

Walla Walla County Community Development Department

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

File No. VAR22-003

SEPA22-007

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 3/28/2022, 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 (SEPA22-007), dated 01/06/2022
- Variance Application form (VAR22-003) with three signature pages, dated 02/15/2022, 02/17/2022, and 02/22/2022
- Response to variance approval criteria, WWCC Section 17.44.015
- Response to WWCC Section 17.34.100
- ASR Registration Search – Towers within 2 miles of site, dated 02/17/2022
- Floodplain map (FIRM Panel 216C) and Copy of FEMA Map Service Center Page
- Revised drawing sheet C1-C3 (site plans and elevation), dated 03/10/2022
- Revised geotechnical study prepared by Travis J. Wambeke, P.E., dated 12/14/2021
- Memo regarding status of cultural study with the Confederated Tribes of the Umatilla Indian Reservation and the applicant, dated 03/07/2022
- Federal Aviation Administration, Mail Processing Center Determination of No Hazard to Air Navigation, issued 02/02/2021
- Tower propagation map, dated 09/28/2021
- Tower in vehicle propagation map, dated 09/28/2021
- Land site lease (partially redacted), dated 12/09/2020 and 12/18/2020
- Map showing towers within 2-mile radius on Google Earth
- Map showing planned Inland Cellular Tower Sites and present towers
- Survey showing topographic and property details for the property, prepared by Greg E. Flowers, PLS, 08/25/2021
- Washington State Department of Transportation Conceptual Approval letter, dated 07/07/2021

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 ATTN: THOMAS, KRISTIE; PO BOX 711; ROSLYN WA, 98941
2. Property Owners: DOZIER, DARLEEN; 262 CONOVER RD; WAITSBURG, WA 99361
3. Application filing date: 2/22/2022
4. Date that application was determined to be substantially complete: 3/23/2022
5. Location and description of proposed action: Prescott West Communications Cell Tower Height variance. The applicants have proposed to construct a wireless communication facility (cell phone tower) of approximately 190' in height. The proposed site is located on a field approximately a quarter mile west of the incorporated town of Prescott, WA (APN 361033110013), in the Primary Agriculture 40 zoning district.
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 Communication 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: 4/11/2022.**

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.