

Walla Walla County Community Development Department

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

Date: May 31, 2022
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
RE: 2022 Non-County Preliminary Docket Introduction

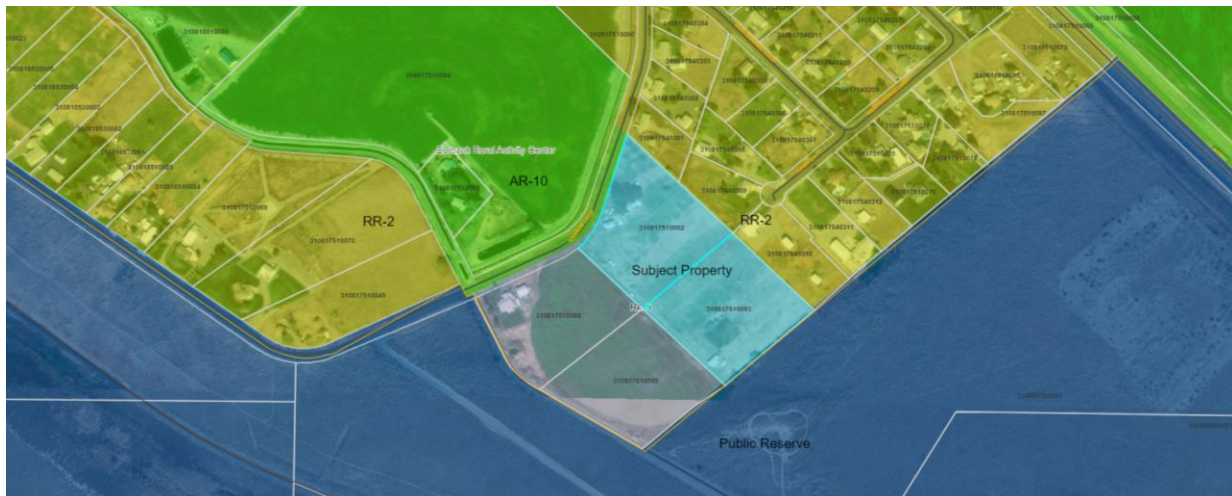
Background

The following list consists of the applications that were submitted prior to the 2022 application deadline, constituting the 2022 Preliminary Docket of Non-County amendment applications.

- **CPA22-001/REZ22-001 – Landram Hanson Loop Road Rural Rezone**
Amend Comprehensive Plan and Zoning map designations of two properties located generally at 3296 Hanson Loop Road, totaling 10-acres, from Rural Agriculture 5-acres to land use designation Rural Residential 2-5-acres (Burbank RAC). Zoning proposed is Rural Residential 2-acres (RR-2). APN 310817510092, 310817510093.

At the meeting staff will give a summary of the proposed amendments and the Planning Commission will have the opportunity to ask questions of staff. This will not be a public hearing with an opportunity for public testimony. No recommendation is to be made by the Planning Commission at this workshop. The Planning Commission will be asked to make a recommendation to the Board of County Commissioners on whether this item should be advanced to the Final Docket after a public hearing to be scheduled in the next month or so. Criteria for Preliminary Docket review included on Page 2.

As shown below, the subject properties, and two additional properties to the west, are primarily surrounded by rural land zoned RR-2 (yellow) as well as Public Reserve and Agricultural Residential 10-acres.



Preliminary Docket Review Criteria

Walla Walla County Code Section 14.10.060D: Planning Commission Review. (Comprehensive Plan amendment application)

All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.

- 1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s).*
- 2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.*
- 3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based upon the perceived need, urgency and appropriateness of each proposed amendment and its compliance with the applicable annual review criteria in Section 14.10.015.*

Walla Walla County Code Section 14.15.060D: Planning Commission Review. (Rezone application)

All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.

- 1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)*
- 2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.*
- 3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based on the following criteria:*
 - a. The amendment is consistent with the comprehensive plan; and*
 - b. The amendment is consistent with other development regulations, unless accompanied by the amendments to such other development regulations; and*
 - c. The amendment is appropriate at this time.*

Documents

- A. CPA22-001 Comprehensive Plan Application and Exhibits A-D
- B. REZ22-001 Rezone Application and Exhibits A-D
- C. SEPA22-011 Environmental Checklist

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

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application deadline: March 31, 2022 at 5:00 pm

NOTES FOR 2022:

Rezoning that do not correspond with proposed Land Use Plan map amendments will not be considered as Comprehensive Plan Amendment applications but will be considered a development regulation amendment subject to applicable requirements of Walla Walla County Code Title 14.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting via Cisco Webex, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

If you are submitting more than one amendment request, fill out a separate application for each request.

Applicant

Name: Andrew Landram

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 509-939-5538 Email: drewlandram@hotmail.com

Applicant's Representative (optional)

Name: Jennifer Ssebagala

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 360-561-8582 Email: js.work360@gmail.com

***Note: Signatures from the applicant and each property owner required on Page 4 (WWCC 14.07.025B(9)).**

Type of Proposed Amendments

☒ Type of proposed amendment (circle one): Text Policy **Map**

☒ Is this application accompanied by application(s) for development regulations amendments (rezoning or zoning code text amendment) necessary to implement the proposed Comprehensive Plan amendment (circle one)? **Yes** or No

Text and Policy Amendments

Brief description of the proposed text or policy amendments

Amend the land use designation of the applicant's two parcels located on Hanson Loop Road from Rural Agriculture to Rural Residential and rezone the parcels from RA-5 to RR-2 for the opportunity for additional housing.

