

NOTICE OF APPLICATION

Notice is hereby given on this date: **July 15, 2019** that the application/proposal described in this notice has been filed with the City of Walla Walla. The application /proposal may be reviewed at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA 99362.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services 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 subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).

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:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement issued May 22, 2018
- Submitted SEPA checklist dated June 12, 2019
- Traffic Impact Analysis (TIA) prepared by PBS, dated March 8, 2019
- Geotechnical Report prepared by PBS, dated April 8, 2019
- Cottonwood Road Drainage Study prepared by Aspect Consulting, dated May 30, 2017
- Hydrology Technical Memorandum prepared by Aspect Consulting, dated December 22, 2016

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications. The TIA analyzes the anticipated transportation impacts as a result of the proposed project. The geotechnical report provides soil condition information. The drainage studies provide information regarding the hydrology and drainage concerns of the basin area.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the

City of Walla Walla and are subject to continuing review and modification.

1. Applicant: Hayden Homes, 2464 SW Glacier Place, Suite 110, Redmond, OR 97756
2. Application filing date: June 13, 2019
3. Incomplete date: June 17, 2019, resubmittal of requested information July 3, 2019
4. Date that application was determined to be substantially complete: July 10, 2019
5. Location and description of proposed action: The site is located generally east of Cottonwood Road and west of Kendall Road. APN: 360604120029

Proposal is a development agreement in conjunction with an annexation proposal. The development proposal is to subdivide approximately 104 acres into 372 single-family residential lots with associated roads, drainage facilities, and open space.

6. Comprehensive plan map designation(s) for the locations: Residential.
7. Zoning map designation(s) for the locations: Neighborhood Residential if property is annexed into the city limits.
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362.
Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: August 12, 2019.
9. A **public hearing will be held** on the proposal by the City Council, but it has not been scheduled yet.
10. The following listed permits and/or authorizations have been requested in the application: Development Agreement, Annexation (separate petition process), and an eventual preliminary plat if the property is annexed into the City of Walla Walla.
11. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Engineering review of civil plans, grading, right-of-way permit from Walla Walla County for access to Kendall Rd, building permits for the construction of homes.
12. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level VI review process.
13. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 19, 20, and 21.
14. The City of Walla Walla is reviewing the development agreement application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
15. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works, City of Walla Walla Development Services, Walla Walla County Public Works, and Washington State Department of Ecology.
16. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
17. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: individuals who filed a special notice request with Development Services.
18. SEPA lead agency: City of Walla Walla
19. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS)
20. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.

21. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
22. For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362; (509)524-4710 or echamberlain@wallawallawa.gov
<https://wallawallawa.gov/government/development-services>