

NOTICE OF APPLICATION

Project Summary:

The applicant is requesting short plat approval to subdivide the subject four (4) parcels – 421, 422, 423, and 425 Peyton Lane - into eight (8) residential parcels. The resulting lots will all be accessed off Peyton Lane, a private lane. The total project site is approximately 0.72-acre, and the resulting lots will range in size from approximately 2,303 square feet to 9,953 square feet.

Notice is hereby given on this date: **May 2, 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 office at 55 E. Moore St., Walla Walla, WA 99362 or by 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 the 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 SEPA (State Environmental Policy Act) responsible official has determined that the proposal is not subject to SEPA threshold determination requirements per WWMC 21.08.181.C.6.a and WAC 197-11-800(6)(a). 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: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018.

These documents are located at the offices of the City of 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 & 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 and Owner: Tri-County Partners Habitat for Humanity, 1005 Knight St, Richland, WA 99352
2. Application filing date: March 29, 2024
3. Date that application was determined to be substantially complete: May 1, 2024.
4. **Location and description of proposed action:** 421, 422, 423, and 425 Peyton Lane – Parcel # 360721751026, 360721751027, 360721751025, and 360721751024

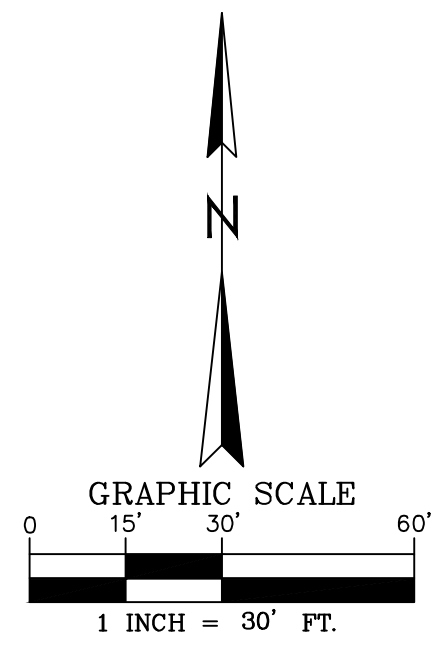
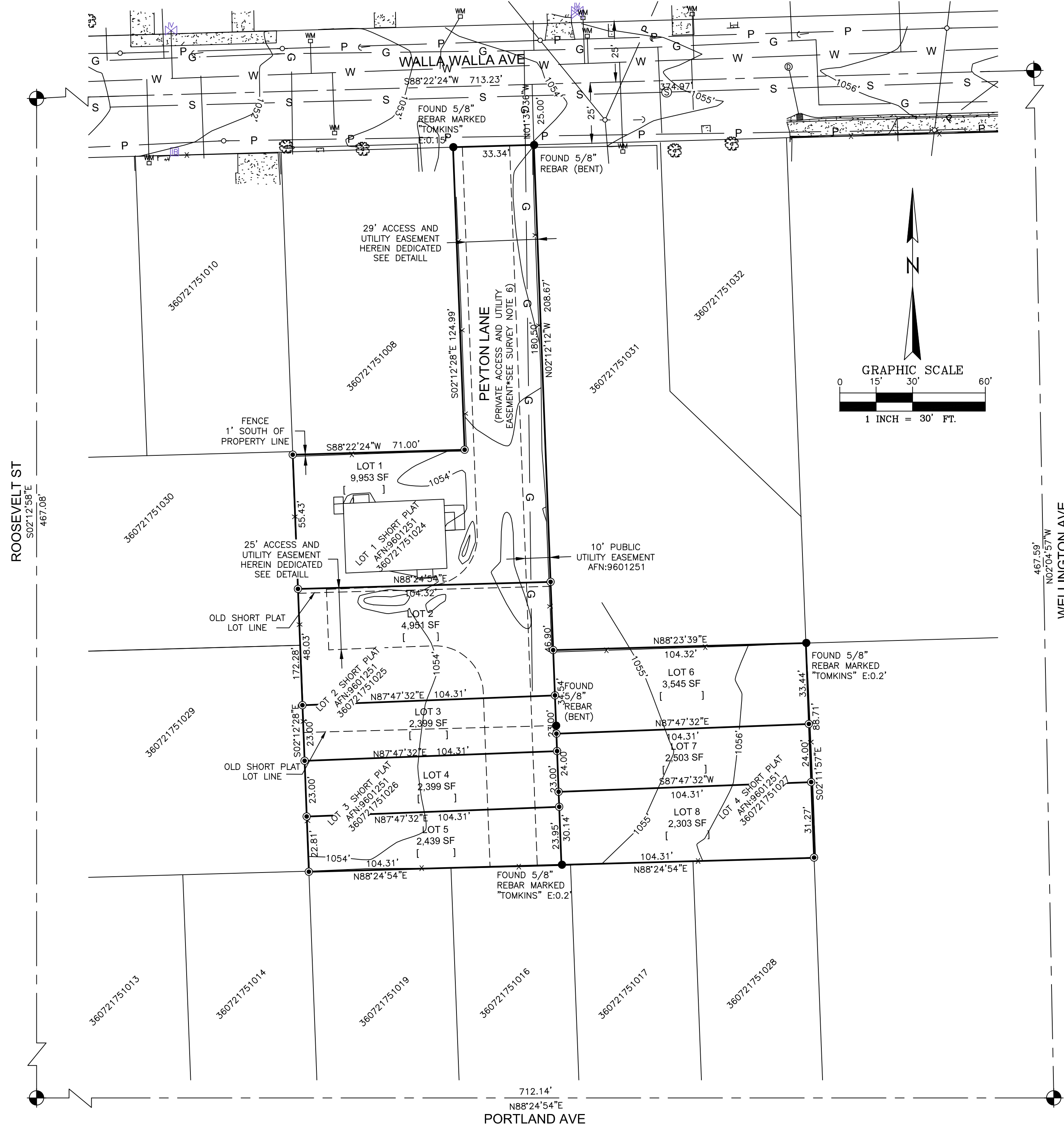
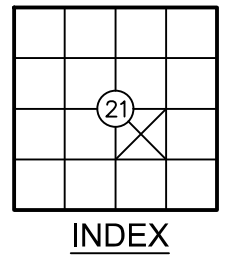
The applicant is requesting short plat approval to subdivide the subject four (4) parcels into eight (8) residential parcels. The resulting lots will all be accessed off Peyton Lane, a private lane. The total project site is approximately 0.72-acre, and the resulting lots will range in size from approximately 2,303 square feet to 9,953 square feet.

