



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

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

Notice is hereby given on this date, December 24, 2018 that the application/proposal described in this notice has been filed with the City of College Place Community Development Department. The application/proposal may be reviewed at City Hall, 625 S College Avenue, College Place, WA 99324.

Proposal: The project includes demolition of the existing residence at 942 NE Spitzenburg Street to make way for construction of five two-story apartment buildings containing four dwelling units per floor for a total of 40 dwelling units with 60 parking stalls.

Name of Applicant: Thad Sirmon, 54 W Rees Ave., Walla Walla WA 99362, 509-301-3300

Date of Application: October 16, 2018

Date of Completeness/Consistency: December 3, 2018

Notice of Application: December 24, 2018

Location of Project: 942 NE Spitzenburg St., College Place WA 99324

Comprehensive Land Use Designation: Multifamily Residential

Zoning Designation: MFR – Multi-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. Comments must be received before 5:00 p.m. on the following date: January 7, 2019. The responsible official may issue a SEPA threshold determination after that date without an additional comment period. For additional information, please contact the Planning Director, Jon Rickard at 509-394-8524.

Public Hearing: There is no public hearing on this application, the final decision is administrative and will be made by the Planning Director within 90 days of the date of completeness/consistency.

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 and /or studies are required: Grading Permit; Building Permit; Right-of-Way Permit; Green Tank Water Permits, City Sewer Permits; Notice of Intent (NOI) application for Construction Stormwater General Permit (DOE); Stormwater Report; Soils Investigation; and Traffic Impact Analysis (TIA).

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 Site Plan – September 2018; SEPA Checklist – October 16, 2018; BLA Survey – May 2008; Geotechnical Investigation Report – July 6, 2018; Traffic Impact Analysis – October 2, 2018; and Preliminary Stormwater Design Memo – September 19, 2018.

The City of College Place uses the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. 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.

