

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
310 W Poplar St., Suite 200  
Walla Walla, WA 99362  
509-524-2610

Submit documents to: [permits@co.walla-walla.wa.us](mailto:permits@co.walla-walla.wa.us)

**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC.

**NOTES FOR 2021:**

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting/consultation, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

UGA amendment applications are not being accepted in 2021.

If you are submitting more than one amendment request, fill out a separate application for each request.

**Applicant**

Name: Martin Airport L.L.C.

Mailing address: 1302 Puyallup St., Suite A

City: Sumner State: WA Zip: 98390

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant's Representative (optional)**

Name: Katie Daniel Kintner

Mailing address: 5 W. Alder St.

City: Walla Walla State: WA Zip: 99362

Phone: 509.529.5679 Email: kkintner@tarragon.com

**\*Note: Signatures from the applicant and each property owner required on Page 4 (WWCC 14.07.025B(9)).**

**Type of Proposed Amendments**

☒ Type of proposed amendment (circle one):      Text      Policy      Map

☒ Is this application accompanied by application(s) for development regulations amendments (rezone or zoning code text amendment) necessary to implement the proposed Comprehensive Plan amendment (circle one)? Yes or No

**Text and Policy Amendments**

Brief description of the proposed text or policy amendments

Establishment of an Airport Overlay District at Martin Airport. The airport land use compatibility overlay and the height hazard overlay are laid over the existing Walla Walla County zoning districts and do not alter the underlying zoning designation.

The vision for the Martin Airfield is an Aviation Enthusiast's Airport District. A community suited with accommodations to live, work, and fly within the airport district.

The proposed Airport Overlay Zoning will reduce hazards that may endanger the lives and property of the public and aviation users as well as discourage siting of incompatible land uses that may impair the future development and operation of the airport.

*\* detailed statement will be required – see the Submittal Checklist on Page 4.*

Comprehensive Plan page(s) that would be effected.

**Map Amendments**

Site address and/or general description of the area

209 Martin Field Lane, Walla Walla WA 99362

12-digit Assessor's parcel numbers (site-specific amendments only)

3 5 - 0 7 - 3 4 - 2 1 - 0 0 0 8

3 5 - 0 7 - 3 4 - 1 3 - 0 0 0 4

3 5 - 0 7 - 3 4 - 1 1 - 0 0 0 2

\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

Size of the of the property/area that would be affected

170 acres

Current Land Use Designation

N/A

Proposed Land Use Designation

N/A

Current Zoning

Light industrial

Proposed Zoning  
*\*rezone application will also be required.*

N/A - application is for an overlay of existing zoning

Is the subject property within an Urban Growth Area (UGA)? ☒ Yes ☐ No

If yes, specify which UGA:

☐ Walla Walla

☒ College Place

☐ Waitsburg

☐ Prescott

☐ Burbank

☐ Attalia Industrial UGA

**Property Owner Information** (site specific map amendments only)Name: Martin Airport L.L.C.Mailing address: 1302 Puyallup St., Suite ACity: Sumner State: WA Zip: 98390

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per WWCC 14.07.025.***(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).*Katie Daniel Kintner

Printed Name

K. Daniel Kintner

Signature

10.31.2021

Date

☐ Owner☒ Applicant\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Signature\_\_\_\_\_  
Date☐ Owner☐ Applicant\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Signature\_\_\_\_\_  
Date☐ Owner☐ Applicant\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Signature\_\_\_\_\_  
Date☐ Owner☐ Applicant\_\_\_\_\_  
Printed Name\_\_\_\_\_  
Signature\_\_\_\_\_  
Date☐ Owner☐ Applicant

**COMPLETE SUBMITTAL CHECKLIST**

Application Deadline: March 31, 2021 by 5 PM (email submittal)

**Submittal Requirements**

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ **An electronic copy**
- ☐ **Application fee: \$3,862.50**, payable to Walla Walla County  
(If the application is not placed on the final docket, \$3,250 will be refunded.)
- ☒ **SEPA Environmental Checklist** (all sections must be completed)
- ☐ **SEPA Review fee: \$587.10**, payable to Walla Walla County.
- ☒ **Exhibit A:** detailed written summary of proposed amendments. Must be labeled as "Exhibit A" and attached to application form.

**Additional Requirements for Map Amendments - attach and label as follows**

- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in this sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
  - ☐ WWCC 14.10.015
  - ☐ WWCC 14.10.060D.3 (perceived need, urgency, and appropriateness)
  - ☐ WWCC 14.10.070B.3.
  - ☐ Section 14.10.070B.4 – site specific map amendments only
- ☐ **Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant.
- ☐ **Exhibit D:** legal description and notarized signature of one or more property owners.

