



File# PDA-24-0001
SEPA File# SEP-24-0010

NOTICE OF APPLICATION

Development Agreement for an Urban Planned Community (UPC) (Offner Road / Myra Road / Avery Street / Futura Road)

Project Summary: The applicant is requesting a Development Agreement with the City of Walla Walla for the development of approximately 42.7 acres into an Urban Planned Community, named the Mill District. Development of the Urban Planned Community includes site development, infrastructure and access.

The purpose of the Urban Planned Communities (UPC) Zone is to provide greater flexibility and encourage more creative land planning solutions on large parcels of land than would be achieved by traditional lot-by-lot development using the other zoning districts in this code, while at the same time ensuring substantial compliance with the goals and policies of the Comprehensive Plan and permitting more advantageous and efficient use of sites and infrastructure through the location and arrangement of structures, circulation, parking, and open spaces. The purposes of this district also are to provide flexibility to achieve public benefits and to respond to changing community needs.

(See attached conceptual site plan)

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/proposal may be reviewed at the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, WA 99362 or reviewed electronically in a manner described below in this 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.
- Remedial Investigation/Feasibility Study, August 2020
- 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, or may be reviewed electronically in a manner described below in this notice and are 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 TIA analyzes the anticipated transportation impacts as a result of the proposed project. The geotechnical report provides soil condition information, the drainage study provides information regarding hydrology and drainage concerns of the basin area. The other reports and conceptual plans detail other aspects of the proposal.

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 22, 2024
4. Location and description of proposed action: The site is located generally at 536 Offner Road, 401 Avery Street, APN # 350724440024, 350725110028, 360719330035, 360730220029, 360730220010, 360730220030, 360719330034.
The applicant is requesting a Development Agreement with the City of Walla Walla for the development of approximately 42.7 acres into an Urban Planned Community, named as the Mill District. Development of the Urban Planned Community includes site development, infrastructure, and access.
5. Comprehensive plan map designation(s) for the locations: Master Planned Community
6. Zoning map designation(s) for the locations: Urban Planned Community (UPC)
7. **Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla, WA 99362 or via email to: permits@wallawalla.gov.**
Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: Wednesday, May 15, 2024.
8. **A public hearing will be held on the proposal by the City of Walla Walla and it has not been scheduled yet. The Notice of Public Hearing will be provided at a later date.**
9. The following listed permits and/or authorizations have been requested in the application: Development Agreement.
10. The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Future site development and subdivision applications.
11. 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 and in

accordance with RCW 36.70B.170.210.

12. 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, 19, 20, and 21.
13. The City of Walla Walla is reviewing the development agreement application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
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 at this time.
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: Individuals who filed a special notice request with Development Services.
17. Washington State Environmental Policy Act (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 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, or are available for viewing electronically by going to the following website: www.wallawalla.gov/government/development-services/public-notice
21. For additional information please contact the City of Walla Walla Development Services at 55 East Moore Street, Walla Walla, WA 99362; (509) 524-4710.



CONCEPTUAL DESIGN FOR
MILL DISTRICT
MASTER PLAN

WALLA WALLA, WA

SET
CONCEPTUAL
DESIGN
DATE 04.08.2024

SHEET

SITE PLAN

SHEET NUMBER

A0.0

SITE INFORMATION
TOTAL SITE AREA: 233 ACRES
RESIDENTIAL LOTS: 1,200
OFFICE SPACE: 50,000 SQ. FT.
OPEN SPACE: 50 ACRES

SITE PLAN KEY

- BUS STOP
- STREET LIGHT
- OVERALL UTILIZATION



SITE PLAN

CONCEPTUAL DESIGN AND LAYOUT IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL RIGHTS RESERVED BY THE DESIGNER. WALLA WALLA COUNTY, WA.