Exhibit 2

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610/ planning@co.walla-walla.wa.us

CONDITIONAL USE PERMIT 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 WWCC. *Review WWCC Chapter 17.40 prior to submitting application.*

Applicant Information

Name: DISH Wireless by Jeff Smith, Ryka Consulting

Mailing address: 5628 Airport Way S, Suite 330

City: Seattle State: WA Zip: 98108

Email: jsmith@rykaconsulting.com Phone: 208 255-9905

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

Same as above.

Property Owner Information (if different than applicant)

Name: C. Duane Depping

Mailing address: 450 Tuttle Lane

City: Burbank State: WA Zip: 99323

Email: ddepping@charter.net Phone: 509 981-5083

Name, mailing address, telephone number, and contact email of ALL additional owners, if applicable

Property Information

Property Address: No address assigned.

Assessor's Parcel number(s): 360727440004

Zoning District: EA-120

Present use of property: Agricultural

Detailed Description of Proposed Project:

New unmanned wireless communication facility consisting of a new 100' monopole and related equipment inside a 25' X 25' fenced lease compound.

A Complete Application requires the following:

- ☑ $1,467.75 payable via cash, check made out to Walla Walla County, debit or credit card. Fee includes the $1,425 Application Fee and 3% Technology Fee per WWCC Chapter 3.08;
- ☑ Most recent Deed;
- ☑ Most recent subdivision plat or recorded survey, if applicable;
- ☑ SEPA Environmental Checklist, if applicable;
- ☑ Site Plan, drawn to scale, that accurately illustrates and labels:
  - property lines and dimensions
  - adjoining roads
  - all existing and proposed easements
  - all existing and proposed buildings and their setbacks from property lines;
  - all existing and proposed wells, septic systems, parking areas and fences
  - all existing and proposed property access/driveways;
  - critical areas (e.g. slopes over 15%, wetlands, creeks/rivers, habitat areas, floodplain);
  - unique topographical features or conditions
  - and other information relevant to your proposal.
- ☑ A written statement, labeled as Exhibit A, that describes the proposed project in detail and addresses, with facts, how it meets the following conditional use criteria identified in WWCC 17.40.020:
  - A. That the use will not endanger the public health or safety; and
  - B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and
  - C. That the use meets all required conditions and standards set forth in the district where it proposes to locate; and
  - D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and
  - E. That the use is in conformance with the comprehensive plan; and
  - F. That the use will be supported by adequate public facilities or services.

Signatures

The signatures of the Applicant and ALL Property Owners are required per WWCC 14.07.025.

I certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of my knowledge, and understand that additional conditions may be placed on the permit if it is approved.

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: Jeff Smith Digitally signed by Jeff Smith Date: 2022.06.30 14:40:29 -07'00' Date: 6/30/22

Property Owner Name & Signature: C. Duane Depping C. Duane Depping Digitally signed by C. Duane Depping Date: 2022.07.01 14:22:36 -07'00'

Date: 7/1/2022

Property Co-owner Name & Signature: _____

Date: _____

Property Co-owner Name & Signature: _____

Date: _____

Submit this Application and All Supporting Documents to planning@co.walla-walla.wa.us

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- ☑ Most recent Deed;
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  - all existing and proposed easements
  - all existing and proposed buildings and their setbacks from property lines;
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  - all existing and proposed property access/driveways;
  - critical areas (e.g. slopes over 15%, wetlands, creeks/rivers, habitat areas, floodplain);
  - unique topographical features or conditions
  - and other information relevant to your proposal.
- ☑ A written statement, labeled as Exhibit A, that describes the proposed project in detail and addresses, with facts, how it meets the following conditional use criteria identified in WWCC 17.40.020:
  - A. That the use will not endanger the public health or safety; and
  - B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and
  - C. That the use meets all required conditions and standards set forth in the district where it proposes to locate; and
  - D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and
  - E. That the use is in conformance with the comprehensive plan; and
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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: _____ Date: _____

Property Owner Name & Signature: Deanna F Milne. _____

Date: 7/05/2022

Property Co-owner Name & Signature: _____

Date: _____

Property Co-owner Name & Signature: _____

Date: _____

Submit this Application and All Supporting Documents to planning@co.walla-walla.wa.us

EXHIBIT A

DISH Wireless

CUP Application

SESEG00028 Depping

The following written statement, labeled as Exhibit A, describes the proposed project in detail and addresses, with facts, how it meets the following conditional use criteria identified in WWCC 17.40.020:

A. That the use will not endanger the public health or safety.

The proposed wireless communication facility is designed consistent with rigorous engineering standards and shall be constructed in compliance with applicable building codes. Rather than creating a danger, the facility will benefit public health and safety by improving communications including emergency communications. Wireless communications are the most common way 911 and other emergency calls are made.

B. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration.

The project is proposed for an area that is largely surrounded by farmland. While some minor noise will occur during construction, no noise, dust, glare, vibration, or other nuisance will occur during its operation.

