



Walla Walla County Community Development Department

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

File No. SEPA22-009

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 4/8/2022, 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 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 (SEPA22-009)
- Site Plan (SCRN22-0054)
- Structural Plans (SCRN22-0054)
- Critical Areas Report (CAP19-003)

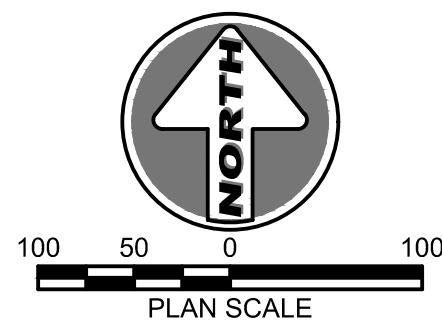
These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. File name/Docket #: AgriNorthwest - Eureka Potato Shed/SEPA22-009
2. Applicant: TETON WEST OF WASHINGTON, LLC attn Jamie Washburn; 5802 N Industrial Way, Suite A, PASCO WA, 99301
3. Property Owners FARMLAND RESERVE INC, PO BOX 511196, SALT LAKE CITY, UT 84151
4. Application filing date: 2/25/2022
5. Date that application was determined to be substantially complete: 3/22/2022
6. Location and description of proposed action: 7526 BRITTON RD (APN 330920210002)
Applicant proposes the construction of a 53,000 sq ft Engineered Building for Potato Storage placed next to 2 existing potato storage buildings.
7. Comprehensive plan map designation for the location: Primary Agriculture
8. Zoning map designation for the location: Primary Agriculture 40
9. Shoreline Environment: Not Applicable
10. Required Permits: Commercial Building Permit
11. Development Regulations: Walla Walla County Code Chapter 18
12. 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 CDD before 5:00 PM on the following date: 4/22/2022.**
13. A public hearing will not be held on the proposal.
14. The decision on this application will be made by the CDD Director.
15. The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

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.

