

## NOTICE OF APPLICATION

### The Equinox at North Mill Subdivision (Offner Road / Avery Street)

**Project Summary:** *The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 23.73 acres into a total of 119 residential lots.*

Notice is hereby given on this date: **April 26, 2024**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla, WA 99362 or visiting the city's website at <https://www.wallawalla.gov/government/development-services/public-notice>.

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.

The City of Walla Walla Development Services 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 subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Mitigated Determination of Non-Significance (MDNS).

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 issued May 22, 2018.

Submitted SEPA environmental checklist,

Geotechnical Report, prepared by PBS dated February 26, 2020.

Traffic Impact Analysis (TIA), prepared by PBS dated December 22, 2020.

Traffic Sensitivity Analysis and Proportionate Share Recommendation Letter, prepared by PBS dated July 27, 2023.

Cultural Resource Survey Report, prepared by GRAM Northwest dated May 2022.

Preliminary Storm Design Analysis, April 17, 2024

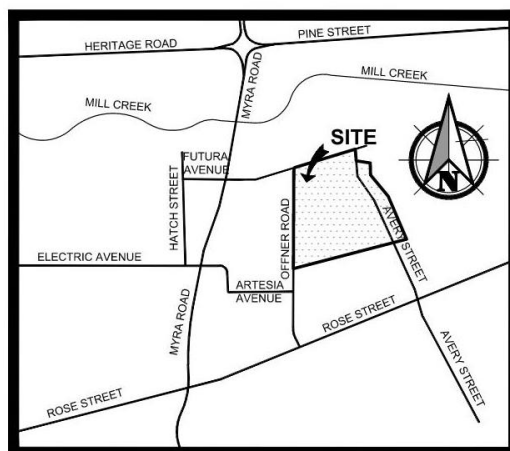
These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is

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 following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. 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 of Walla Walla and are subject to continuing review and modification.

1. Applicant: Konen Properties, LLC, 186 Brickwood Drive, Walla Walla, WA 99362
2. Application filing date: April 18, 2024
3. Date that application was determined to be substantially complete: April 23, 2024
4. Location and description of proposed action: 536 Offner Road, 401 Avery Street, APN # 360730220029, 360730220010, 360730220030 360719330035
5. **The applicant is requesting preliminary plat approval to subdivide the subject property of approximately 23.73 acres into a total of 119 residential lots.**
6. Comprehensive plan map designation(s) for the locations: Master Planned Community
7. Zoning map designation(s) for the locations: Urban Planned Community (UPC)
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to [permits@wallawalla.gov](mailto:permits@wallawalla.gov). **Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: May 15, 2024.**
9. **A public hearing will be held on the proposal by the City of Walla Walla Hearing Examiner, but it has not been scheduled yet. The Notice of Public Hearing will be provided at a later date.**
10. The following listed permits and/or authorizations have been requested in the application: Preliminary Plat approval and SEPA review.
11. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Building permits for future construction.
12. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level IV review process.
13. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20, and 21.
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: Washington State Department of Ecology.
15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None identified.
16. The City of Walla Walla 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: none identified.
17. **SEPA lead agency: City of Walla Walla**

18. 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: Mitigated Determination of Non-Significance (MDNS).
19. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
20. Application materials and other documents referenced above are located at the City of Walla Walla Walla Development Services at 55 East Moore St. 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, Walla Walla 2040 & 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 above. **For additional information please contact the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362. (509)524-4710**



**VICINITY MAP**  
NOT TO SCALE

# PRELIMINARY PLAT OF THE EQUINOX AT NORTH MILL

LOCATED IN A PORTION OF NW 1/4 OF THE NW 1/4 OF SECTION 30  
T 7 N, R 36 E, W. M. WALLA WALLA COUNTY, WASHINGTON

## PROJECT NOTES:

**OWNER/DEVELOPER**  
KONEN PROPERTIES, LLC  
ATTN: GREG FLOWERS, PLS  
5 N COLVILLE, STE 200  
WALLA WALLA, WA 99362  
PHONE: (509) 956-3026

**ENGINEER**  
PBS  
ATTN: J. MICHAEL MELDER, PE  
5 N COLVILLE, STE 200  
WALLA WALLA, WA 99362  
(509) 956-3026

**SURVEYOR:**  
PBS  
ATTN: GREG FLOWERS, PLS  
5 N COLVILLE, STE 200  
WALLA WALLA, WA 99362  
(509) 956-3026

EASEMENTS AS SHOWN ON  
STUBBLED SHORT PLAT  
RECORDED IN VOLUME 2 OF  
NO. 1094-09146 IN VOLUME 2 OF  
SHORT PLATS AT PAGE 290 TO  
WALLA WALLA, WA 99362  
BE EXTINGUISHED BY THIS PLAT