C. That the use meets all required conditions and standards set forth in the district where it proposes to locate.

The continued use of the subject parcel for agricultural purposes is encouraged in the district (17.12.040 B). The proposed use covers less than 1,000 square feet of the more than 77-acre parcel. The footprint of the proposed use will have a diminimis impact on continued agricultural use.

D. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located.

Telecommunications are a utility, ubiquitous, and comparable to overhead power lines serving rural areas. There is an existing communication tower on a nearby parcel. Unfortunately, co-location on that existing tower is not possible because of its height and structural capacity.

E. That the use is in conformance with the comprehensive plan.

Telecommunications are described as a utility in the comprehensive plan and addressed along with electrical power, natural gas, water systems, sewer facilities and irrigation. A review of the comprehensive plan appears to point to characterizing telecommunications as an essential utility. The plan provides, "Through the goals and policies of the Utilities Element, the County has an opportunity to improve the quality of services provided to its residents and businesses and to ensure that the provision of utilities is properly coordinated with land use and growth." The plan also identifies the goals of promoting urban growth, economic development, and expand public facilities and services. Telecommunications touch on nearly aspect of everyday life (business, family communications, entertainment, emergencies) and support all three of those goals. Utilities require infrastructure. The proposed project provides necessary infrastructure

and is designed to be “co-locatable” – meaning other wireless carriers may add antennas and equipment at a later time further expand public services.

F. That the use will be supported by adequate public facilities or services.

The only public facilities or services required by the proposed use are the roadway leading to the facility and electrical and fiber optic services – all of which are located in public rights-of-way. The proposed facility is projected to require one vehicle trip every thirty days for routine maintenance. The use of fiber optic and electrical service is no more demanding than that of a single-family home. Public facilities and services will be negligibly impacted by the proposed facility.

DUNCANSON
Company, Inc.

DCI 20135.054

MEMO REPORT

To: Walla Walla County Community Development

From: Harold Duncanson

Date: 6/3/2022

Subject: **Dish Wireless SEGEG00028B--Depping**
Stormwater Memo

HAROLD M. DUNCANSON
STATE OF WASHINGTON
29647
REGISTERED
PROFESSIONAL ENGINEER
6/3/2022

The Dish Wireless Depping site involves construction of a wireless equipment compound with a short access drive and parking area located at 2301 Russel Creek Road. The project will result in approximately 1,600 SF of new impervious surface and approximately 2,600 SF of disturbed area. Per Figure 2.1 of the Stormwater Management Manual for Eastern Washington (SWMMEW), Core Elements 1 – 4 and 8 apply to this project. See attached. Following is a brief explanation of how each Core Element is satisfied.

Core Element 1—Stormwater Site Plan
This memo and the construction plans constitute the Stormwater Site Plan.

Core Element 2—Construction Stormwater Pollution Prevention
The SWPPP/TESC Plan identifies the applicable stormwater pollution prevention BMPs. For this small project the main SWPPP elements include: clearing limits; construction access; sediment controls; stabilize soils; control pollutants; maintain BMPs; and managing the project.

Core Element 3—Source Control
Source Control notes are included on the SWPPP/TESC Plan.

