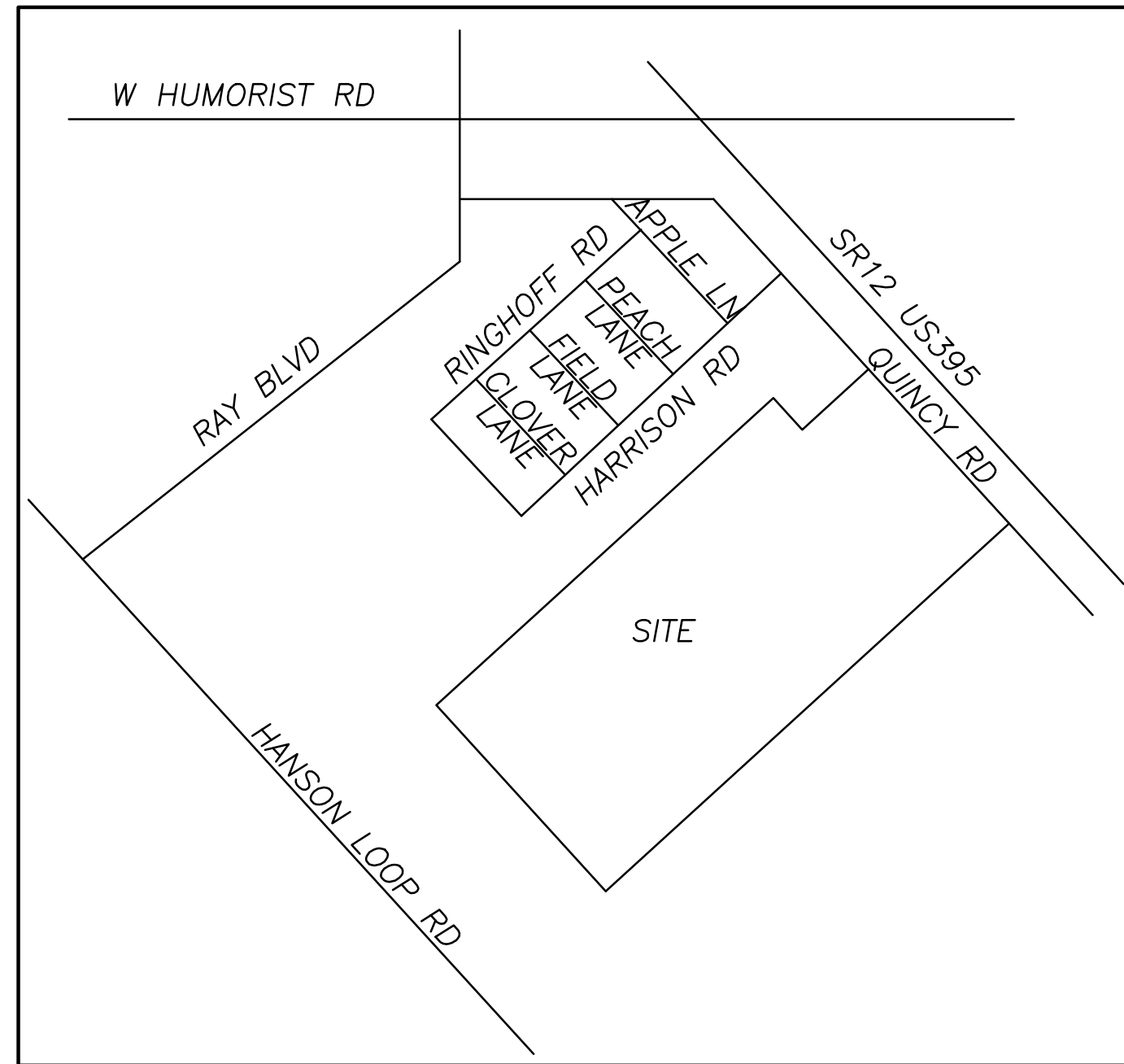
APPEALS: The Hearing Examiner's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Superior Court as provided for in Section 14.11.040; provided that no final decision of the Hearing Examiner may be appealed to Superior Court unless such party has first brought a timely motion for reconsideration of the Hearing Examiner's decision pursuant to Section 14.11.060.

FOR MORE INFORMATION: Please contact Lauren Prentice, Principal Planner, at 509-524-2620 or commdev@co.walla-walla.wa.us.