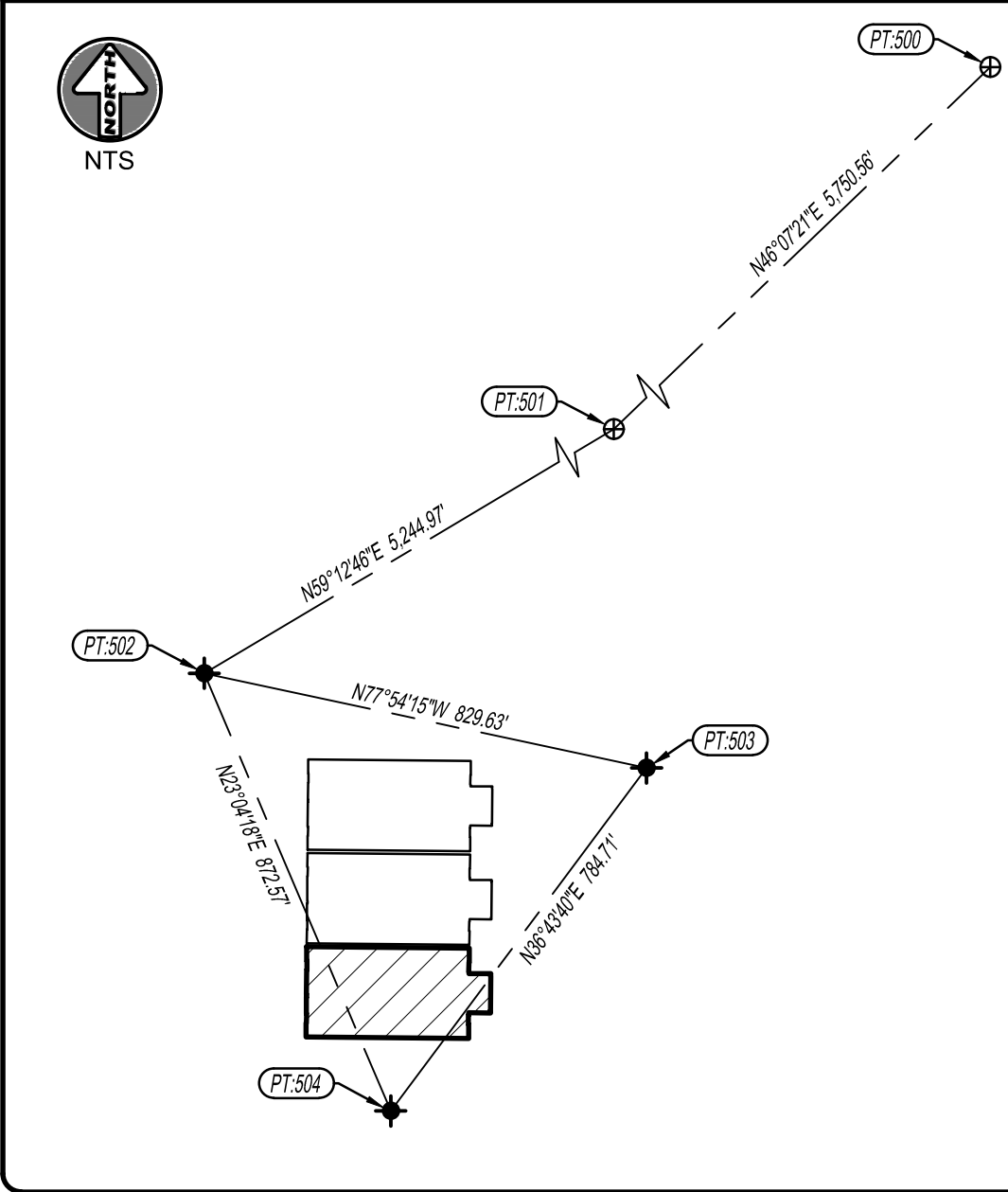


AGRINORTHWEST - EUREKA POTATO SHEDS
PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 33 EAST, W.M.
WALLA WALLA COUNTY, WASHINGTON

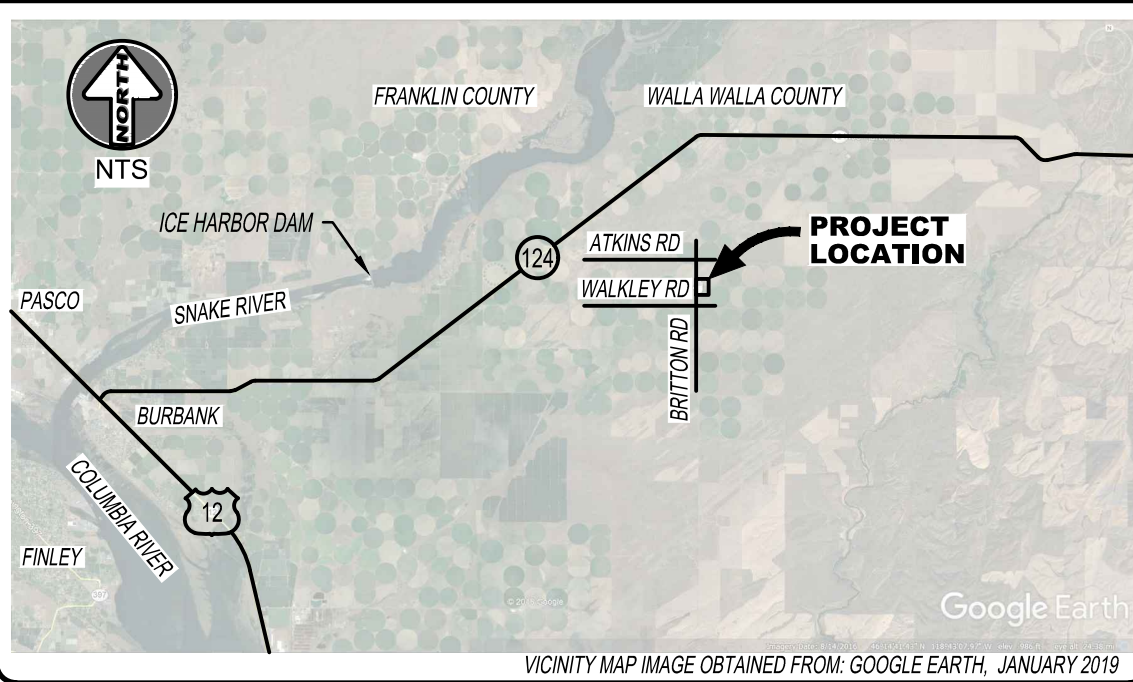


OVERALL SITE PLAN
SCALE: 1"=100'

PROJECT CONTROL



VICINITY MAP



SURVEYOR

ROGERS SURVEYING, INC
DAVID BAALMAN 509-783-4141
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352

DATUM - BENCHMARK

HORIZONTAL DATUM: NAD83 WSPCS,
SOUTH ZONE
VERTICAL DATUM: NAVD88
BENCHMARK: NGS BENCHMARK S203,
EL 1,010.99'
TEMP BM: RSI CP-51, EL 1,000.41'

