

Walla Walla County Community Development Department

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

File No. SDP19-002

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 1/6/2020, 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 Department 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 Environmental Checklist dated 11/21/2019 (SEPA19-016)
- Site Development Permit application received 12/04/2019 (SDP19-002)
- Site Plan (undated) submitted with SDP application

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: Furst Construction c/o Lindzi Bishop for Old Dominion Freight Lines; 708 West North Temple; Salt Lake City, UT, 84116.
2. Property Owner: Port of Walla Walla; 310 A Street; Walla Walla, WA 99362
3. Application filing date: 12/3/2019
4. Date that application was determined to be substantially complete: 12/27/2019
5. Location and description of proposed action: Site Development Permit and SEPA Environmental Review for a new freight transfer terminal consisting of a combined office and warehouse building, which will be approximately 32,000-square feet, and associated site improvements including pavement for parking and maneuvering, site lighting, stormwater facilities, utilities and landscaping. Initially, the project will have 40 employees. The site is located generally north of Gateway Road, south of Grain Terminal Road and west of 2nd Avenue in the Burbank Business Park (Lots 98-99; APN 300802560098, 380802560099).
6. Comprehensive plan map designation for the location: Industrial
7. Zoning map designation for the location: Industrial Business Park (I/BP)
8. Other Required Permits: Building Permit
1. Development Regulations: WWCC 17.18 – Development Standards – Density and Dimensions; WWCC 17.20 – Development Standards – Off-Street Parking and Loading Areas; WWCC 18.08 – Critical Area Protection; Burbank Business Park Development Agreement.
9. 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 CDD before 3:00 PM on the following date: 1/23/2020.**
10. A public hearing will not be held on the proposal.
11. The decision on this application will be made by the CDD Director.
12. The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

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, Director, 509-524-2610.** This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.