



NOTICE OF APPLICATION
DETERMINATION OF COMPLETENESS/CONSISTENCY
COMPLIANCE WITH STATE ENVIRONMENTAL POLICY ACT
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING

Community Development Department
625 South College Avenue
College Place, WA 99324
509-394-8524

Notice is hereby given on this date, September 6, 2022 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application may be viewed online: https://cms6.revize.com/revize/cityofcollegeplace/departments/planning/deer_meadows.php

Proposal: The application is for a 12 lot, single family subdivision with associated improvements within the neighborhood known as the Deer Meadows. The parcel is 3.23 acres.

Name of Applicant: J&J Kelly Construction
1802 Rd 76
Pasco WA 99301

Date of Application: June 22, 2022

Date of Completeness/Consistency: July 20, 2022

Notice of Application: September 6, 2022

Location of Project: [46°02'20.7"N 118°23'38.6"W](#) 418 SW 12th Street, College Place, WA 99324

Comprehensive Land Use Designation: Single Family Residential

Zoning Designation: SFR – Single Family Residential

Public Comment Period: Comments upon this proposal must be submitted in writing to the City of College Place Community Development Department at 625 South College Ave., College Place, WA 99324. **Written comments must be received before 4:00 p.m. on the following date: September 20, 2022.** Comments should be mailed to 625 S College Ave, College Place, WA 99324 attention Jon Rickard, Community Development Director or email to jrickard@cpwa.us.

Public Hearing: The College Place Hearing Examiner on **September 21, 2022** will hold a public hearing at 10:00 a.m. via Hybrid Meeting Public Hearing (live in person and Zoom) to consider the above mentioned proposal. Public Comment will be taken during the hearing in addition to the written public comment period. You may participate in multiple ways:

- Live, In-person testimony at the meeting location - City Hall - 625 S College Ave. College Place, WA 99324Live,
- Virtual testimony - Join using the Zoom Attendee link: <https://us06web.zoom.us/j/85607751564>
 - ID 856 0775 1564

- Raise your hand when comments are requested.
- Live, Telephone testimony - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

The City of College Place has made a preliminary determination of consistency for this proposal. The proposal is subject to development regulations contained in the College Place Municipal Code, International Building Code, International Fire Code, and College Place Standard Specifications. The following permits are required: Grading Permit; Building Permits; Right-of-Way Permit; City Water and Sewer Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit.

The following existing environmental documents may be used to evaluate this proposal: The 2018 City of College Place Comprehensive Plan and subsequent updates; The Supplemental Environmental Impact Statement for the College Place 2003 Comprehensive Plan; Conceptual Preliminary Plat Survey – August 29, 2022; Preliminary Master Utility Plan – August 24, 2022; Preliminary Storm Drainage Report – July 2022; SEPA Checklist prepared June 14, 2022; Geotechnical Report – June 25, 2018; and Trip Generation Letter – July 6, 2022.

The City of College Place uses the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-340(2). This 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 not subject to SEPA threshold determination requirements, the responsible official expects to issue the following threshold determination: Determination of Non Significance (DNS).

A final decision on the application will be made within 90 days of the date of completeness/consistency.

Documents, proposal, and supplemental documents are available for review online at https://cms6.revize.com/revize/cityofcollegeplace/departments/planning/deer_meadows.php

All interested person and parties may comment on the application, receive notice of and participate in any hearings and request a copy of decision(s) made on the proposal by making a request to the College Place Community Development Department. Appeals shall be made to the Hearing Examiner within 14 days of the date of the recommendation or decision of the matter being appealed. Appeals must be made in accordance with Section 14.30.200 of the College Place Municipal Code.

