

Walla Walla County Community Development Department

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

File No. SUB18-011

NOTICE OF APPLICATION / ODNS

Notice is hereby given on this date, 8/23/2018, 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:

- Environmental Checklist (SEPA 18-009) signed 4-24-18
- Preliminary Plat Major Amendment application received 5-1-18 with three maps
- Protective Covenants (2012 and 2014)
- Title Report dated 7-11-18
- Water rights and water system documentation including letter from DOH dated 11-6-17, 1959 Certificate of Ground Water Right, Group B Water System application for South Pioneer Water System completed in August 2017, 2015 well report, and spreadsheet showing water right application.
- Letter from Kevin Tureman, Walla Walla County Environmental Health Manager, dated 7-27-18 on lot size and sewage disposal.
- Determination of Non-Significance (SEPA16-039) dated 11-22-17
- Environmental Checklist (SEPA16-039) dated 10-28-16
- Staff Evaluation Report (SEPA16-039) dated 11-22-17
- Cultural Resources Survey Report by Plateau Archaeological Investigations, LLC dated 10-05-17
- Liquefaction Assessment by Anderson Perry & Associates, Inc. dated 11-15-12
- Floodplain and Floodway Evaluation by Anderson Perry & Associates, Inc. dated 11-12-12

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: Sunset Development, LLC; PO Box 91; Walla Walla, WA, 99362
2. Property Owners: WRC II, LLC; PO Box 91; Walla Walla, WA, 99362
3. Application filing date: 5/1/2018
4. Date that application was determined to be substantially complete: 8/10/2018
5. Application type: Major Amendment to Preliminary Plat

6. Location and description of proposed action: Major amendment to preliminary plat approval for West Ransom Clark II (SUB16-018) to (1) reduce the number of lots from 16 to 10 and increase lot sizes, and (2) modify conditions of approval to allow lots to utilize on-site septic systems instead of City of Walla Walla sewer. These changes will also result in minor changes to the proposed road layout. The site is located on the west side of S. 3rd Avenue, north of Demarini Drive (APN 360605510006, 360605514809), in blocks 48, 60, and 61 of the Ransom Clark Donation Claim.
7. Comprehensive plan map designation for the location: Low Density Residential
8. Zoning map designation for the location: R-96 Suburban Residential
9. Other Required Permits/Approvals: None identified
10. Decision criteria and applicable development regulations: WWCC 16.14.040A – Major Revisions; WWCC 16.14.030 – Preliminary approval criteria.
11. 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: September 6, 2018.**
12. A public hearing will be held on this proposal; but it has not been scheduled yet.
13. 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.