



NOTICE OF APPLICATION/PROPOSAL NOTICE OF PUBLIC HEARING

Comprehensive Plan Land Use Map Amendment and
Municipal Code (Zoning Map) Amendment
File# CPM-24-0001, SEP-24-0007

Notice is hereby given on this date: **August 8, 2024**, that the applications/proposals amendments to the City of Walla Walla Comprehensive Plan described in this notice has been filed with the City of Walla Walla Development Services Department (Development Services). The application/proposal may be reviewed at the Development Services at 55 East Moore Street, Walla Walla, WA 99362.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein.

SEPA Environmental Review: The proposals are subject to the requirements of Walla Walla Municipal Code Chapter 21.08, and Washington Administrative Code (WAC) 197-11, State Environmental Policy Act (SEPA), as a non-project action. 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 subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold 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: The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, and submitted SEPA checklist(s).

These documents are located at the offices of the Development Services Department at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated below.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the Development Services Department. If reference is made below to the application or determination of

completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City and are subject to continuing review and modification.

1. Applicant(s): Mark Houk, PO Box 2549, Walla Walla, WA 99362
2. Application filing date: All applications were filed by March 28, 2024.
3. Date that application was determined to be substantially complete: April 15, 2024.
4. Location and description of proposed action: Generally located west of 1014 South 9th Avenue. Assessor Parcel Numbers: 360730410006, 360730410034 and 360730440027. Subject area is approximately 2.5 acres. **Comprehensive Plan Land Use Map amendment from Residential to Commercial and a Municipal Code (Zoning Code) Map amendment from Multi-Family Residential (RM) to Highway Commercial (CH).**
5. Current Comprehensive plan map designation(s) for the location: Residential
6. Current Zoning map designation(s) for the location: Multi-Family Residential
7. Comments upon this application must be submitted in writing to the City of Walla Development Services at 55 East Moore St., Walla Walla, WA 99362.
- Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: August 28, 2024.** Comments may also be submitted at the Public Hearing on Monday, September 9, 2024, at 6:30 P.M.
8. **A public hearing will be held by the City of Walla Walla Planning Commission on the proposals and is scheduled for Monday, September 9, 2024.** See information below.
9. The following listed permits and/or authorizations have been requested in the application: Comprehensive Plan Land Use Map amendment and Municipal Code (Zoning Map) amendment. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: None identified.
10. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code Level V and VI review process.
11. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: Walla Walla Municipal Code 19, 20 and 21.
12. The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan/Environmental Impact Statement.
13. **SEPA lead agency: City of Walla Walla**
14. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: State of Washington.
15. The SEPA responsible official has determined that the application, proposal checklist(s), Walla Walla Comprehensive Plan/Environmental Impact Statement and the following listed environmental documents and/or studies may be used to evaluate the proposal: None identified. Copies of these materials may be reviewed at Development Services, 55 East Moore Street, Walla Walla, WA.
16. The responsible official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: none identified.
17. The Department has preliminarily determined that, in addition to the applicant and

any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request.

NOTICE OF PUBLIC HEARING

Notice is hereby given by the City of Walla Walla Development Services Department that a Public Hearing will be held on the application described in this notice by the **City of Walla Walla Planning Commission** on Monday, **September 9, 2024, at 6:30 P.M.** at the **City Hall of Walla Walla** in the Council Chambers; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).

Note: This meeting will be conducted in person at City Hall.

Members of the public may also attend and participate in the public hearing virtually by using this Zoom meeting link <https://bit.ly/3YDoCDT> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 835 9235 4611.

The purpose of this Public Hearing is to consider a request for a Comprehensive Plan Land Use Map amendment and Municipal Code (Zoning Code) Map amendment, as listed above. All interested persons and parties may participate in the public hearing. The public hearing shall be open to consideration of the environmental impacts of the proposal. Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the Development Services Department as provided in Section 20.14.015 of the Walla Walla Municipal Code (WWMC).

Appeal rights are outlined in WWMC Chapter 20.38 and other code provisions referenced therein. A staff report and information packet, with all submitted documents, will be available for reviewing at the City of Walla Walla web site, www.wallawalla.gov/government/development-services/public-notice prior to the Public Hearing.

For additional information contact:

City of Walla Walla Development Services
c/o Jon Maland, Senior Planner
55 East Moore Street
Walla Walla, WA 99362

(509) 524-4710

Email: permits@wallawalla.gov