** detailed statement will be required – see the Submittal Checklist on Page 4.*

Comprehensive Plan page(s) that would be effected.

Map LU-1
Map LU-2
Map BSA-1

Map Amendments

Site address and/or general description of the area

3296 Hanson Loop Rd and the adjacent parcel to the southeast toward Casey Pond.

12-digit Assessor's parcel numbers (site-specific amendments only)

31 - 08 - 17 - 51 - 0092

____ - ____ - ____ - ____ - ____

31 - 08 - 17 - 51 - 0093

____ - ____ - ____ - ____ - ____

Size of the of the property/area that would be affected

10 total acres (each parcel is 5 acres)

Current Land Use Designation

Rural Agriculture

Proposed Land Use Designation

Rural Residential

Current Zoning

Rural Agriculture 5 (RA-5)

Proposed Zoning
**rezone application will also be required.*

Rural Residential 2 (RR-2)

Is the subject property within an Urban Growth Area (UGA)?

☐ Yes ☒ No

If yes, specify which UGA:

☐ Walla Walla

☐ College Place

☐ Waitsburg

☐ Prescott

☐ Burbank

☐ Attalia Industrial UGA

Property Owner Information (site specific map amendments only)Name: Landram Living Trust (Andrew Landram, Trustee)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-5538 Email: drewlandram@hotmail.comName: Landram Living Trust (Susan Landram, Trustee)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-7005 Email: susanlandram@gmail.com

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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

(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, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

Andrew Landram



1/3/26/22

☒ Owner

Printed Name

Signature

Date

☐ Applicant

Susan Landram



1/3-26-2022

☒ Owner

Printed Name

Signature

Date

☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ Applicant

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2022 at 5:00 pm

Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☐ **An electronic copy**
- ☐ **Application fee: \$3,750, plus 3% technology fee, \$3,862.50** payable to Walla Walla County
(If the application is not placed on the final docket, \$3,250 will be refunded.)
- ☐ **SEPA Environmental Checklist** (only **Section A:** Background, **Section C:** Signature and **Section D:** Supplemental Sheet for Nonproject Actions must be completed)
- ☐ **SEPA Review fee: \$570.00, plus 3% technology fee, \$587.10**, payable to Walla Walla County.
- ☐ **Exhibit A:** detailed written summary of proposed amendments. Must be labeled as "Exhibit A" and attached to application form.

Additional Requirements for Map Amendments - attach and label as follows

- ☐ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in this sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
 - ☐ [WWCC 14.10.015](#)
 - ☐ [WWCC 14.10.060D.3 \(perceived need, urgency, and appropriateness\)](#)
 - ☐ [WWCC 14.10.070B.3.](#)
 - ☐ [Section 14.10.070B.4](#) – site specific map amendments only
 - ☐ [Section 14.10.070B.5](#) – Urban Growth Area amendments only
- ☐ **Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant.
- ☐ **Exhibit D:** legal description and notarized signature of one or more property owners.

Additional Requirements for Text or Policy Amendments - attach and label as follows

- ☐ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in these sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
 - ☐ [WWCC 14.10.015](#)
 - ☐ [WWCC 14.10.060D.3 \(perceived need, urgency, and appropriateness\)](#)
 - ☐ [WWCC 14.10.070B.3](#)
 - ☐ [Section 14.10.070B.5.a](#) – Urban Growth Area amendments only

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review. If all items are not submitted together, in a complete application packet, by March 31, 2022, the application will not be considered in 2022.

Applicant Signature:



Date:

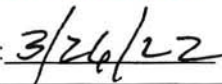


Exhibit A

RE: Comprehensive Plan Amendment Application for Andrew Landram (Landram Living Trust) to change the land use designation and zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

This proposal is for a site-specific map amendment request and will require changes to Walla Walla County Land Use Maps LU-1, LU-2 and BSA-1 to assign Rural Residential 2 to two adjacent lots owned by Landram Living Trust at 3296 Hanson Loop Road (APN 310817510092 and 310817510093) in Burbank.

EXHIBIT B

Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (policy, text, map amendment, or UGA map amendment), certain criteria will not apply. Provided detailed responses to applicable criteria. A MS Word document with these criteria is available online.

1. **Explain how the proposed amendment complies with the criteria in the Walla Walla County Code Section 14.10.015, which identifies the types of applications that may be considered.**

Response: The proposed amendment complies with Walla Walla County Code Section 14.10.015C.5. It is a site-specific land use map amendment that does not require substantive changes to existing policy language and that does not alter the Burbank UGA or Rural Activity Center boundaries.

2. **Explain how the proposed amendment complies with the criteria in Walla Walla County Code Section 14.10.060D.3 regarding the perceived need, urgency and appropriateness of the proposed amendment.**

Response: There is a need and urgency to consider this amendment in order to provide additional residences to address the current housing shortage. The lots are bordered on the northeast by the Westbourne Acres housing development and amending these two lots from Rural Agriculture 5 to Rural Residential 2 will allow for more housing options while maintaining the rural aspect of the area and providing a transition between the existing rural agriculture land use and areas of higher density. This will also result in an increased tax base for these lots.