REFERENCE MATERIALS

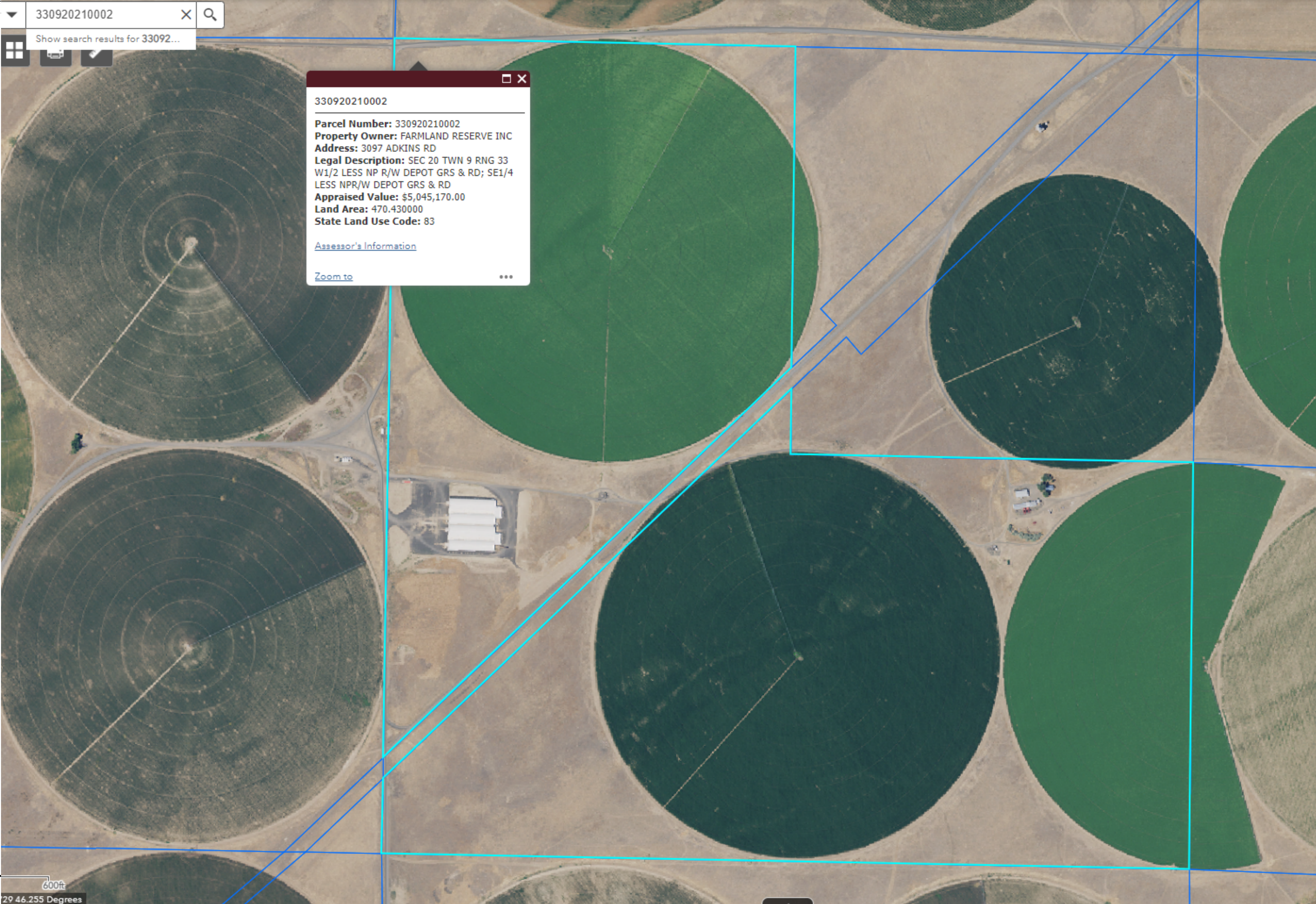
1. TOPOGRAPHICAL SURVEY, JOB #43318, DATED 12-27-2018 ROGERS SURVEYING, INC., RICHLAND, WA.
2. BUILDING LAYOUT, PROJECT #J18-029VR, SHEET A102, DATED 04/11/2018, TETON WEST OF WASHINGTON.
3. PROPOSED SITE LAYOUT, FILENAME: LAYOUT OF STORAGE 1-25-2019.PNG, RECEIVED 01-25-2019 FROM AGRINORTHWEST.
4. PROPOSED POWER LAYOUT, FILENAME: AGRINORTHWEST UG DRAWING.PDF, RECEIVED 02-11-2019 FROM COLUMBIA REA.

DRAWING INDEX

- C1** COVER SHEET OVERALL SITE PLAN
C2 SITE LAYOUT AND UTILITY PLAN
C3 SITE GRADING AND EROSION CONTROL PLAN

UTILITY CONTACT INFORMATION

POWER: COLUMBIA REA, LICENSED: 688,686, 688,687



HARMS
ENGINEERING, INC.

1632 W Sylvester Street, Pasco WA 99301 | 509-547-2879 | HarmsEngineering.com
Drawn By: D. KATYKOV
Checked By: D. KATYKOV
Project: 330920210002
Date: 01-25-2021
File Path: P:\2022\330921\Teton West AgNW Potato Shed Site Plan.dwg

| Date | By | Description |
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