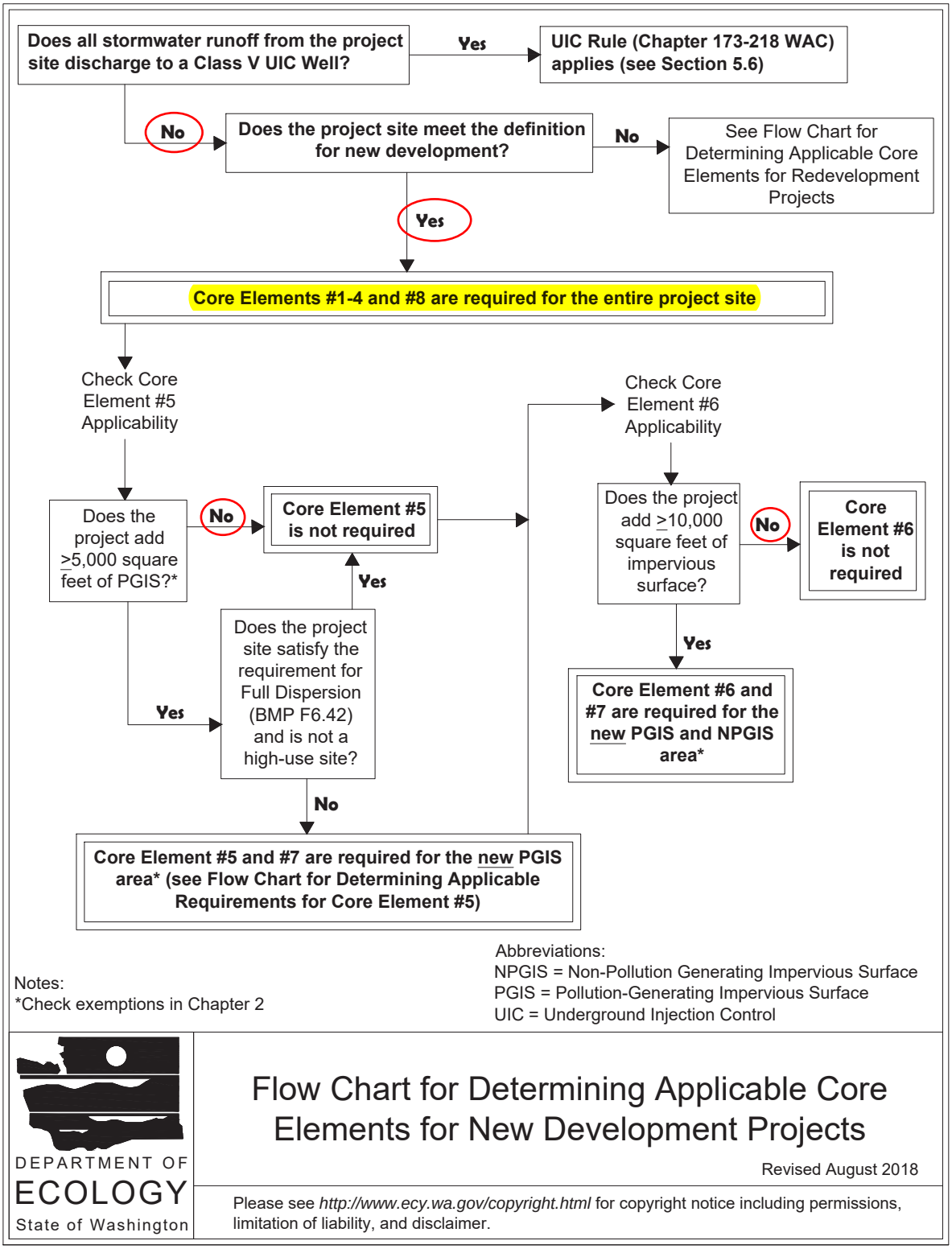
Core Element 4—Preservation of Natural Drainage Systems
The natural drainage for this project is sheet flow west through agricultural land. As proposed the project preserve this drainage pattern.

Core Element 8—Local Requirements
No additional local requirements are anticipated.

Please call if you have any questions.

SURVEYING
LAND PLANNING
145 SW 155th Street • Suite 102 • Seattle, Washington 98166
Phone 206.244.4141 • Fax 206.244.4455 • Web www.duncansonco.com
CIVIL ENGINEERING

Figure 2.1: Flow Chart for Determining Applicable Core Elements for New Development Projects



Recording Requested By And
When Recorded Mail To:

John M. Reese
103 East Poplar Street
Walla Walla, WA 99362

REAL ESTATE EXCISE TAX

MAR 0 9 2015
EXEMPT # 127549
WALLA WALLA COUNTY
TREASURER

Unofficial Copy

SPECIAL WARRANTY DEED

Grantors: C. Duane Depping, Personal Representative for the Estate of Aletha Depping and C. Duane Depping, Trustee for the Carl Depping Testamentary Trust
Grantees: C. Duane Depping and Deanna F. Milne
Legal Description (abbreviated): (27-7-36 S1/2 SE1/4 Less Rd) & (34-7-36 NE1/4 Less Rd)
Additional legal on page : N/A
Assessor's Tax Parcel ID No.: 36-07-27-44-0004 and 36-07-34-11-0001

THE GRANTORS, C. Duane Depping, as Personal Representative for the Estate of Aletha Depping, deceased, and C. Duane Depping, as Trustee for the Carl Depping Testamentary Trust for and in consideration of distribution of estate and trust, in hand paid, grant, bargain, sell, convey, and confirm decedent's interest (being 26.741% interest) and the Trust's interest (being 26.741%) in the following described real estate, situated in the County of Walla Walla, State of Washington, equally, to C. Duane Depping as his sole and separate property and to Deanna F. Milne, as her sole and separate property.

Parcel ID # 36-07-27-44-0004 and 36-07-34-11-0001

The South half of the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 36, East of the Willamette Meridian. Situated in the County of Walla Walla, State of Washington.

The Grantors for the estate and trust and for its successors in interest do by these present expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all

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Karen Martin County Auditor, Walla Walla County WA

persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, the Grantors will forever warrant and defend the said described real estate.

DATED this 6th day of March, 2015.

ESTATE OF ALETHA DEPPING

By: C Duane Depping
C. Duane Depping
Personal Representative

CARL DEPPING TESTAMENTARY TRUST

By: C Duane Depping
C. Duane Depping
Trustee

STATE OF WASHINGTON)
) ss.
County of Walla Walla)

On this day personally appeared before me C. Duane Depping, as Personal Representative for the Estate of Aletha Depping and C. Duane Depping, as Trustee for the Carl Depping Testamentary Trust, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of March, 2015.

SHERYL HARVEY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
09-21-15

Sheryl Harvey
Notary Public in and for the State of Washington, residing at Walla Walla

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Karen Martin County Auditor, Walla Walla County WA