The proposed amendment is in compliance with the applicable review criteria in Section 14.10.015 of the Walla Walla County Code and is an already-established land use designation in the Burbank Rural Activity Center in which the property is located, making the requested Land Use Designation amendment from Rural Agriculture 5 to Rural Residential 2 appropriate.

3. **Explain how the proposed amendment complies with criteria in Walla Walla County Code Section 14.10.070B.3.**

- a. *The proposal meets a definable public need;*

Response: The proposal meets a definable public need by providing small residential acreages (bigger lots) while maintaining a buffer between rural and resource lands with higher density areas; and

- b. *The public need was not recognized in the existing comprehensive plan due to:*
 - 1) *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
 - 2) *An error in development of the comprehensive plan as it currently exists; and*

Response: the public need was not recognized in the existing comprehensive plan under provision (1), a change of circumstances. When the existing plan was created it was estimated that Burbank's population would increase by approximately 120 people by 2038, it was also noted that "population estimates are inexact and adjustments to these figures will be made periodically as a part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA" (section 12.2.4). The unexpected growth of the area would therefore be a change of circumstance that would allow for an amendment to the land use designation in this case to increase housing while maintaining the rural aspect of the area.

- c. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*

Response: The proposed land use of this property (Rural Residential 2) is already established in the county's comprehensive plan for the county as well as for the Burbank Rural Activity Center and it is consistent with the comprehensive plan's vision for the Burbank community of providing a leisure living environment of bigger lots. This proposed amendment is also in line with the county wide goals and planning policies of promoting: development while maintaining rural character, a variety of rural densities and housing choices, buffering of uses, infrastructure and services consistent with rural goals, and rural economic vitality.

- d. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies;*

Response: The proposed amendment does not require amendment of policies in other areas of the comprehensive plan and the Rural Residential land use designation has already been established for the county as well as allowable in the Burbank Rural Activity Center; and

- e. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*

Response: This site-specific land use map amendment is consistent with the Growth Management Act as it does not qualify as a critical area and is consistent with the county's comprehensive plan which follows the GMA's guidelines.

4. Explain how the proposed amendment complies with criteria in Walla Walla County Code Section 14.10.070B.4. (SITE SPECIFIC MAP AMENDMENTS)

- a. *The subject parcel(s) is suitable for development under the requested land use designation and the zoning standards of one or more potential implementing zoning district(s);*

Response: The parcels of this proposed site-specific amendment to the land use map is physically suitable for the requested land use designation and the anticipated land use development including access, proximity to a higher density area, accessibility to utilities and public services; and

- b. *The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area;*

Response: The proposed amendment will not create pressure to change the land use designation of other properties in the area because the request is to change the land use to be more compatible with the existing land use designation of the land to the northeast of these lots and the growing population of the area; and

- c. *The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area.*

Response: The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area, it is adjacent to a well established public road (Hanson Loop Road) and will be served by electric and communications

utilities that already serve the neighboring development to the northeast. The proposed site-specific amendment is not in or adjacent to an urban growth area.

5. Explain how the proposed amendment complies with criteria in Walla Walla County Code [Section 14.10.070B.5.a.](#) (UGA MAP OR POLICY AMENDMENTS)

Response: Proposed amendment is not in or adjacent to an urban growth area (UGA)

- a. *For each proposed amendment to an urban growth area policy or land use map the planning commission shall consider the following information:*
- 1) *The 20-year population and/or employment projections for the county; and*
 - 2) *The extent to which the urban growth occurring within the county has located within each city and the unincorporated urban growth areas; and*
 - 3) *The allocation of projected county population and/or employment to the urban growth areas; and*
 - 4) *The buildable lands analysis for each urban growth area; and*
 - 5) *Existing urban growth area boundaries; and*
 - 6) *Other proposed changes affecting urban growth areas.*

6. Explain how the proposed amendment complies with criteria in Walla Walla County Code [Section 14.10.070B.5.b.](#) (UGA BOUNDARY MAP AMENDMENTS)

Response: Proposed amendment is not in or adjacent to an urban growth area (UGA)

- b. *For each proposed amendment to an urban growth area the planning commission shall recommend that a proposed amendment be approved, approved with modifications, or denied based on the review criteria in Section 14.10.070B.3 and Section 14.10.070B.4 if applicable, and the following additional criteria:*
- 1) *The proposed amendment necessitates:*
 - a. *Reallocation of population and/or employment within the county; and*
 - b. *Related map and/or boundary changes; or*
 - 2) *The proposed amendment requires modification of the map and/or boundary of one or more urban growth areas.*