## LEGEND:

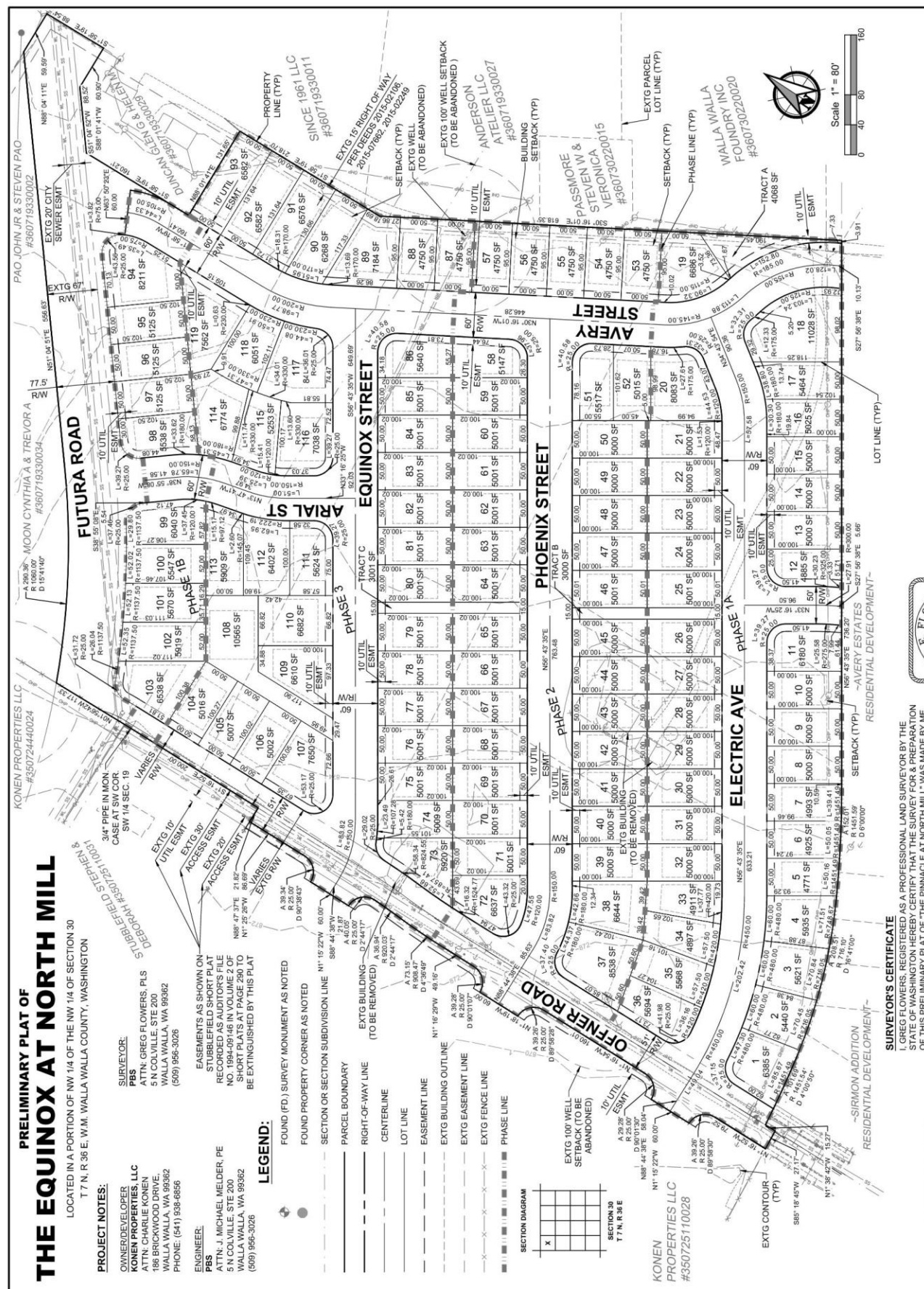
- FOUND (FD.) SURVEY MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SECTION OR SECTION SUBDIVISION LINE N1°15'22"W R25.00'
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- EXTG BUILDING OUTLINE
- EXTG EASEMENT LINE
- EXTG FENCE LINE
- PHASE LINE

## SECTION DIAGRAM

SECTION 30  
T 7 N, R 36 E

X

KONEN  
PROPERTIES LLC  
#350725110028



CLIENT: KONEN PROPERTIES LLC	PROJECT NO.: 07619.001
SURVEYOR: GREG E FLOWERS	DATE: 03/05/2024
CALC BY: GEF	DRAWN BY: DCCSG
SECTION: 30	TOWNSHIP: 7 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
	RANGE: 36 EAST
	SHEET: 1 OF 2

**PBS Engineering and Surveying**  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com



**SURVEYOR'S CERTIFICATE**  
I, GREG FLOWERS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SURVEY FOR & PREPARATION OF THIS PRELIMINARY PLAT OF THE "PINNACLE AT NORTH MILL" WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION & IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND DESCRIBED HEREIN AND LOCATED IN SECTION 33, T7N, R36E, W. M.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD IN VOLUME 2 OF GREG E. FLOWERS, LAND SURVEYOR, IN VOLUME \_\_\_ OF PLATS AT PAGE \_\_\_

COUNTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_

GREG FLOWERS, PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. 19619