5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. 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. **Comments must be actually received**

by the Development Services Department before 5:00 p.m. on the following date: May 20, 2024.

8. **No public hearing will be held.** A public hearing is not required for this proposal.
9. The following listed permits and/or authorizations have been requested in the application: Short Plat Review.
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 (WWMC) Level II review process.
11. 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, and 20.
12. The City of Walla Walla is reviewing the 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.
13. 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: City of Walla Walla Public Works and City of Walla Walla Development Services.
14. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
15. 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.
16. SEPA lead agency: City of Walla Walla
17. The SEPA responsible official has preliminarily determined that the proposal is exempt from SEPA review.
18. 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.
19. Application materials and other documents referenced above are located at the City of 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.
20. **For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362: (509) 524-4710.**

HABITAT FOR HUMANITY
 PEYTON LANE
 SHORT PLAT
 PREPARED FOR
 HABITAT FOR HUMANITY
 PORTION OF THE NW1/4 OF THE SE1/4, SECTION 21,
 TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
 CITY AND COUNTY OF WALLA WALLA, WASHINGTON



OWNER
 TRI-COUNTY PARTNERS HABITAT FOR HUMANITY
 PO BOX 721
 RICHLAND, WA 99352

DESCRIPTION
 LOTS 1, 2, 3, AND 4 OF THAT CERTAIN SHORT PLAT RECORDED FEBRUARY 8, 1996 IN
 BOOK 3 OF SHORT PLATS AT PAGE 74 UNDER AUDITORS FILE NO. 9601251, RECORDS OF
 WALLA WALLA COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

PROPOSED HOUSING TYPE
 LOT 1 IS FOR AN EXISTING SINGLE-FAMILY DETACHED HOME
 LOTS 2-8 ARE FOR SINGLE-FAMILY ATTACHED HOMES.

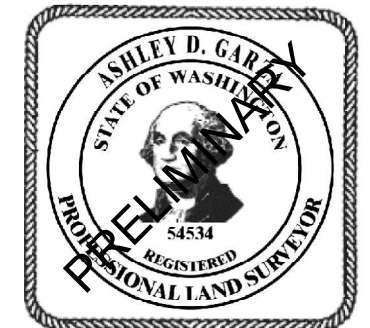
- LEGEND**
- FOUND 3" BRASS CAP IN MONUMENT CASE
 - FOUND CORNER AS NOTED
 - CALCULATED POINT, NOT FOUND OR SET
 - ⊙ SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
 - X — FENCE

- SURVEYOR'S NOTES**
1. DATE OF SURVEY/MONUMENTS VISITED: AUGUST 6, 2022.
 2. BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999949332 TO ACHIEVE GRID DISTANCES.
 4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
 5. CONTROL POINTS PER CITY OF WALLA WALLA GEODETIC CONTROL SURVEY, AUDITOR'S FILE NO. 1996-04535, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
 6. 25' PRIVATE ACCESS EASEMENT PER SHORT PLAT AFN:9601251 TO BE RELINQUISHED AND REPLACED BY DEDICATED EASEMENT SHOWN HEREON

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D. AT _____ MINUTES
 PAST _____ M., AND RECORDED IN BOOK ____ OF SHORT PLATS AT PAGE _____ AT
 THE REQUEST OF ASHLEY D. GARZA.

WALLA WALLA COUNTY AUDITOR _____
 FEE NO. _____

SURVEYOR'S CERTIFICATE
 I, ASHLEY D. GARZA, A LAND SURVEYOR REGISTERED IN THE
 STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT
 PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD
 SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES,
 DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT
 THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS
 SHOWN HEREON.



ASHLEY D. GARZA
 CERTIFICATE NO. 5554

PERMIT SURVEYING INC

2245 Robertson Drive
 Richland, WA 99354

Office 509-375-4123
 Fax 509-371-0999

DATE: 03/04/2024
SCALE: 1"=30'
DRAWN BY: JLS
APPROVED BY: ADG
PROJECT: 22089

SHEET 1 OF 2