Exhibit C: Vicinity Map

2/19/22, 3:47 PM

Google Maps

Google Maps Exhibit C: Vicinity Map



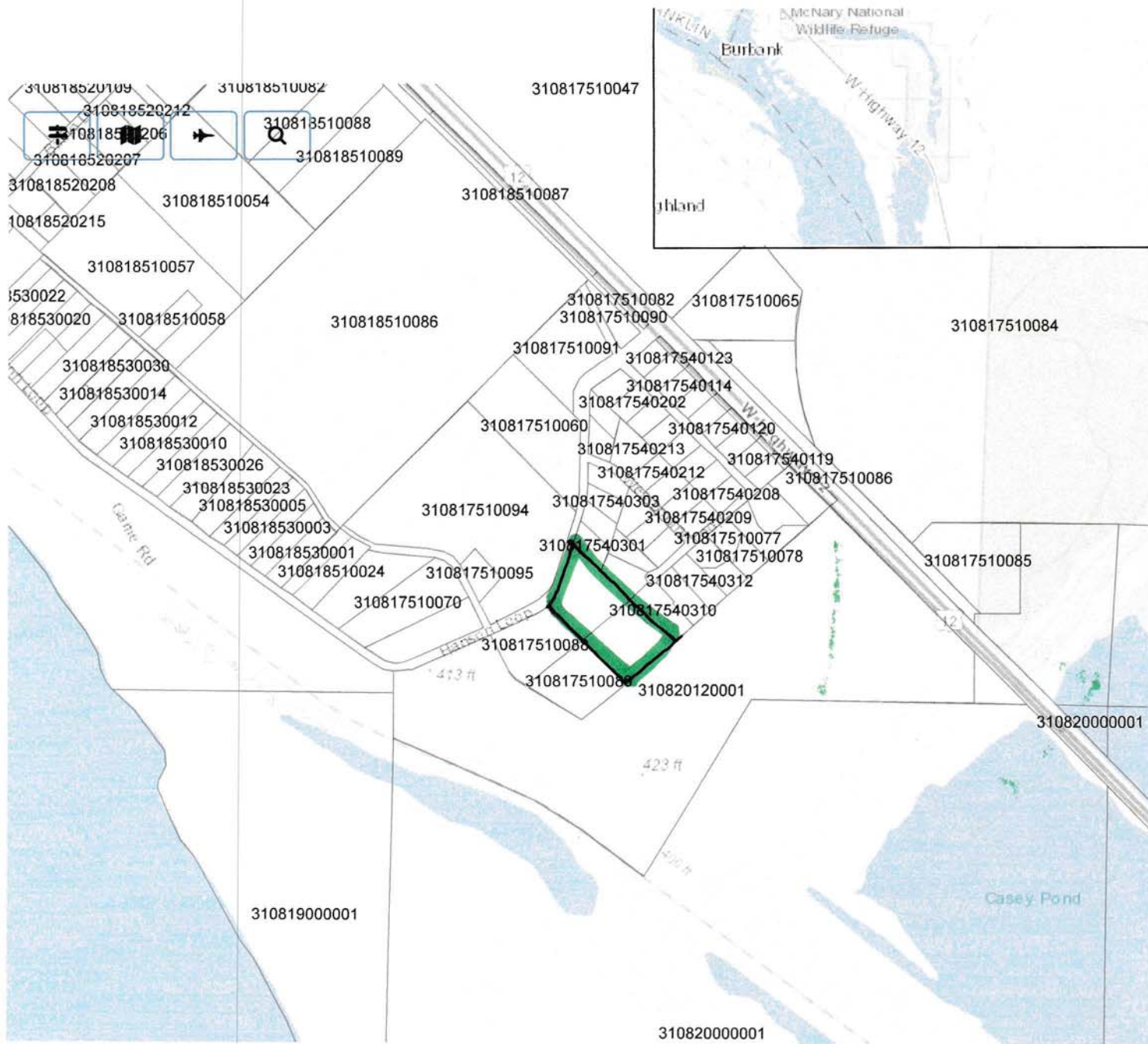
Imagery ©2022 Maxar Technologies, USDA Farm Service Agency, Map data ©2022 500 ft

3-26-2022 Susan Landrum
3-26-2022 Andrew Fardian

Exhibit C: Vicinity Map

3/22/22, 3:45 PM

Walla Walla County Map Search



3-26-2022 Susan Lamdon
3-26-2022 Andrew Larcham

3-26-2022 Andrew Larcham

A horizontal line segment with a vertical tick mark at the left end and another at the right end. The right end is labeled "0.3km". Below the line, between the two tick marks, is the label "0.2mi".

Exhibit D

RE: Comprehensive Plan Amendment Application for Landram Living Trust (Andrew and Susan Landram) to change the land use designation and zoning for parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

Legal Description (per Cindy in the Walla Walla County Assessor's office):

Parcel 31-08-17-51-0092

Walla Walla County Columbia Basin Project #3; Lot 1 of short plat book 4, page 293

Parcel 31-08-17-51-0093

Walla Walla County Columbia Basin Project #3; Lot 2 of short plat book 4, page 293

Property Owner's Signature:

Andrew Landram
Andrew Landram

Date: 3/28/2022

STATE OF WASHINGTON

COUNTY OF Thurston

I certify that I know or have satisfactory evidence that Andrew Landram signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

dated: 3/28/22

Angela Roberts
Angela Roberts

NOTARY PUBLIC, State of Washington

My appointment expires: 11/2/23



Property Owner's Signature:

Susan Landram
Susan Landram

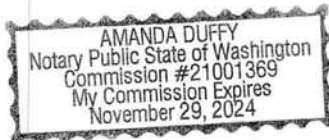
Date: 3-28-2022

STATE OF WASHINGTON

COUNTY OF Pierce

I certify that I know or have satisfactory evidence that Susan Landram signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

dated: March 28, 2022



Amanda Duffy

NOTARY PUBLIC, State of Washington

My appointment expires: 11/29/2024

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

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

REZONE APPLICATION
Site Specific or Area of General Applicability

NOTES FOR 2022:

Rezoning applications that do not correspond with proposed land use amendments will not be considered as Comprehensive Plan Amendment applications but will be considered as development regulation amendments subject to applicable requirements of Walla Walla County Code Title 14. Site specific rezonings can be considered outside of the annual docketing process.

