



# NOTICE OF PUBLIC HEARING

## Walla Walla City Council

FILE # PDA-21-0001, SEP-21-0026

Notice is hereby given by the City of Walla Walla Development Services Department that the Walla Walla City Council will conduct a public hearing on the application described in this notice. **THE PUBLIC HEARING WILL TAKE PLACE ON MONDAY, SEPTEMBER 23, 2024, AT 6:30 to 9:30 P.M. AT THE WALLA WALLA HIGH SCHOOL COMMONS, LOCATED AT 800 ABBOTT ROAD, WALLA WALLA, WA.**

**The purpose of the public hearing is to hear testimony and take evidence regarding the proposed development agreement relating to approximately 104 acres of land generally located north and east of Cottonwood Road and west of Kendall Road to be developed into 257 single family residential lots with associated street, drainage facilities and open space. (See attached conceptual layout).**

Members of the public may also attend and participate in the public hearing virtually, by using this Zoom meeting link: <https://us02web.zoom.us/j/88025691295> or by calling 253-215-8782 and entering meeting ID 880 2569 1295#.

Interested parties wishing to submit written testimony or documents with new information to be included in the staff report provided to the Walla Walla City Council, in advance of the special meeting, must submit such materials to the Development Services Department by Monday, September 16, 2024, by 5 p.m. While interested parties may submit written testimony or documents at the public hearing, they are encouraged to submit them prior to the public hearing for inclusion in the staff report. Please send written testimony or documents to the following address: City of Walla Walla Development Services Department, 55 East Moore Street, Walla Walla, WA 99362 or via email to [permits@wallawallawa.gov](mailto:permits@wallawallawa.gov).

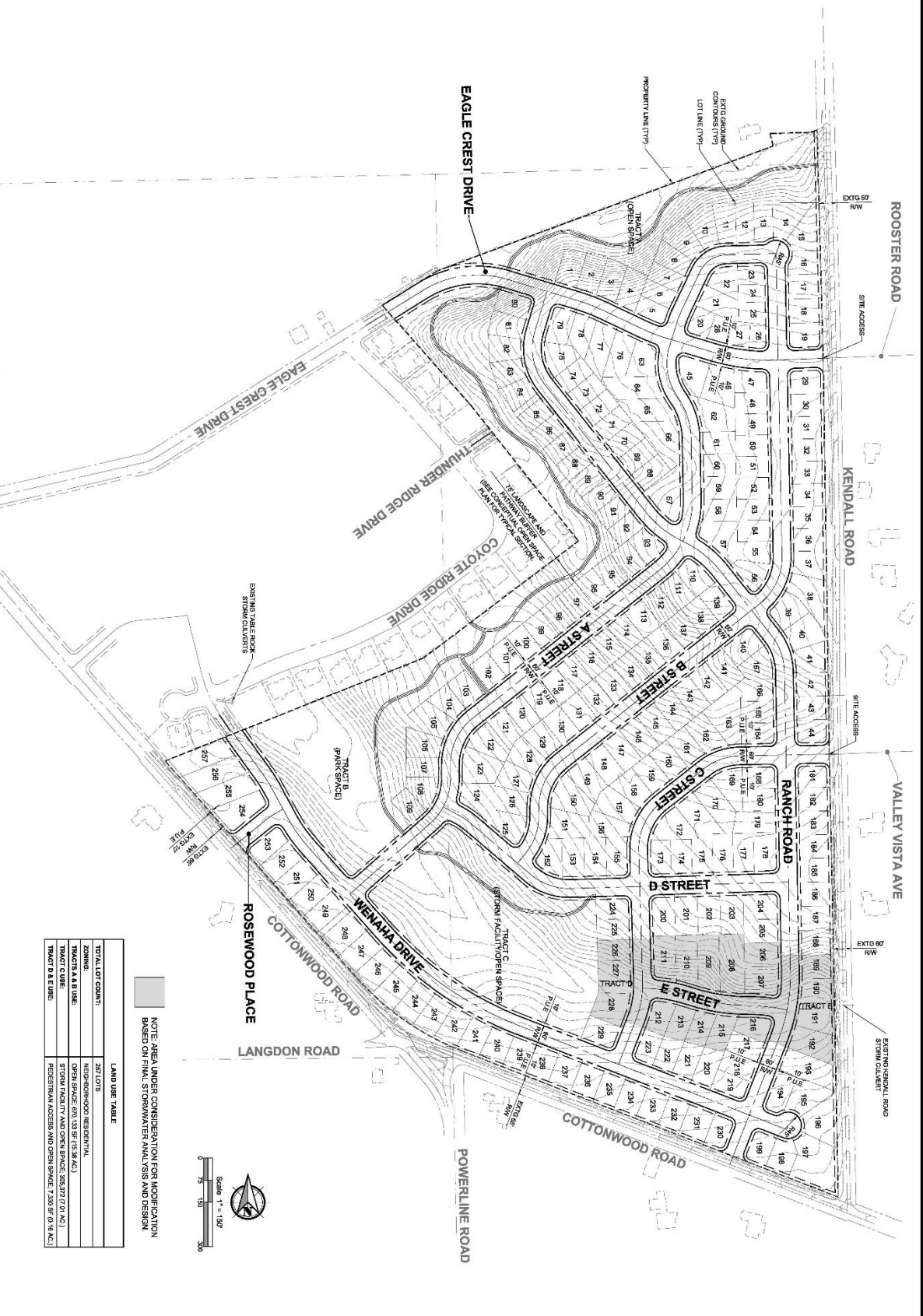
Speakers at the public hearing will be limited to three (3) minutes each. However, interested parties commonly represented by an attorney or other person may cede their speaking time to a representative to speak on their behalf; provided that the maximum time that may be ceded to a representative is fifteen (15) minutes total. Parties who cede their time to a representative may not separately speak themselves. The City Council may ask questions at the time of the hearing, but it will not deliberate upon whether to approve the development agreement at that time. The Walla Walla City Council will deliberate upon whether to approve the development agreement at its regularly scheduled October 9, 2024, City Council meeting. There will not be an opportunity provided at the October 9, 2024, meeting for interested parties to provide additional testimony or evidence.