PRELIMINARY LAYOUT BMB DEVELOPMENT

PORTION OF THE SW1/4 OF THE NW 1/4 AND
A PORTION OF THE NE 1/4 OF THE SW 1/4
SECTION 7, T8N, R31E, W.M.
AND
PORTION OF THE SE 1/4 OF THE NE 1/4 AND
A PORTION OF THE NE 1/4 OF THE SE 1/4
SECTION 12, T8N, R30E, W.M.
WALLA WALLA COUNTY WASHINGTON

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.51'	70.69'	N 88°51'05" E	89°57'59"
C2	40.00'	61.89'	55.90'	N 80°27'23" W	88°38'58"
C3	40.00'	63.80'	57.25'	S 89°31'37" W	91°23'03"



VICINITY MAP
N.T.S.



LOT 1 SHORT
PLAT BOOK 5
PAGE 2

LAND SUMMARY
102.81 OVERALL ACRES
85.54 ACRES IN LOTS
17.27 ACRES IN PRIVATE STREETS
LARGEST LOT 23345 SQUARE FEET
SMALLEST LOT 10500 SQUARE FEET
AVERAGE LOT SIZE 11291 SQUARE FEET

LOT DESCRIPTION	SQ. FT.	LOT DESCRIPTION	SQ. FT.	LOT DESCRIPTION	SQ. FT.	LOT DESCRIPTION	SQ. FT.
LOT 1	11912	LOT 101	16934	LOT 201	11271	LOT 301	10500
LOT 2	10618	LOT 102	14662	LOT 202	11271	LOT 302	11914
LOT 3	10618	LOT 103	15213	LOT 203	15127	LOT 303	10947
LOT 4	10618	LOT 104	12898	LOT 204	14802	LOT 304	10946
LOT 5	10618	LOT 105	10500	LOT 205	14338	LOT 305	11913
LOT 6	10618	LOT 106	10500	LOT 206	14161	LOT 306	10500
LOT 7	10618	LOT 107	10500	LOT 207	13888	LOT 307	10500
LOT 8	10618	LOT 108	10414	LOT 208	13738	LOT 308	11916
LOT 9	10618	LOT 109	11075	LOT 209	11814	LOT 309	10955
LOT 10	10618	LOT 110	12008	LOT 210	11572	LOT 310	10954
LOT 11	10618	LOT 111	12009	LOT 211	11432	LOT 311	11878
LOT 12	10618	LOT 112	11078	LOT 212	11217	LOT 312	10627
LOT 13	10618	LOT 113	11079	LOT 213	11223	LOT 313	10389
LOT 14	10618	LOT 114	11080	LOT 214	11087	LOT 314	10695
LOT 15	10618	LOT 115	11081	LOT 215	11922	LOT 315	10455
LOT 16	10618	LOT 116	11082	LOT 216	10503	LOT 316	11551
LOT 17	10618	LOT 117	11083	LOT 217	10503	LOT 317	12170
LOT 18	10618	LOT 118	11083	LOT 218	11913	LOT 318	10983
LOT 19	10618	LOT 119	11914	LOT 219	10947	LOT 319	11488
LOT 20	10618	LOT 120	10500	LOT 220	10875	LOT 320	10295
LOT 21	10618	LOT 121	10500	LOT 221	11922	LOT 321	10811
LOT 22	10618	LOT 122	11914	LOT 222	10503	LOT 322	11950
LOT 23	10618	LOT 123	10908	LOT 223	10503	LOT 323	11255
LOT 24	10618	LOT 124	10908	LOT 224	11913	LOT 324	12323
LOT 25	10618	LOT 125	11914	LOT 225	10947	LOT 325	12531
LOT 26	10618	LOT 126	10500	LOT 226	10875	LOT 326	11824
LOT 27	10618	LOT 127	10500	LOT 227	11922	LOT 327	10505
LOT 28	10618	LOT 128	11914	LOT 228	10503	LOT 328	11514
LOT 29	10618	LOT 129	10908	LOT 229	10503	LOT 329	11722
LOT 30	10618	LOT 130	10908	LOT 230	11913	LOT 330	11073
LOT 31	10618	LOT 131	11914	LOT 231	11084		
LOT 32	10618	LOT 132	10704	LOT 232	11013		
LOT 33	10618	LOT 133	10704	LOT 233	11922		
LOT 34	10618	LOT 134	10704	LOT 234	10503		
LOT 35	10618	LOT 135	10704	LOT 235	10503		
LOT 36	10618	LOT 136	11914	LOT 236	11913		
LOT 37	10618	LOT 137	11914	LOT 237	11078		
LOT 38	10626	LOT 138	10704	LOT 238	11006		
LOT 39	13617	LOT 139	10704	LOT 239	12840		
