

# Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

SEPA17-009

## DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Description of Proposal:** Application to amend WWCC Chapter 17.31, Development Standards – Cluster Developments on Resource Lands. The amendments would increase the allowed average lot size for residential lots in a cluster subdivision; increase the maximum allowed lot size of cluster lots; allow for the creation of 20-acre lots in the Agriculture Residential 10-acre (AR-10) zone, which is currently prohibited; revise the code as it pertains to density transfers; and make other minor amendments.

**Proponent(s):** Brent Knowles  
1010B Valley Chapel Road  
Walla Walla, WA 99362

**Location of Proposal:** The application is not site-specific.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The Determination of Non-Significance (DNS) is based on the applications as proposed and reflected in the following:

- Application ZCA17-012 and SEPA Checklist SEPA17-009

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for fourteen (14) days from the date below. **Comments must be submitted by October 3, 2017.**

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); if there is significant new information indicating, or on, a proposal's probable significant adverse environmental impacts; or if the DNS was procured by misrepresentation or lack of material disclosure.

**Lead Agency:** Walla Walla Community Development Department (CDD)

**Responsible official:** Thomas Glover, AICP; Director

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Phone: 509-524-2610; Email: [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

**Issue Date:** 09/19/2017

**Signature:**  \_\_\_\_\_ **Date:** 9-19-17

**Staff Contact:** Lauren Prentice, Principal Planner, 509-524-2620

You may appeal this determination, in writing, to the CDD no later than fourteen days from the date of issue. You should be prepared to make specific factual objections. Contact the CDD to read or ask about the procedures for SEPA appeals and obtain details regarding submittals for appeals (including application forms and fees). Walla Walla County Code (WWCC) Chapter 14.11 outlines the County's appeal procedure.