**Additional Requirements for Text or Policy Amendments - attach and label as follows**

- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in these sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
  - ☐ WWCC 14.10.015
  - ☐ WWCC 14.10.060D.3 (perceived need, urgency, and appropriateness)
  - ☐ WWCC 14.10.070B.3

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review.

Applicant Signature: Kristen Kintner, Terragon NW Date: 03-31-2021

**EXHIBIT B**

*Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (policy, text, map amendment, or UGA map amendment), certain criteria will not apply. Provided detailed responses to applicable criteria. A MS Word document with these criteria is available online.*

1. Explain how the proposed amendment complies with the criteria in the Walla Walla County Code **Section 14.10.015**, which identifies the types of applications that may be considered. For the 2017 amendment cycle, the types of applications that will be accepted will be limited to those listed in the attached press release.
  
2. Explain how the proposed amendment complies with the criteria in Walla Walla County Code **Section 14.10.060D.3** regarding the perceived need, urgency and appropriateness of the proposed amendment.
  
3. Explain how the proposed amendment complies with criteria in Walla Walla County Code **Section 14.10.070B.3**.
  - a. *The proposal meets a definable public need; and*
  - b. *The public need was not recognized in the existing comprehensive plan due to:*
    - 1) *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
    - 2) *An error in development of the comprehensive plan as it currently exists; and*
  - c. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*
  - d. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies; and*
  - e. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*
  
4. Explain how the proposed amendment complies with criteria in Walla Walla County Code **Section 14.10.070B.4**. (SITE SPECIFIC MAP AMENDMENTS)
  - a. *The subject parcel(s) is suitable for development under the requested land use designation and the zoning standards of one or more potential implementing zoning district(s); and*
  - b. *The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area; and*
  - c. *The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area.*

5. Explain how the proposed amendment complies with criteria in Walla Walla County Code  
Section 14.10.070B.5.a. (UGA MAP OR POLICY AMENDMENTS)

- a. *For each proposed amendment to an urban growth area policy or land use map the planning commission shall consider the following information:*
  - 1) *The 20-year population and/or employment projections for the county; and*
  - 2) *The extent to which the urban growth occurring within the county has located within each city and the unincorporated urban growth areas; and*
  - 3) *The allocation of projected county population and/or employment to the urban growth areas; and*
  - 4) *The buildable lands analysis for each urban growth area; and*
  - 5) *Existing urban growth area boundaries; and*
  - 6) *Other proposed changes affecting urban growth areas.*

## **Martin Airport Airport Overlay (AO) District**

### **17.xx.xxx Purpose**

The purpose of the Airport Overlay District is to:

