

Walla Walla County Community Development Department

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

File No. SEPA22-010

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 (SEPA22-010)
- Site Plan (SCRN22-0064)
- Structural Plans (SCRN22-0064)

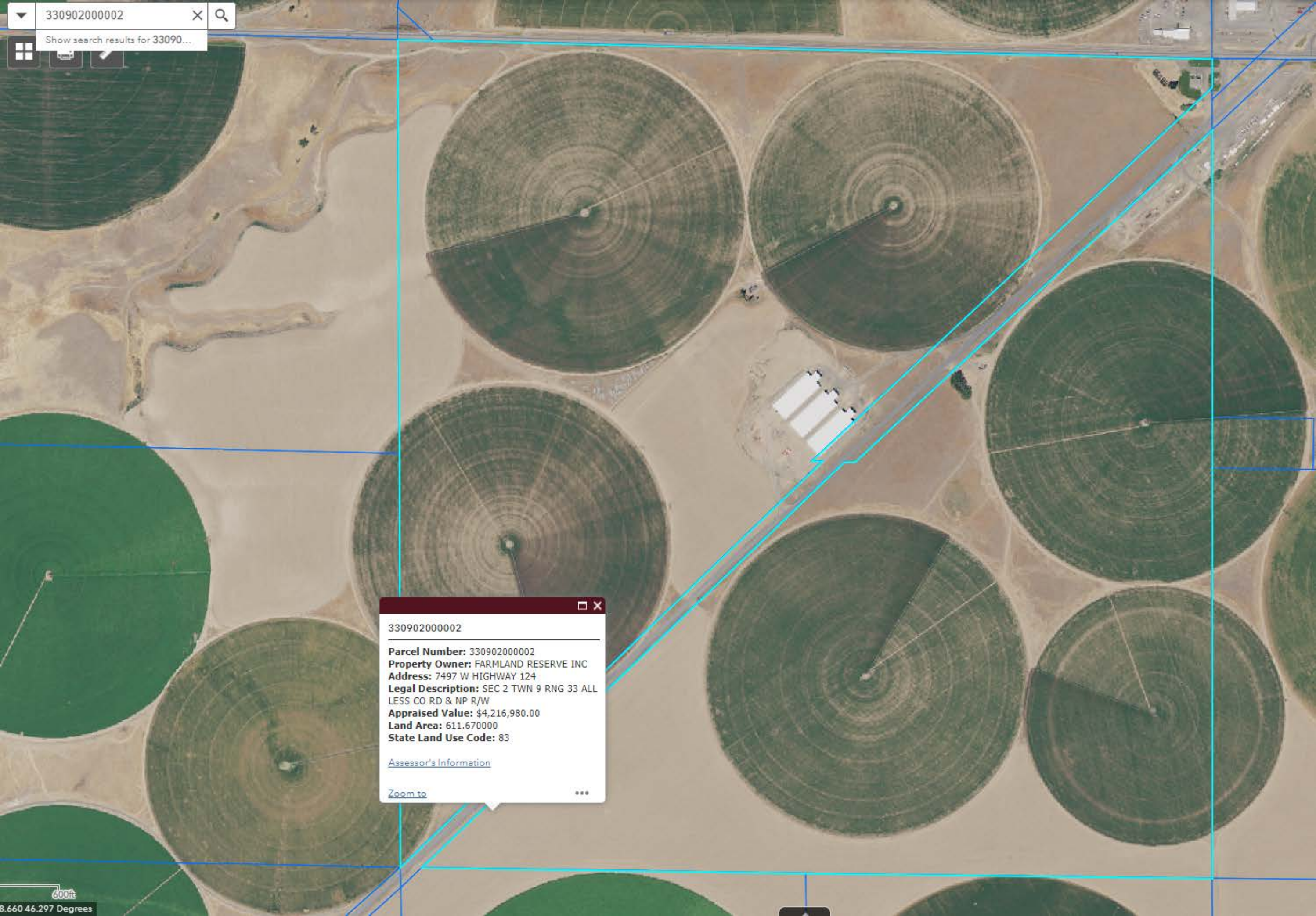
These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County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

1. File name/Docket #: AgriNorthwest - Prescott Potato Shed/SEPA22-010
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: 3/21/2022
5. Date that application was determined to be substantially complete: 4/1/2022
6. Location and description of proposed action: 7497 W HIGHWAY 124 (APN 330902000002), Applicant proposes the construction of a 53,000 sq ft Engineered Building for Potato Storage placed next to 3 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-wallaw.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.



