



## Community Development Department

Director: Lauren Prentice

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Submit to: [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](https://www.co.walla-walla.wa.us/residents/community_development/index.php)

### NOTICE OF APPLICATION (NOA)

The application described below has been submitted to the Walla Walla County Community Development Department (CDD).

<b>File name/number:</b>	Huntsman Estates / SUB22-007, PUD22-001
<b>Application type:</b>	Subdivision – Preliminary Plat, Planned Unit Development (PUD), SEPA Environmental Review
<b>Applicant:</b>	PRO MADE CONSTRUCTION LLC C/O Paul Lavrentiev 105609 WISER PARKWAY KENNEWICK WA, 99338
<b>Owner:</b>	SG LAND MANAGEMENT LLC 105609 WISER PARKWAY KENNEWICK WA, 99338
<b>Date application submitted:</b>	9/22/2022
<b>Project description:</b>	Preliminary Plat and Planned Unit Development (PUD) for Huntsman Estates, a 507-lot subdivision application to be located between Quincy Road and Hanson Loop Road in the Burbank Urban Growth Area (APN 310807510026). The property is zoned R-96, Suburban Residential. Through the PUD process the applicant proposes to reduce the minimum lot area from 9,600 square feet to 6,300 square feet; and to reduce the minimum side setback from 10 to 5 feet. The project would provide a park dedication and landscaping along Quincy Road.
<b>Required Permits/approvals:</b>	Preliminary Plat (SUB22-007), Planned Unit Development (PUD) (PUD22-001), SEPA Environmental Review (SEPA22-024), Construction Stormwater General Permit (Department of Ecology), Access Permit (County Public Works Department), Building Permits, Water Development Agreement (Great Basin Water Company), Sewer Development Agreement (Port of Walla Walla)
<b>Environmental Documents:</b>	SEPA Environmental Review, Traffic Impact Analysis, Cultural Resources Survey
<b>Development Regulations:</b>	WWCC Chapter 14.07 – Project Permit Application Process; WWCC Title 16 – Subdivisions; WWCC Chapter 17.16 – Permitted Uses; WWCC 17.18.020 – Development Standards – Density and Dimensions; WWCC Chapter 17.20 – Development Standards – Off-street Parking and Loading Areas; WWCC Chapter 17.37 – General Provisions – Planned

Unit Developments; WWCC Chapter 18.04 – Environmental Policy;  
WWCC Chapter 18.08 – Critical Area Protection.

**Complete Application date:** 1/11/2023

**Notice of Application date:** 3/13/2023

**REVIEW PROCESS AND PUBLIC COMMENT:** The decision on this application will be made by the Walla Walla County Hearing Examiner. The comment period for this notice is twenty-one (21) days from issuance of this notice; this period ends Monday, April 3, 2023. The notice of application is required by RCW 36.70B.110 and Walla Walla County Code (WWCC) 14.07.080.

To be considered as a party of record, send written comments to:

**Walla Walla County Community Development Department**  
**c/o Lauren Prentice, Director**  
**310 W. Poplar Street, Suite 200**  
**Walla Walla, WA 99362**  
[planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

**ENVIRONMENTAL REVIEW:** This project is subject to the SEPA requirements in WWCC 18.04. A SEPA Threshold determination is required pursuant to WWCC 18.04.065. It is anticipated that a threshold determination will be issued after the conclusion of the Notice of Application comment period.

**APPEALS:** The Hearing Examiner's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Superior Court as provided for in Section 14.11.040; provided that no final decision of the Hearing Examiner may be appealed to Superior Court unless such party has first brought a timely motion for reconsideration of the Hearing Examiner's decision pursuant to Section 14.11.060. A public hearing has not been scheduled at this time.

**FOR MORE INFORMATION:** Please contact Lauren Prentice, Community Development Director, at 509-524-2610 or [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us).

The complete project submittal, along with project notices, may be found online at:

[https://www.co.walla-walla.wa.us/government/community\\_development/huntsmanestates.php](https://www.co.walla-walla.wa.us/government/community_development/huntsmanestates.php).