

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610

Submit documents to: permits@co.walla-walla.wa.us

ZONING CODE TEXT AMENDMENT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC.

NOTES FOR 2021:

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting/consultation, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

If you are submitting more than one amendment request, fill out a separate application for each request.

Applicant

Name: Yellowhawk Resort WW, LLC

Mailing address: 2901 Old Milton Highway

City: Walla Walla State: WA Zip: 99362

Phone: 206-484-9908 Email: Contact name is Scott Clark; scott@clarkdevllc.com

Applicant's Representative (optional)

Name: Same as Applicant

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

***Note: Signatures from the applicant and representative required on Page 2 (WWCC 14.07.025B(9)).**

Summary of Proposed Amendments

- ☒ Section of code to be amended: 17.16.014
- ☒ Brief description of the proposed amendment and purpose (detailed summary and analysis must be attached as Exhibits A and B (see submittal checklist on Page 2).

Add Type III Winery as a permitted conditional use in the RR-5 zone.

- ☒ Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one)? Yes or No

The signature of each applicant and the applicant's representative, is required per WWCC 14.07.025.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

Scott Clark	[Signature]	3/31/2021	<input checked="" type="checkbox"/> Applicant
			<input type="checkbox"/> Applicant
			<input type="checkbox"/> Applicant

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2021 at 5:00 PM by email

Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ **An electronic copy**
- ☒ **Application fee: \$1,462.75**, payable to Walla Walla County TO BE PAID PER LAUREN EMAIL on 03/31/2021
- ☒ SEPA Environmental Checklist (all sections must be completed)
- ☒ **SEPA Review fee: \$587.10**, payable to Walla Walla County. TO BE PAID PER LAUREN EMAIL on 03/31/2021
- ☒ **Exhibit A:** detailed written summary of the proposed amendments, showing the proposed amendments to the code, preferred to show insertions underlined and deletions with strike-out. Must be labeled as "Exhibit A" and attached to application form. The Walla Walla County Code is available online [here](#); the website allows you to download in MS Word format for editing.
- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code; the written statement must address each of these criteria. Must be labeled as "Exhibit B" and attached to application form.
 - ☒ WWCC 14.15.060C
 - ☒ WWCC 14.15.070B.3

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review.

Applicant Signature: _____

Date: 3/31/2021

EXHIBIT A

Sections of the Code to be amended:

The proposed zoning code text amendment pertains to Walla Walla County Code of Ordinances Title 17.16.014 and adds Winery Type III as defined by Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential 5 (RR-5) zone.

Description of proposed amendment:

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *"allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries"*

- The proposed amendment is consistent with other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- Type I & II Wineries, Type I & II Bed & Breakfasts and wedding and event centers have established that they are compatible with this zone and that they enhance the economy and rural lifestyle of Walla Walla County. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.

Walla Walla County Code of Ordinances defines Winery Type III in Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential Mill Creek 5 (RRMC-5) zone in the Industrial/Manufacturing Land Uses section of Chapter 17.16.014 permitted use table. This proposal is to amend this section of the Walla Walla County Code of Ordinances to add Winery Type III as defined by Chapter 17.22.030 to the Industrial/Manufacturing Land Uses section of the table of permitted uses as a permitted use subject to the conditional use review in the Rural Residential (RR-5) zone.

Suggested changes are:

17.16.014 Permitted uses table
Industrial/Manufacturing Land Uses

Zone																			
	Resource			Rural								Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RA-C
Specific Use																			
*Winery Type III									C		C								

EXHIBIT B

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *"allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries"*

Walla Walla County Code Section 14.15.060C

- 1. The proposed amendment is consistent with the comprehensive plan which states one of the purposes of Rural Land Designations is to *"allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries"*. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- 2. The amendment is consistent with other development regulations. Other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries.
- 3. The amendment is appropriate for consideration at this time. Local hotels dining establishments typically fill up early throughout the year and are extremely limited during peak travel times and special events, limiting the availability of food and lodging for business related travelers and visiting family members. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

Walla Walla County Code Section 14.15.070B.3

- The amendment is consistent with the comprehensive plan which state: One of the purposes of Rural Land Designations is to *"allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries"*. The proposed amendment would create opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns.