Prior to application submittal you are required to schedule a virtual preapplication meeting, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

If you are submitting more than one amendment request, fill out a separate application for each request.

Applicant

Name: Andrew Landram

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 509-939-5538 Email: drewlandram@hotmail.com

Applicant's Representative (optional)

Name: Jennifer Ssebaggala

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 360-561-8582 Email: js.work360@gmail.com

***Note: Signatures from the applicant and each property owner required on Page 4 (WWCC 14.07.025B(9)).**

Type of Proposed Amendments

- ☒ Type of proposed map amendment (circle one): Site-Specific Area Text Amendment
- ☒ Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one) Yes or No

Summary of Amendments		
Site address and/or general description of the area	3296 Hanson Loop Rd and the adjacent parcel to the southeast towards Casey Pond.	
12-digit Assessor's parcel numbers (site-specific amendments only)	<u>3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 2</u> <u>3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 3</u>	____ - ____ - ____ - ____ - ____ ____ - ____ - ____ - ____ - ____
Size of the of the property/area that would be affected	10 total acres (each parcel is 5 acres)	
Current Land Use Designation	Rural Agriculture	
Proposed Land Use Designation <i>*CPA application will also be required.</i>	Rural Residential	
Current Zoning	RA-5	
Proposed Zoning	RR-2	
Is the subject property within an Urban Growth Area (UGA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify which UGA: <input type="checkbox"/> Walla Walla <input type="checkbox"/> College Place <input type="checkbox"/> Waitsburg <input type="checkbox"/> Prescott <input type="checkbox"/> Burbank <input type="checkbox"/> Attalia Industrial UGA		

Property Owner Information (site specific map amendments only)Name: Landram Living Trust (Andrew Landram)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-5538 Email: drewlandram@hotmail.comName: Landram Living Trust (Susan Landram)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-7005 Email: susanlandram@gmail.com

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

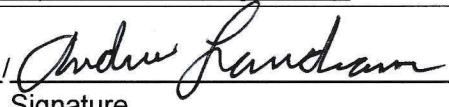

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per WWCC 14.07.025.*(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, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).*

Andrew Landram		3/26/22	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Susan Landram		3-26-2022	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2022 at 5:00 pm

Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☐ **An electronic copy**
- ☐ **Application fee: \$1,425, plus 3% application fee, \$1,4675.75** payable to Walla Walla County
- ☐ **SEPA Environmental Checklist** (only **Section A:** Background, **Section C:** Signature and **Section D:** Supplemental Sheet for Nonproject Actions must be completed)
- ☐ **SEPA Review fee: \$570, plus 3% application fee, \$587.10** payable to Walla Walla County.
- ☐ **Exhibit A:** detailed written summary of proposed amendments. Must be labeled as "Exhibit A" and attached to application form.
- ☐ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in these sections as required by the type of amendment. Must be labeled as "Exhibit B" and attached to application form.
 - ☐ WWCC 14.09.010B (site specific rezones only)
 - ☐ WWCC 14.15.060C (rezones of general applicability only)
 - ☐ WWCC 14.15.070B.3 (rezones of general applicability only)
- ☐ **Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant and labeled as "Exhibit C" and attached to application form.
- ☐ **Exhibit D:** legal description and notarized signature of one or more property owners. Must be labeled as "Exhibit D" and attached to application form.

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review. If all items are not submitted together, in a complete application packet, by March 31, 2022, the application will not be considered on the 2022 docket.

Applicant Signature:

Andrew Handman

Date:

3/26/22

Exhibit A

RE: Rezone Application for Andrew Landram (Landram Living Trust) to change the zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

This proposal is to rezone 2 adjacent parcels owned by the applicant from RA-5 to RR-2. The lots are located in the Burbank Rural Activity Center at 3296 Hanson Loop Road (APN 310817510092 and 310817510093).

EXHIBIT B

Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (site specific or general area rezone), certain criteria will not apply. Provided detailed responses to applicable criteria. A MS Word document with these criteria is available online.

1. Explain how the proposal meets the following criteria of Walla Walla County Code Section 14.15.060C AND Section 14.15.070B.3. (ALL REZONE APPLICATIONS SUBMITTED DURING ANNUAL DEVELOPMENT REGULATION DOCKETING PERIOD)

1. *The amendment is consistent with the comprehensive plan; and*
2. *The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and*
3. *The amendment is appropriate for consideration at this time; and*
4. *The amendment meets a definable public need; and*
5. *The amendment is in the long term interest of the county.*

Response:

1. The proposed zoning of this property (Rural Residential 2) is an already established rural zoning district included in the county's comprehensive plan for the Burbank Rural Activity Center, making this zoning district change appropriate and consistent with the comprehensive plan's vision for the Burbank community of providing a leisure living environment of bigger lots. This proposed amendment is also in line with the comprehensive plan's county wide goals and policies of promoting: development while maintaining rural character, a variety of rural densities and housing choices, buffering of uses, infrastructure and services consistent with rural goals, and rural economic vitality; and
2. This amendment is site-specific and the proposed zoning (RR-2) has already been established in the county's comprehensive plan for the Burbank Rural Activity Center and does not require any changes or updates to any development regulations; and
3. The lots are bordered on the northeast by the Westbourne Acres housing development and amending these two lots from RA-5 to RR-2 will allow for more housing options while maintaining the rural aspect of the area and providing a transition between the existing rural agriculture land use and areas of higher density. The proposed amendment is an allowable rural zoning district for the Burbank Rural Activity Center, making this zoning amendment from RA-5 to RR-2 appropriate at this time; and
4. The proposal meets a definable public need by providing small residential acreages while providing a buffer between rural and resource lands with higher density areas; and
5. This proposed amendment is in the long-term interest of the county because it provides additional residences and will result in an increased tax base for these lots for the county.

