

Walla Walla County Community Development Department

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

File No. VAR22-001

SEPA22-001

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 3/10/2022, 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 CDD 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 Checklist (SEPA22-001), dated 11/30/2021
- Variance Application form (VAR22-001), dated 12/07/2021
- ASR Registration Search – Towers within 2 miles of site, submitted 02/18/2022
- Drawing sheets C1-C3 (Site plans and elevation), dated 02/15/2022
- Variance Application Approval Criteria, prepared 02/14/2022
- Federal Aviation Administration, Mail Processing Center Determination of No Hazard to Air Navigation, Issued 08/26/2021
- Lamar Road Communication Tower Geotech Plan Set, dated 12/15/2021
- Walla Walla County Inland Cellular Site Locations, Submitted 02/18/2022
- NEPA Checklist Summary Report (Page 5), submitted 02/18/2022
- Land lease contract (partially redacted), signed 07/14/2021
- Site vicinity map, dated 11/22/2021
- Tower Propagation map, dated 09/28/2021
- Topographic map of area, dated 11/22/2021
- In vehicle propagation coverage map, dated 09/28/2021
- Response to Walla Walla County Code Section 17.34.100, submitted 02/18/2022
- NEPA report dated 11/23/2021

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: WEIS TOWERS LLC; PO BOX 711; ROSLYN WA, 98941
2. Property Owners: THE EUREKA FLATS LLC; 500 STRUTHERS RD; PRESCOTT, WA 99348
3. Application filing date: 1/6/2022
4. Date that application was determined to be substantially complete: 3/3/2022
5. Location and description of proposed action: The applicants have proposed to construct a wireless communication facility (cell phone tower) of approximately 190' in height. The proposed variance would allow for a tower height of 190-feet for the new tower, exceeding the maximum height allowed by code which is 120-feet. The site is located approximately 12.5 miles west of Prescott, Washington in the unincorporated Walla Walla County (APN 341032410003). The site is south of West Highway 124, it will be accessed off an existing turnout about 1,000' east of the Lamar Road intersection.
6. Comprehensive plan map designation for the location: Primary Agriculture
7. Zoning map designation for the location: PA-40
8. Shoreline Environment: **Not Applicable
9. Required Permits: Communication Tower Building Permit
10. Development Regulations: WWCC Chapter 17.44 – Variances; WWCC Chapter 17.34 – Wireless Communications Facilities; WWCC Chapter 17.18 – Density and Dimensions
11. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. 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 Department before 5:00 PM on the following date: 03/24/2022.**

12. A public hearing will be held on this proposal; but it has not been scheduled yet.
13. The decision on this application will be made by the Walla Walla County Hearing Examiner.

For additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us.

Staff Contact: Don Sims, Associate Planner, 509-524-2618.

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