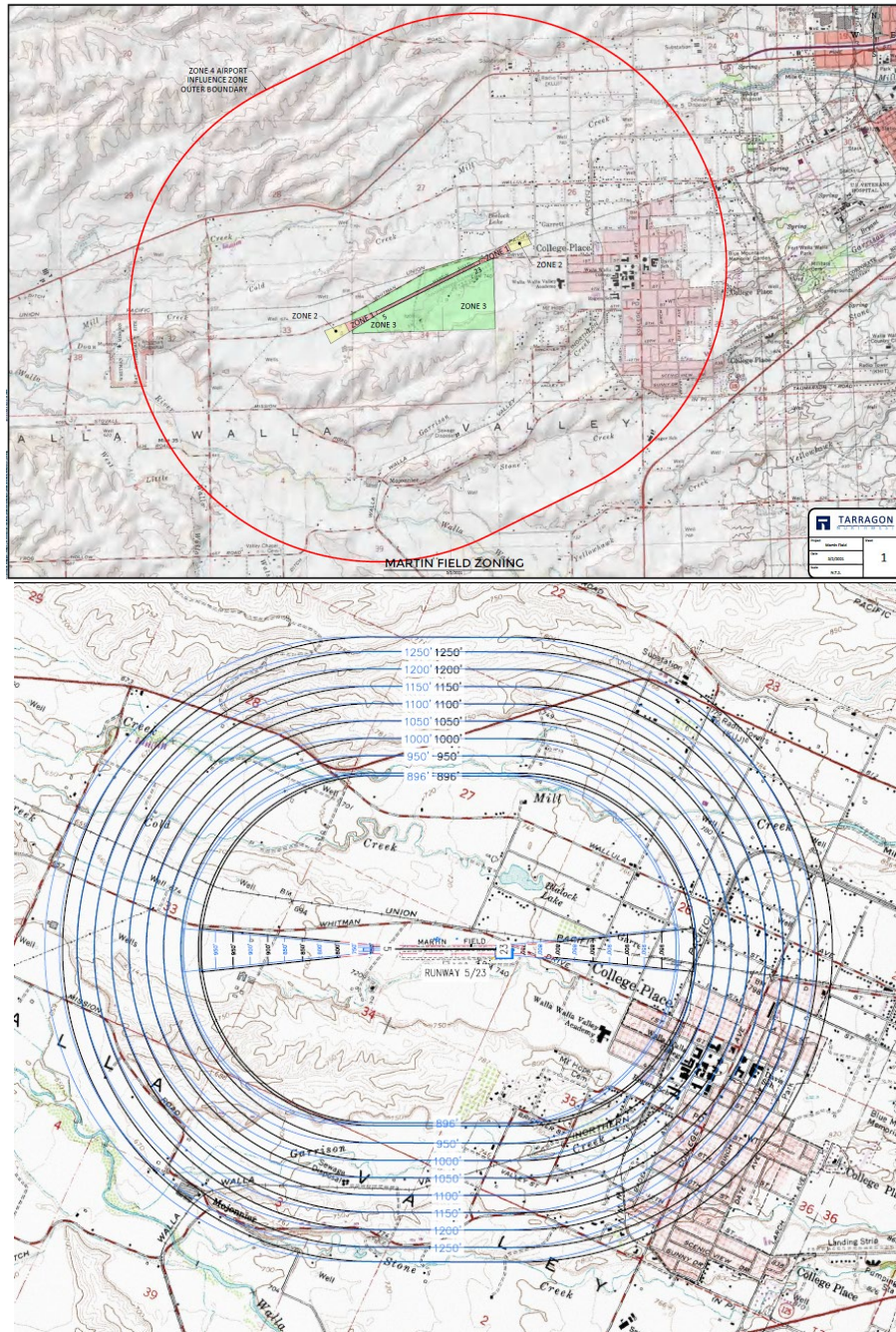
- (1) Establish land uses that are compatible with continued airport operations.
- (2) Reduce hazards that may endanger the lives and property of the public and aviation users.
- (3) Protect the viability of Walla Walla County public use airports.
- (4) Promote public use general aviation airports as essential public facilities.
- (5) Discourage siting of incompatible land uses that may impair the future development and operation of public use general aviation airports as required by the Washington State Growth Management Act (GMA), RCW 36.70A.510 and 36.70.547.
- (6) Protect navigable airspace from obstructions which are of sufficient height as to constitute a danger to aircraft flight.
- (7) Promote the public health, safety, and general welfare of County residents and aviation users.

### **17.xx.xxx Applicability**

The provisions of this chapter apply to unincorporated lands located within the Airport Land Use Compatibility Overlay and Height Hazard Overlay depicted on the following maps:

# Martin Airport Airport Overlay (AO) District

(1) Martin Airport, Map 17.xx.xxx (1a, 1b)





## **Martin Airport Airport Overlay (AO) District**

The airport land use compatibility overlay and the height hazard overlay are laid over the existing Walla Walla County zoning districts and do not alter the underlying zoning designation. Development standards in this chapter shall be in addition to those of the underlying zone and, where explicitly noted, supersede the underlying zoning. If implementation of this chapter conflicts with other provisions of the Walla Walla County Code, State or federal law, the more restrictive requirement applies.

### **17.xx.xxx      Regulated activities.**

Uses and activities within the Airport Overlay District that are subject to the requirements of this chapter include:

- (1) Land divisions pursuant to Title 16 - Subdivisions.
- (2) Any building, land use, or environmental permit, action, or license required by Walla Walla County pursuant to Chapter 18.04 and Chapter 18.08.
- (3) Any use that creates potential hazards to aircraft in flight within the Airport Overlay District, including but not limited to:
  - (a) Electrical interference with airport radio communications or navigational signals;
  - (b) Lighting or other installations that cause glare that could be mistaken for airport lighting;
  - (c) Installations or activities which could result in impaired visibility near an airport;
  - (d) Emissions of fly ash, dust, vapor, gases or other forms of emissions;
  - (e) Areas of standing water greater than one-half acre; and/or
  - (f) Structures, trees, or other objects that cause an obstruction to navigable airspace as defined in Title 14 Code of Federal Regulations Part 77, Imaginary Surfaces.

### **17.xx.xxx      Exemptions.**

The following land uses, structures, or activities are exempt from the provisions of the Airport Overlay District when permitted in the underlying zoning district:

- (1) A land use, lot, building, or structure not conforming to this chapter that was lawfully permitted and established prior to the adoption of this chapter, except as may be compelled by State or federal regulations. The land use, lot, building or structure must adhere to the regulations prescribed in Chapter 17.36, General Provisions – Nonconforming Uses, Lots and Structures; provided, that no building, structure, or use shall be changed in any manner that results in a greater degree of nonconformity with respect to this chapter.
- (2) Airport landing facilities, necessary aviation uses, and the manner in which aircraft operate on the airport or in the surrounding airspace approved by the Federal Aviation Administration.