2. Explain how the proposal meets the following criteria of Walla Walla County Code Section 14.09.010B. (SITE SPECIFIC REZONES)

1. *Is consistent with the goals and policies in the land use, rural and resource lands, and/or Burbank subarea plan elements of the comprehensive plan including the land use maps; and*

Response: The proposed land use of this property (Rural Residential 2) is one of the County's residential land use designations for the Burbank Rural Activity Center and it is consistent with the comprehensive plan's vision for the Burbank community of providing a leisure living environment of bigger lots. The proposed zoning district (RR-2) is an allowed rural zoning district for the Burbank Rural Activity Center which is where the property is located. This proposed amendment is in line with the comprehensive plan's goals and policies of promoting: development while maintaining rural character, a variety of rural densities and housing choices, buffering of uses, infrastructure and services consistent with rural goals, and rural economic vitality.

2. *Is consistent with WWCC Title 16 Subdivisions, Title 17 Zoning, Title 18 Environment, the Walla Walla County Shoreline Master Program and other applicable land use laws and policies of Walla Walla County; and*

Response: This proposal is consistent with the requirements and has the capability to meet all of the requirements outlined by the above policies and laws with the exception of the Walla Walla County Shoreline Master Program which does not apply to this property.

3. *Is not materially detrimental to uses or property in the immediate vicinity of the proposed rezone and to the general public; and*

Response: This proposal will not result in a significant change of use for the property – the four additional residences it will provide will not have a material affect on the uses or property in the immediate vicinity or to the general public.

4. *Does not create excessive additional requirements at public cost for public facilities and services; and*

Response: The proposal does not create excessive additional requirements at public cost for public facilities or services because it is adjacent to a well-established public road (Hanson Loop Road) and will be served by electric and communications that already serve the neighboring development.

5. *Is warranted:*
 - a. *To achieve consistency with the comprehensive plan; or*
 - b. *To meet county population and/or employment projections because of a need for additional property in the proposed zoning district; or*
 - c. *Because there are changed conditions since the zoning in the area was adopted to warrant the proposed rezone. "Changed conditions" include public improvements, permitted private development or other conditions or circumstances affecting the subject property that have undergone substantial and*

material changes not anticipated or contemplated when the zoning and/or subarea plan was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.

Response: All three of the options listed above apply to this proposal because it would:
a) achieve consistency with the comprehensive plan and update the land use designation and zoning of this property to be the same as the properties to the immediate northeast,
b) meet a need for additional housing to meet county population growth and property need in the zoning district, and c) address the need for additional residences from the unexpected population growth in Burbank which is a "changed condition" from when the zoning in this area was adopted.