- b. The amendment meets a definable public need. Allowing Type III wineries in the RR-5 zone would provide additional food and lodging opportunities for wine enthusiasts or travelers that wish to enjoy the rural amenities of the area. The addition of additional food and lodging choices located away from the central business area would also alleviate traffic and parking congestion during peak hours.
- c. The amendment is in the long term interest of the county. As the local tourist, dining and wine industry continues to grow and gain national and international notoriety the demand for dining and lodging facilities to support the industry will continue to grow the addition of Type III wineries to the RR-5 zone will provide additional opportunities for visitors to Walla Walla County as well as adding employment opportunities and increased revenue for Walla Walla County. The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

***A. Background* [HELP]**

1. Name of proposed project, if applicable:

RR5 Zone Code Text Amendment

2. Name of applicant:

Yellowhawk Resort WW LLC

3. Address and phone number of applicant and contact person:

2901 Old Milton Highway
Walla Walla, WA. 99362

Attn: Scott Clark 206-484-9908

4. Date checklist prepared:

March 30, 2021

5. Agency requesting checklist:

Walla Walla County

6. Proposed timing or schedule (including phasing, if applicable):

Zone Code Text amendment approval

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, if the text amendment is approved additional applications will be filed for site additions, expansions, or preliminary application.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None known to the applicant's knowledge

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

Zone Code Text Amendment

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to amend Section 17.08 to included Type III wineries in the deffinitions and Section 17.22 to include Type III wineries as a permitted use for all RR5 zoned sites.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a

legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This admendment would apply to all RR5 zoned sites in Walla Walla County

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Walla Walla County has variable site conditions in RR5 zoned areas.

b. What is the steepest slope on the site (approximate percent slope)?

Walla Walla County has variable site conditions in RR5 zoned areas.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Walla Walla County has variable soil conditions in RR5 zoned areas.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Walla Walla County has variable soil conditions in RR5 zoned areas.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose, type, total area, and approximate quantities and total affected area of filling, excavation, and grading proposed will vary with individual projects in the RR5 zone.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is possible during construction, after construction sites would be stabilized to limit erosion events.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The percentage of sites impervious coverage will be regulated by RR5 zoning regulations.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Contractors should implement best management practices to reduce and control erosion events.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and exhaust from construction equipment during construction. No emissions are expected during operation or maintenance after construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions will vary in the RR5 zone.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Best management practices will be implemented to reduce or control emissions.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Surface waters will vary for individual locations in the RR5 zone.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Site work over, in, or adjacent to surface waters will vary for individual locations in the RR5 zone.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The amount of fill and dredge material will vary based on individual proposals in the RR5 zone.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Surface water withdrawals or diversions will vary based on individual proposals in the RR5 zone.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Proximity of the 100-year floodplain to proposal locations varies in the RR5 zone.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Discharges of waste materials to surface waters will vary by individual projects in the RR5 zone.

- b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater withdrawals will vary by individual project in the RR5 zone.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharge of waste materials into the groundwater will vary by individual project in the RR5 zone.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be handled and treated per the Stormwater Management Manual for Eastern Washington (SWMMEW) and Walla Walla County requirements.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials will be treated and disposed of in accordance with County, State, and Federal regulations.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater will be collected and infiltrated in accordance with Walla Walla County and Department of Ecology SWMMEW)

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: Vegetation will vary across the RR5 zone

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☒ crop or grain
☒ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

X water plants: water lily, eelgrass, milfoil, other
 X other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Vegetation removal will vary across the RR5 zone.

- c. List threatened and endangered species known to be on or near the site.

Site conditions vary across the RR5 zone.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping with native vegetation, aesthetically pleasing plantings, and ground cover.

- e. List all noxious weeds and invasive species known to be on or near the site.

Site conditions vary across the RR5 zone.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Site conditions vary across the RR5 zone.

- c. Is the site part of a migration route? If so, explain.

Yes, Walla Walla County is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed at this time.

- e. List any invasive animal species known to be on or near the site.

Site conditions vary across the RR5 zone.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Conditions vary across the RR5 zone.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Conditions vary across the RR5 zone.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No proposed measures at this time.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Conditions vary across the RR5 zone

- 1) Describe any known or possible contamination at the site from present or past uses.

Conditions vary across the RR5 zone

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Conditions vary across the RR5 zone

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Conditions vary across the RR5 zone

- 4) Describe special emergency services that might be required.

Conditions vary across the RR5 zone

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No proposed measures at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Conditions vary across the RR5 zone.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Conditions vary across the RR5 zone

3) Proposed measures to reduce or control noise impacts, if any:

No proposed measure at this time.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Conditions vary across the RR5 zone.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Conditions vary across the RR5 zone

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Conditions vary across the RR5 zone

c. Describe any structures on the site.

Conditions vary across the RR5 zone

d. Will any structures be demolished? If so, what?

None at this time

e. What is the current zoning classification of the site?

Rural Residential 5

f. What is the current comprehensive plan designation of the site?

Rural Residential 5

g. If applicable, what is the current shoreline master program designation of the site?

Conditions vary across RR5 zone.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Conditions vary across RR5 zone.

i. Approximately how many people would reside or work in the completed project?

There would be a full time residence for the land owner and family. Number of workers would vary.

j. Approximately how many people would the completed project displace?

