

Walla Walla County Community Development Department

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

File No. CUP22-004

CAP22-004

SEPA22-004

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 3/13/2022, 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:

- SEPA Checklist, SEPA22-004, dated January 14, 2022
- Critical Areas Application, CAP22-004, dated January 26, 2022
- Geotechnical Engineering Report by PBS Engineering and Environmental, Inc., dated January 17, 2022
- Conditional Use Permit with Exhibit A, CUP22-004, dated January 26, 2022
- Site Plan, dated January 2022
- Record of Survey for PROPOSED Boundary Line Adjustment, BLA22-002, dated January 13, 2022

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: YELLOWHAWK RESORT WW LLC Attn: SCOTT CLARK; 2901 OLD MILTON HWY; WALLA WALLA WA, 99362
2. Property Owners: YELLOWHAWK RESORT WW LLC; 2901 OLD MILTON HWY; WALLA WALLA, WA 99362
3. Application filing date: 2/1/2022
4. Date that application was determined to be substantially complete: 2/27/2022
5. Name, Location and description of proposed action: **Yellowhawk Resort Bed and Breakfast Type II, South Parcel.** Applicant proposes a Type II Bed and Breakfast consisting of 10 detached guest units on Adjusted Lot 3, APN (boundary line modification under review, BLA22-002). The existing dwelling will serve as the owner/caretaker dwelling. The site is located generally at 2901 OLD MILTON HWY (APN 350611120008), in the Rural Residential 5 zoning district. The following mapped Critical Areas are on the subject property: Critical Aquifer Recharge Areas: Walla Walla Shallow Gravel Aquifer, Areas of Moderate and Areas of High Recharge Vulnerability; Seismic Hazard Areas: Moderate to High Liquefaction Susceptibility; Steep Slopes; Frequently Flooded Areas: Flood Zones AE and Floodway. Portions of the property are occupied by the Walla Walla River (with a Shoreline Master Plan designation of Rural Residential), and its associated riparian buffer and wetlands.
6. Comprehensive plan map designation for the location: Rural Residential 5
7. Zoning map designation for the location: Rural Residential 5
8. Shoreline Environment: Rural Residential (outside of project area)
9. Required Permits: Conditional Use, Critical Areas, SEPA Checklist
10. Development Regulations: Walla Walla County Code 17.08.074.A-B, 17.40, 17.16, 18.08, 18.12
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: 3/27/2022.**
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: Jennifer Ballard, Senior Planner, 509-524-2626.**

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.