1. Applicant: Cottonwood Investors, LLC, P.O. Box 1757, Walla Walla, WA 99362
2. Application filing date: April 1, 2021
3. Date that application was determined to be substantially complete: September 17, 2021
4. Location and description of proposed action: The site is located generally north and east of Cottonwood Road and west of Kendall Road. APN: 360604120029. Proposal is a development agreement in conjunction with an annexation petition. The development proposal is to subdivide approximately 104 acres into 247 single family residential lots with associated streets, drainage facilities and opens space.
5. Comprehensive plan land use map designation is: Residential.
6. Zoning map designation for the location: Neighborhood Residential, upon annexation into the city limits.



**Application materials, the proposed Development Agreement, and other documents referenced above are located at the City of Walla Walla 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 or are available for viewing electronically by going to the following website: [www.wallawallawa.gov/government/development-services/public-notice](http://www.wallawallawa.gov/government/development-services/public-notice) or by scanning the QR code.**

For additional information on the application, accommodation or assistance commenting on the proposal, please contact the staff at the City of Walla Walla Development Services Department, 55 East Moore Street, Walla Walla, WA 99362. (509) 524-4710 Email: [permits@wallawallawa.gov](mailto:permits@wallawallawa.gov) Interested persons and parties may request a copy of the final decision made 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.



LAND USE TABLE

TRACT/LAND USE	LAND USE TABLE
TRACT A & B (RESIDENTIAL)	287 LOTS
TRACT C (RESIDENTIAL)	287 LOTS
TRACT D & E (RESIDENTIAL)	287 LOTS
TRACT F (RESIDENTIAL)	287 LOTS
TRACT G (RESIDENTIAL)	287 LOTS
TRACT H (RESIDENTIAL)	287 LOTS
TRACT I (RESIDENTIAL)	287 LOTS
TRACT J (RESIDENTIAL)	287 LOTS
TRACT K (RESIDENTIAL)	287 LOTS
TRACT L (RESIDENTIAL)	287 LOTS
TRACT M (RESIDENTIAL)	287 LOTS
TRACT N (RESIDENTIAL)	287 LOTS
TRACT O (RESIDENTIAL)	287 LOTS
TRACT P (RESIDENTIAL)	287 LOTS
TRACT Q (RESIDENTIAL)	287 LOTS
TRACT R (RESIDENTIAL)	287 LOTS
TRACT S (RESIDENTIAL)	287 LOTS
TRACT T (RESIDENTIAL)	287 LOTS
TRACT U (RESIDENTIAL)	287 LOTS
TRACT V (RESIDENTIAL)	287 LOTS
TRACT W (RESIDENTIAL)	287 LOTS
TRACT X (RESIDENTIAL)	287 LOTS
TRACT Y (RESIDENTIAL)	287 LOTS
TRACT Z (RESIDENTIAL)	287 LOTS

NOTE: AREA UNDER CONSIDERATION FOR MODIFICATION BASED ON FINAL STORMWATER ANALYSIS AND DESIGN.



EXH 1  
SHEET 1 OF 1

DESIGNED BY: PBS Engineering and Environmental Inc.  
CHECKED BY: [Name]  
DATE: 6/19/2022  
PROJECT NO: 66263-00

ALTERNATE SITE LAYOUT FOR:  
**COTTONWOOD DEVELOPMENT**  
A SUBDIVISION LOCATED IN WALLA WALLA, WASHINGTON

PBS Engineering and Environmental Inc.  
400 Bradley Blvd, Ste 106  
Walla Walla, WA 99152  
509.942.1000  
pbswa.com