

Walla Walla County Community Development Department

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

File No. SUB18-020

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 10/16/2018, 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 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 Checklist dated 8/17/2018 (SEPA18-021)
- Preliminary Plat Application received 8/24/2018 (SUB18-020)
- Planned Unit Development application received 8/24/2018 (PUD18-001)
- Critical Areas Permit application received 8/24/2018 (CAP18-022)
- Slope Stability and Liquefaction Assessment dated 8/17/2018
- Preliminary Plat Map dated August 2018

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/Owner:** Gray Lynn Farms, LLC; 45 Wolf Fork Place; Walla Walla, WA, 99362
2. **Surveyor:** Erik Green; Anderson Perry and Associates; PO Box 1687; Walla Walla, WA 99362
3. **Application filing date:** 8/24/2018
4. **Date that application was determined to be substantially complete:** 9/21/2018
5. **Application types:** Planned Unit Development, Preliminary Plat, Critical Areas Review, SEPA
6. **Location and description of proposed action:** *Gray Lynn Farms Planned Unit Development.* Preliminary plat and planned unit development applications for a 6-parcel development of 25-acres with lot sizes ranging in size from about 1.4-acres to 13.4-acres. The five smaller lots, which average 2.4-acres in area, would be rural residential lots. The sixth parcel, which would be 13.4-acres would be a 'private open space' tract benefiting three of the five residential lots involved in the subdivision (Lots 10-12). Lots 13 and 14 would not have access to the open space tract as proposed, nor would the other three lots which were part of the S&K Mountain Short Plat. The site is located generally south of Gray Lynn Drive (APN 350601140023 - Lot 4 of the S&K Mountain Short Plat SUB17-004).

7. **Comprehensive plan map designation for the location:** Rural Residential
8. **Zoning map designation for the location:** RR-5
9. **Shoreline Environment:** Not Applicable
10. **Critical Areas:** The property contains the following critical areas: geologically hazardous area, fish and wildlife habitat area, frequently flooded area, critical aquifer recharge area.
11. **Required Permits and Approvals:** None identified
12. **Development Regulations:** WWCC Chapter 17.18 – Development Standards – Density and Dimensions; WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical Area Protection, WWCC Chapter 18.12 – Flood Damage Prevention; WWCC Chapter 17.37 – Planned Unit Developments
13. Comments on this notice 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 4:00 PM on the following date: November 1, 2018.**
14. A public hearing will be held on this proposal; but it has not been scheduled yet.
15. 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.