330902000002



Show search results for 33090...

330902000002

Parcel Number: 330902000002

Property Owner: FARMLAND RESERVE INC

Address: 7497 W HIGHWAY 124

Legal Description: SEC 2 TWN 9 RNG 33 ALL
LESS CO RD & NP R/W

Appraised Value: \$4,216,980.00

Land Area: 611.670000

State Land Use Code: 83

[Assessor's Information](#)

[Zoom to](#)



600ft

8.660 46.297 Degrees



OVERALL PLAN
SCALE: 1"=100'



[illegible][illegible]


PROJECT POINTS			
PT #	DESCRIPTION	NORTHING	EASTING
10	REBAR & CAP	354,922.21	2,108,464.82
11	REBAR & BAR	354,393.13	2,108,069.68
12	REBAR & BAR	354,388.18	2,108,904.82
13	HUB & TACK	354,708.40	2,108,867.41
200	BLDG CORNER	354,604.26	2,108,091.03
201	BLDG CORNER	354,498.02	2,108,206.67
202	BLDG CORNER	354,696.05	2,108,421.18
203	BLDG CORNER	354,729.47	2,108,388.42
204	BLDG CORNER	354,757.48	2,108,416.98
205	BLDG CORNER	354,809.89	2,108,366.57
206	BLDG CORNER	354,816.30	2,108,334.04
207	BLDG CORNER	354,780.38	2,108,305.24


CUT - FILL QUANTITIES	
CUT:	665 CY
FILL (1,20):	11,710 CY
NET (FILL):	10,976 CY


NOTE: CUT / FILL QUANTITIES ARE APPROXIMATE AND CALCULATED TO TOP OF FINISHED GRADE.


IDENTIFIERS


  A = DETAIL NUMBER
B = SHEET REFERENCE

 KEY NOTE

 WATER FITTING TAG

 IRRIGATION FITTING TAG

 LIGHT FIXTURE TAG

 SIGN TAG

EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. CONTRACTOR TO VERIFY LOCATIONS WITH UTILITY COMPANIES AND/OR PRIVATE UTILITY LOCATOR PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

Google Earth

WINTON MAP IMAGE OBTAINED FROM GOOGLE EARTH, MARCH 2022

AHBL, INC.
JOHN W. BECKER (509) 380-5883
5804 RD 90, SUITE H
PASCO, WA 99301

HORIZONTAL DATUM: NAD83 WSPCS
SOUTH ZONE
VERTICAL DATUM: NAVD88
BENCHMARK: PT #10, REBAR & CAP,

1. TOPOGRAPHIC SURVEY, REFERENCE# 2220066.50, DATED 02-07-2022, AHB, INC.

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

POWER: COLUMBIA REA, VERN NABER, 509-528-4041
2929 EAST MELROSE ST. WALLA WALLA, WA 99362

[illegible]

**POTATO STORAGE SITE PLAN
COVER SHEET / OVERALL PLAN**
7497 W HWY 124, PRESCOTT, WA 99348

**TETON WEST OF WASHINGTON
JAMIE WASHBURN (509) 543-9510**
5862 N INDUSTRIAL WAY, SUITE A, PASCO, WA 99301



Digitally signed by Christine Batayola
Date: 2022.03.18 15:41:29-0700
Date: 03-18-2022
Project Number: 22-012.1
Sheet Number: C1.0