Exhibit C: Vicinity Map

2/19/22, 3:47 PM

Google Maps

Google Maps Exhibit C: Vicinity Map



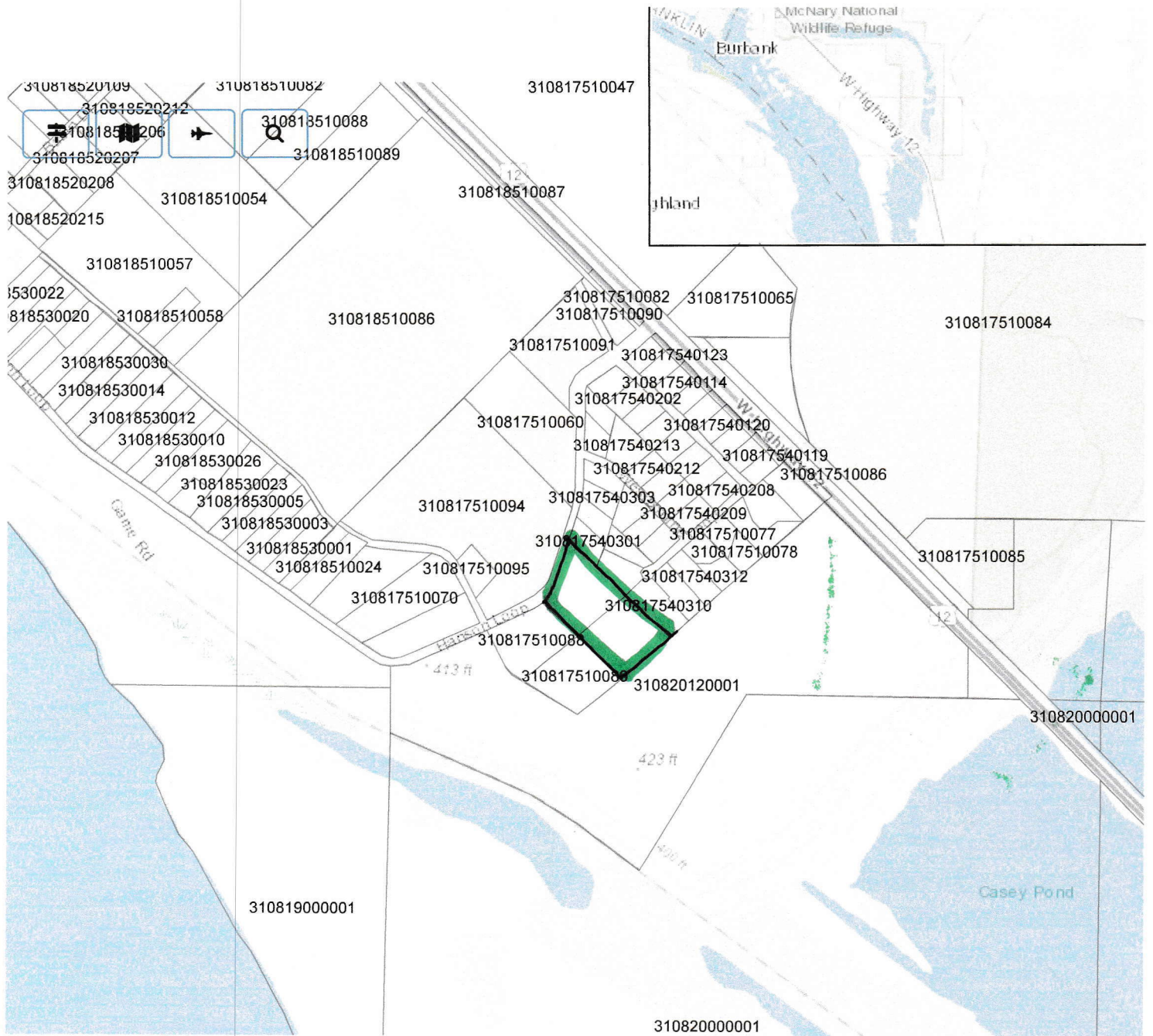
Imagery ©2022 Maxar Technologies, USDA Farm Service Agency, Map data ©2022 500 ft

3-26-2022 Susan Landrum
3-26-2022 Andrew Landrum

Exhibit C: Vicinity Map

3/22/22, 3:45 PM

Walla Walla County Map Search



3-26-2022 Susan Landham
3-26-2022 Andrew Landham

Exhibit D

RE: Rezone Application for Landram Living Trust (Andrew and Susan Landram) to change the zoning for parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

Legal Description (per Cindy in the Walla Walla County Assessor's office):

Parcel 31-08-17-51-0092

Walla Walla County Columbia Basin Project #3; Lot 1 of short plat book 4, page 293

Parcel 31-08-17-51-0093

Walla Walla County Columbia Basin Project #3; Lot 2 of short plat book 4, page 293

Property Owner's Signature:

Andrew Landram
Andrew Landram

Date: 3/28/2022

STATE OF WASHINGTON

COUNTY OF Thurston

I certify that I know or have satisfactory evidence that Andrew Landram signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

dated: 3/28/22

Angela Roberts
Angela Roberts

NOTARY PUBLIC, State of Washington

My appointment expires: 11/2/23



Property Owner's Signature:

Susan Landram
Susan Landram

Date: 3-28-2022

STATE OF WASHINGTON

COUNTY OF Pierce

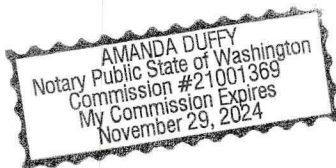
I certify that I know or have satisfactory evidence that Susan Landram signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

dated: March 28, 2022

Amanda Duffy

NOTARY PUBLIC, State of Washington

My appointment expires: 11/29/2024



SEPA ENVIRONMENTAL CHECKLIST

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Proposal for Andrew Landram (Landram Living Trust) to change the land use designation and zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

2. Name of applicant:

Andrew Landram

3. Address and phone number of applicant and contact person:

*Andrew Landram
PO Box 6914
Kennewick, WA 99336
509-939-5538*

Contact person: Jennifer Ssebagala 360-561-8582

4. Date checklist prepared: *3/24/2022*

5. Agency requesting checklist: *Walla Walla County Planning Department*

6. Proposed timing or schedule (including phasing, if applicable):

We will proceed as quickly as permitted by the county

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No additional plans related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not aware of any such environmental information that directly relates to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not aware of any applications pending governmental approval for other proposals directly affecting this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

County approval of a comprehensive plan amendment and rezoning.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposal is to change the land use designation and zoning for 2 adjacent 5-acre parcels from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2) with the plan of providing additional housing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Proposal address is 3296 Hanson Loop in Burbank, WA – see attached vicinity map. Legal description for the 2 adjacent parcels:

Parcel 31-08-17-51-0092

CBP #3 LOT 1 OF SHORT PLAT (NWLY PTN TAX 4 IN FU 20 BLK 3)

Parcel 31-08-17-51-0093

CPB #3 LOT 2 OF SHORT PLAT (SELY PTN TAX 4 IN FU 20 BLK 3)

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope is approximately 40%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy soil

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known surface indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No fill necessary and minimal grading will be needed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No erosion is expected to occur.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

About 2-4% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No such measures will be needed.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Some emissions will result from this proposal from construction but approximate quantity is not known.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No such off-site sources of emissions or odor.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No such measures will be needed.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an irrigation ditch approximately 600' to the south.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work over will be needed.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be needed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions will be necessary.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the proposal doesn't lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharge of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, four (4) new wells will be installed approximately 70'-100' deep. There will be no water discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic sewage from four (4) new onsite septic systems. Each system is expected to be a four bedroom system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

All stormwater will be kept onsite – stormwater will be minimal.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials will not enter ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposal does not alter or affect the drainage patterns in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

All stormwater will be kept on site with berms.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☒ grass
☒ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Some pasture will be removed for approximately four (4) homesites.

c. List threatened and endangered species known to be on or near the site.