LOT 40	15568	LOT 140	10704	LOT 240	11450		
LOT 41	10500	LOT 141	10704	LOT 241	11577		
LOT 42	10500	LOT 142	11914	LOT 242	11703		
LOT 43	10500	LOT 143	11914	LOT 243	13031		
LOT 44	10500	LOT 144	10500	LOT 244	13608		
LOT 45	10500	LOT 145	10500	LOT 245	12722		
LOT 46	17127	LOT 146	11914	LOT 246	12625		
LOT 47	23345	LOT 147	10908	LOT 247	11739		
LOT 48	10523	LOT 148	10908	LOT 248	11984		
LOT 49	10500	LOT 149	11914	LOT 249	12229		
LOT 50	10500	LOT 150	10500	LOT 250	14190		
LOT 51	10500	LOT 151	10500	LOT 251	12664		
LOT 52	10500	LOT 152	11914	LOT 252	10500		
LOT 53	10500	LOT 153	10908	LOT 253	10500		
LOT 54	10500	LOT 154	10908	LOT 254	12664		
LOT 55	10500	LOT 155	11914	LOT 255	11374		
LOT 56	10500	LOT 156	10704	LOT 256	11373		
LOT 57	10500	LOT 157	10704	LOT 257	12663		
LOT 58	10500	LOT 158	10704	LOT 258	10500		
LOT 59	10500	LOT 159	10704	LOT 259	10500		
LOT 60	10500	LOT 160	11914	LOT 260	12666		
LOT 61	10357	LOT 161	11914	LOT 261	11382		
LOT 62	15090	LOT 162	10704	LOT 262	11381		
LOT 63	11689	LOT 163	10704	LOT 263	11914		
LOT 64	11444	LOT 164	10704	LOT 264	10748		
LOT 65	10500	LOT 165	10704	LOT 265	10751		
LOT 66	10500	LOT 166	11914	LOT 266	10752		
LOT 67	10500	LOT 167	11914	LOT 267	10748		
LOT 68	10500	LOT 168	10500	LOT 268	11915		
LOT 69	10500	LOT 169	10500	LOT 269	11913		
LOT 70	14450	LOT 170	11914	LOT 270	10747		
LOT 71	14810	LOT 171	10908	LOT 271	10744		
LOT 72	10755	LOT 172	10908	LOT 272	10745		
LOT 73	10725	LOT 173	11914	LOT 273	10747		
LOT 74	10725	LOT 174	10500	LOT 274	11914		
LOT 75	10725	LOT 175	10500	LOT 275	11914		
LOT 76	10725	LOT 176	11914	LOT 276	10500		
LOT 77	10725	LOT 177	10908	LOT 277	10500		
LOT 78	10725	LOT 178	10908	LOT 278	11914		
LOT 79	10725	LOT 179	11914	LOT 279	10977		
LOT 80	10725	LOT 180	10704	LOT 280	10976		
LOT 81	10725	LOT 181	10704	LOT 281	11913		
LOT 82	10725	LOT 182	10704	LOT 282	10500		
LOT 83	10725	LOT 183	10704	LOT 283	10500		
LOT 84	10725	LOT 184	11914	LOT 284	11916		
LOT 85	10725	LOT 185	11914	LOT 285	10985		
LOT 86	10725	LOT 186	10704	LOT 286	10984		
LOT 87	10725	LOT 187	10704	LOT 287	11914		
LOT 88	10725	LOT 188	10704	LOT 288	10733		
LOT 89	10725	LOT 189	10704	LOT 289	10736		
LOT 90	10725	LOT 190	11914	LOT 290	10737		
LOT 91	10725	LOT 191	12664	LOT 291	10733		
LOT 92	10725	LOT 192	10500	LOT 292	11915		
LOT 93	10725	LOT 193	10500	LOT 293	11913		
LOT 94	10725	LOT 194	12664	LOT 294	10732		
LOT 95	10725	LOT 195	11271	LOT 295	10729		
LOT 96	10725	LOT 196	11271	LOT 296	10730		
LOT 97	10725	LOT 197	12664	LOT 297	10732		
LOT 98	10725	LOT 198	10500	LOT 298	11914		
LOT 99	10725	LOT 199	10500	LOT 299	11914		
LOT 100	10725	LOT 200	12664	LOT 300	10500		

60' EMERGENCY VEHICLE TURN
AROUND EASEMENT SHORT PLAT
VOL 3 PG 216

SE COR SEC 12
T8N, R30E W.M.
FND BRASS CAP
PER BOR
RETRACTMENT MAP

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

