



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/residents/community_development/index.php

NOTICE OF APPLICATION/ODNS SEPA23-011, B23-0408, B23-0409

Notice is hereby given on this date, **8/22/2023**, 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 Environmental Checklist (SEPA23-011), dated 7/14/2024
- SEPA Exhibits including preliminary site plans for two sites and preliminary building plans, dated 6/30/2023
- Building Permit Application Packets (B23-0408 and B23-0409) submitted 8/9/2023
- Reduced Building Permit plans, prepared by Larry V. Christiansen, Professional Engineer, GEM Buildings, Brigham City, Utah, dated 7/7/2023

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. Applicant: McGowan Rice, Inc., C/o Mark Rice, 2122 N 24th St, Boise, ID, 83702
2. Property Owner(s): J R Simplot Company, Po Box 1306, Pasco, WA, 99301
3. Application filing date: 7/14/2023
4. Date that application was determined to be substantially complete:
5. Location: Two building sites located on separate lots within the Eastern half of S27, R32E, T8N and S19, R32E, T8N (Assessor's Parcel Numbers 320819000002 and 320827110002).
6. Description of proposed action: Proposed construction of two potato storage commercial buildings of 50,493 square feet buildings for J.R. Simplot Co. The building sites are outside mapped critical areas.
7. Zoning map designation for the location: Primary Agriculture-40
8. Comprehensive plan land use designation for the location: Primary Agriculture
9. Shoreline Environment: Outside of Shoreline Jurisdictional Area
10. Required Permits: Commercial Building Permit
11. Development Regulations: Walla Walla County Code (WWCC) WWCC Chapter 17.17 - Development Permits and Review; WWCC 17.18 – Density and Dimensions.
12. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Ste 200, Walla Walla, WA 99362 or planning@co.walla-walla.wa.us. 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: 9/5/2023.**
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 **Don Sims, Associate Planner, at 509-524-2618, planning@co.walla-walla.wa.us**, or 310 W Poplar St., Ste 200, Walla Walla, WA 99362.

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



① ARCHITECTURAL SITE PLAN - BLDG 1 - SITE 1
1" = 300'-0"



AR
MACOMAN RICE
CONSULTANTS
INC.

NO.	REVISIONS	DATE
A	ISSUED FOR REVIEW	06/30/23

DESIGN CONSULTANT
JF
MACOMAN RICE
CONSULTANTS
INC.
(206) 866-6813

PROFESSIONAL SEAL



PROJECT FOR

140'-6" X 336' POTATO STORAGE
BURBANK, WA

SIMPLOT LAND AND LIVESTOCK

ARCH SITE PLAN BLDG 1

PROJECT NAME:

JOB NO.: 22064
DATE: 06/30/23
DRAWN BY: JSP

SHEET NUMBER:
A-101



1 ARCHITECTURAL SITE PLAN - BLDG 2 - SITE 2
1" = 500'



AR
MACGOWAN RICE
CONSULTING

NO.	REVISIONS	DATE
A	ISSUED FOR REVIEW	06/30/23

DESIGN CONSULTANT
JF
MACGOWAN RICE
CONSULTING
(206) 966-6913

PROFESSIONAL SEAL



PROJECT FOR

140'-6" X 336' POTATO STORAGE
BURBANK, WA

SIMPLOT LAND AND LIVESTOCK

ARCH SITE PLAN BLDG 2

PROJECT NAME

JOB NO.: 22004
DATE: 06/30/23
DRAWN BY: JSP

SHEET NUMBER:

A-102