Unknown at this time

k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures proposed at this time.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No measures proposed at this time.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures proposed at this time.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One housing unit per 5 acres of land per RR5 zoning regulations

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Unknown at this time.

c. Proposed measures to reduce or control housing impacts, if any:

No measures proposed at this time.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of any proposed structure will be compliant with the Walla Walla County Municipal Code.

b. What views in the immediate vicinity would be altered or obstructed?

Conditions will vary across the RR5 zone.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No measures proposed at this time.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

General exterior building and parking lot lighting. Light will be produced during evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Conditions vary across the RR5 zone

- c. What existing off-site sources of light or glare may affect your proposal?

Conditions vary across the RR5 Zone

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures proposed at this time.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Designated and informal recreational opportunities vary across the RR5 zone.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Conditions vary across the RR5 zone.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No proposed measures at this time

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Conditions vary across the RR5 zone.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Conditions vary across the RR5 zone.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No methods used at this time

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures proposed at this time.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Locations vary across the RR5 zone.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Conditions vary across the RR5 zone.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking will comply with Walla Walla County Municipal Code.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No improvements to existing roads are anticipated at this time.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Conditions vary across the RR5 zone.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No trips are anticipated at this time.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No interference is anticipated at this time.

- h. Proposed measures to reduce or control transportation impacts, if any:

No measures proposed at this time.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No services are required at this time.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures proposed at this time.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Utilities are not required at this time.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities proposed at this time.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Scott Clark

Position and Agency/Organization: Development Director Yellowhawk Resort LLC

Date Submitted: 3/31/2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No groundwater will be withdrawn from wells or discharged into groundwater as a result of this non-project action. Future development proposals would be subject to SEPA individually and would include a development permit review of any impacts to groundwater and drinking water.

This non-project action will have no direct impacts to air quality.

No toxic or hazardous chemicals will be stored, used or produced as part of this non-project action. Future development proposals would be subject to SEPA review individually, unless exempt, as well as development permit review by the County and both processes would include a review of any toxic or hazardous chemicals.

No noise will be created through this non-project action. Future development proposals would be subject to SEPA review individually, unless exempt, as well as development permit review by the County and both processes would include a review of noise impacts.

Proposed measures to avoid or reduce such increases are:

Walla Walla County has mapped critical aquifer recharge areas considered vulnerable. These maps will be consulted as part of individual project SEPA review and Walla Walla County permitting process.

Washington Administrative Code (WAC) 173-60 establishes performance standards for all types of uses and development and includes maximum permissible noise levels. WAC 173-62 establishes noise standards for motor vehicles on State highways. Walla Walla County Code Chapter 9.20 establishes the County's noise standards. WWCC Chapter 17.40 requires consideration of noise and other nuisance impacts for proposals requiring conditional use permits. Future development would be regulated by these State and County noise policies. No new measures to avoid or reduce potential increases are needed for this non-project action which will not directly increase noise levels.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future projects could result in development that remove or alter plants and vegetation, disturb soils and add additional impervious surfaces, and impact animals and habitat through land clearing, construction of buildings and infrastructure, and stormwater runoff. These impacts will be addressed and mitigated at the project level through SEPA, site plan and permitting review.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Projects will be subject to Walla Walla County Comprehensive Plan and Development Regulations, critical area ordinances and shoreline master program

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action would not directly deplete energy or natural resources, indirectly site specific development could deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Future development proposals would be subject to development permit reviews which require them to meet applicable County Building and Energy Codes. Washington State regulations for energy conservation also apply to new development.

No additional measures are needed as result of this non-project action.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action will not directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmland. Indirectly individual developments may increase demand for parks trails and recreation facilities, however, in many instances these developments will provide additional recreational facilities. Developments are subject to the County's zoning regulations, floodplain and floodway standards, critical areas ordinance, shoreline master program, and Comprehensive Plan.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Individual developments will be subject to SEPA review and the County's zoning regulations, floodplain and floodway standards, critical areas ordinance, shoreline master program, and Comprehensive Plan that provide for protection of such resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action will not directly affect land and shoreline use. Indirectly individual developments will be subject to the County's zoning regulations, floodplain and floodway standards, critical areas ordinance, shoreline master program, and Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Future development will be subject to SEPA review and the County's zoning regulations, floodplain and floodway standards, critical areas ordinance, shoreline master program, and Comprehensive Plan..

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This non-project action does not directly increase demands on transportation or public services and utilities. Future developments may increase demands on transportation or public services and utilities and will be addressed at the time of application.

Proposed measures to reduce or respond to such demand(s) are:

Future development will be subject to SEPA review and the County's zoning regulations and Comprehensive Plan.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

All future development would comply with local, state and federal requirements for protection of the environment including SEPA, the Growth Management Act, the Shoreline Management Act, the County's Shoreline Master Program and many other state and federal regulations.