



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

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

PLANNED UNIT DEVELOPMENT 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. *Review WWCC Chapter 17.37 prior to submitting application.*

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO SUBMITTING THIS APPLICATION.

Applicant Information

Name: North 44 Grove, LLC Brad Beauchamp

Mailing address: 4618 S Reed Street

City: Kennewick State: WA Zip: 99337

Phone: (509) 308-6556 Email: BMBDevelopment@yahoo.com

Name, mailing address, and telephone number of applicant's representative, if any:

John Fetterolf, JF Engineering PLLC 104 Clover Island Dr, STE 201 Kennewick, WA 99336 (509) 551-8174

Property Owner(s) Information (if different than applicant)

Name: North 44 Grove, LLC Brad Beauchamp

Mailing address: 4618 S Reed Street

City: Kennewick State: WA Zip: 99337

Phone: (509) 308-6556 Email: BMBDevelopment@yahoo.com

Names, addresses, and telephone numbers of additional owners (**each** owner must be listed)

Larry & Gloria Wise, 447 Harrison Rd, Burbank, WA 99323

Surveyor Information

Name: Worley Surveying, Rick Russum PLS

Mailing address: PO Box 6132

City: Kennewick State: WA Zip: 99336

Phone: (509) 378-9066 Email: Rick@WorleySurveying.com

Property Information

Site address or general location of property: The site is generally located 700ft southeast of the intersection of Quincy Rd and Harrison Rd on the south side of Quincy Rd.

Parcel number(s): 3008-1251-0092, -0091, -0090 and 3008-1252-0602

Project Information

Total acreage of entire contiguous tract: 101.8 Acres Present land use: Ag and residential (-0602)
Current zoning: R-96 Suburban Residential Proposed zoning (if different): PUD Modification to 6 DU / Net Ac.
Number of lots proposed: 446 Average lot area: 7,241 SF
Proposed sewage disposal method: Port of Walla Walla Source of water: Great Basin Water Co. - Burbank
Irrigation District: South Col. Basin. Irr. Dist. Source of electricity: Columbia REA

List all proposed deviations from typical development standards (i.e. lot size, setbacks, etc.):
The PUD proposes to amend WWCC 17-18.20 to allow for 5' side yards; and between 48' and 65' minimum lot widths.
(See attached memo from JF Engineering regarding Farmstead PUD Variances)

Explain how approval of the proposed Planned Unit Development will result in public benefits of types listed in Walla Walla County Code 17.37.240. (Attach separate sheet if necessary.)
Approval of the PUD will allow for public amenities such as parks, walkways, and landscaping in exchange for varying lots sizes

The following *must* be submitted with this completed form for the application to be complete:

- Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.
- One copy of the development plan including detailed drawings such as landscape plans, signage plans, drainage plans, etc.

The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per 14.07.025 WWCC.

(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.

(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.

Applicant Signature: Brad Beauchamp Date: 10-3-22

Property Owner Signature: Brad Beauchamp Date: 10-3-22

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) Larry Wia Date: 10-5-22