Not aware of any such species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No such proposed landscaping at this time.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not aware of any noxious weeds or invasive species known to be on or near the site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Deer have been observed on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Not aware of any threatened or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain.

Not aware of this site being a part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No proposed measures at this time to preserve or enhance wildlife.

- e. List any invasive animal species known to be on or near the site.

Not aware of any invasive animal species to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for four (4) new homes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

All insulation would be installed to code to contribute to energy conservation.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

No expected environmental health hazards will occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

Not aware of any known or possible contamination at this site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known existing hazardous chemicals or conditions that would affect this project's development or design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No such chemicals will be stored, used or produced during the operating life of this project.

- 4) Describe special emergency services that might be required.

No such emergency services expected to be needed.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No proposed measures to reduce or control environmental health hazards considered necessary at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Minor traffic and equipment noise may result from this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise will occur during county mandated construction times.

3) Proposed measures to reduce or control noise impacts, if any:

All county mandated construction times will be observed.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The land to the northeast is rural residential, the land to the southeast is a wildlife reserve and the land to the north and west is rural agriculture. This proposal will not affect the current land use on any nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

This proposal will not be affected by surrounding working farm or forest land.

c. Describe any structures on the site.

Existing 3 bedroom, 2 bathroom mobile home with a 2 car garage.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

RA-5

f. What is the current comprehensive plan designation of the site?

Rural agriculture 5

- g. If applicable, what is the current shoreline master program designation of the site?

There is no current shoreline master program designation for this site.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There is no part of this site that has been classified as a critical area according to the maps available on the county's website.

- i. Approximately how many people would reside or work in the completed project?

Approximately 20 people are expected to reside onsite once this project is completed.

- j. Approximately how many people would the completed project displace?

There would be no people displaced by this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures are considered necessary to avoid or reduce displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No measures are considered necessary to ensure the proposal is compatible with existing and projected land uses and plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are considered necessary to reduce or control impacts to agricultural and forest lands of long-term commercial significance.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately four (4) additional single family homes will be provided from this project. It is unknown at this time what type of housing these homes will be.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated as a result of this project.

- c. Proposed measures to reduce or control housing impacts, if any:

No measures are considered necessary to reduce or control housing impacts.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Tallest height of proposed structures is 30'.

- b. What views in the immediate vicinity would be altered or obstructed?

No views would be altered or obstructed by this project.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

No measures considered necessary to reduce or control aesthetic impacts.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare will be produced by this proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No light or glare from this project will be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no such sources of light or glare that will affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures considered necessary to reduce or control light and glare impacts.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Hunting and fishing are in the immediate vicinity.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This project would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures considered necessary to reduce or control impacts on recreation.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not aware of any such buildings, structures or sites located on or near the site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No evidence of Indian or historic use or occupation. Not aware of any studies conducted onsite.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

We reviewed the WA Department of Archaeology and Historic Preservation's Wisaard map as well as historic maps to determine that there will be no impact to cultural and historic resources on or near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No measures considered necessary.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

1 new single driveway for access to Hanson Loop Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the site is not currently served by public transit. Nearest transit stop is approximately 4 miles away.

- d. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

10 new parking spaces will be added with the completed project and no parking spaces will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new improvements will be needed.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No the project will not use water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

10-20 vehicle trips per day would be generated by the completed project. No commercial or non-passenger vehicles.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Proposal will not interfere with such products on roads or streets in the area.

- i. Proposed measures to reduce or control transportation impacts, if any:

No measures considered necessary.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes the project would result in an increased need for public services as there will be 4 new single family homes.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures considered necessary.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity provided by Columbia Rural Electric Association and telephone can be provided by several providers.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signer _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No such increases are expected.

Proposed measures to avoid or reduce such increases are:

No measures considered necessary.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would have an insignificant affect on plants, animals, fish and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

No measures are considered necessary.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would have an insignificant affect on energy and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

No measures are considered necessary.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would not use or affect such areas listed above.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures considered necessary.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal would not affect land or shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures considered necessary

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would cause an insignificant increase in demands on transportation or public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Measures not considered necessary.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts with any laws or requirements for the protection of the environment.

Exhibit A

RE: Comprehensive Plan Amendment Application for Andrew Landram (Landram Living Trust) to change the land use designation and zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

This proposal is for a site-specific map amendment request and will require changes to Walla Walla County Land Use Maps LU-1, LU-2 and BSA-1 to assign Rural Residential 2 to two adjacent lots owned by Landram Living Trust at 3296 Hanson Loop Road (APN 310817510092 and 310817510093) in Burbank.