## **Martin Airport Airport Overlay (AO) District**

(3) Temporary uses lasting no more than five consecutive days within any 180-day period when located within Airport Land Use Compatibility Overlay Zones 1, 2, 3, and 4, subject to approval by the Department of Community Development or applicable review authority for consistency with the intent of this chapter.

### **17.xx.xxx      Airport land use compatibility overlay.**

The airport land use compatibility overlay and related overlay zone classifications are designated on Map 17.xx.xxx (1a). Overlay designations and classifications are based on many factors including, but not limited to: extent of airport ownership and operations; aircraft traffic patterns; National Transportation Safety Board aircraft accident data; state airport land use compatibility guidelines; airport and surrounding land uses; existing limitations and easements to protect the airport from incompatible adjacent land uses; and State, federal, and local policies, guidelines, and regulations. All aviation-related allowed land uses must be consistent with applicable Federal Aviation Administration (FAA) regulations.

(1) Runway Protection (Zone 1). The runway protection zone contains the airport runway, areas immediately adjacent to the runway, and areas where low altitude aircraft traffic patterns occur near the ends of the runway. The purpose of this zone is to maintain areas that are generally free of structures and other obstructions and avoid uses that allow human occupation or significant concentrations of people for any significant period of time. Compatible land uses include those aviation uses directly related to the operation of the airport and non-aviation uses such as crops, pasture, and other open lands.

(a) Land Use. Allowed land uses are limited to the following:

- (i) Agriculture (no structures or livestock);
- (ii) Aircraft runways and taxiways;
- (iii) Aviation navigational aids;
- (iv) Structures required for airport operation (no human occupation);
- (v) Open lands.

(b) Protection Standards.

- (i) All other aviation and nonaviation uses not listed as allowed are prohibited.
- (ii) Existing residential development rights allowed by the underlying zoning district may be transferred to contiguous areas that are part of a residential land division.

(2) Extended Runway Centerline Protection (Zone 2). The purpose of this zone is to promote compatible land uses in areas in close proximity to aircraft landing and take-off patterns, and to retain open lands along the extended runway centerline in case of need for emergency landing.

(a) Land use. Subject to the standards of the underlying zoning district.

(b) Protection standards.

- (i) Asphalt plants are prohibited.

## **Martin Airport Airport Overlay (AO) District**

(ii) Schools, child daycare centers, family childcare homes, hospitals, convalescent and nursing homes, or other uses where the mobility of occupants is compromised are prohibited.

(iii) Conditional use permit is required for any allowed uses within the zoning district that allow public use and access.

(iv) No land use, building, or structure shall be permitted that promotes above ground storage of bulk fuel, flammable substances, or materials with a tank size greater than 6,000 gallons.

(3) Airport Development and Aviation Related Residential (Zone 3). The purpose of this zone is to allow for aviation-related land uses and limited, nonaviation uses that are compatible with airport operations and character on airport property and aviation-related residential development compatible with airport operations and consistent with the standards of the underlying zone on property connected with the airport. Lands within this zone are already characterized by airport development such as aircraft maintenance and servicing, aircraft hangers, fueling facilities, taxiways, and aircraft tiedown areas.

(a) Land Use. Allowed land uses are limited to the following:

(i) Agriculture;

(ii) Aircraft or aviation related business;

(iii) Aircraft fueling facilities;

(iv) Aircraft hangars;

(v) Aircraft maintenance and service;

(vi) Aircraft taxiways;

(vii) Aircraft tiedowns;

(viii) Airport towers and terminals;

(ix) Aviation navigational aids;

(x) Storage facility;

(xi) Other aviation operation uses;

(xii) Open lands;

(xiii) Public buildings;

(xiv) Light industrial buildings;

(xv) Commercial buildings;

(xvi) Residential dwellings and accessory uses.

(b) Protection Standards.

## **Martin Airport Airport Overlay (AO) District**

(i) All other aviation and nonaviation uses not listed as allowed are prohibited.

(ii) Commercial storage must be fully contained within buildings.

(iii) No land use, building, or structure shall be permitted that promotes above ground storage of bulk fuel, flammable substances, or materials with a tank size greater than 6,000 gallons.

(4) Airport Influence Area (Zone 4). The Airport Influence Area (Map 33.08.020 (1a)) covers Airport Land Use Compatibility Overlay Zones 1 through 4 and approximates the area subject to the regular or potential traffic pattern of the airport. The purpose of this zone is to inform current, future, and prospective residents, businesses, and landowners of potential increased noise levels, vibration, fumes, smell, low-flying aircraft, and other aviation related disturbances, and to avoid uses that may create potential hazards to aircraft in flight.

(a) Land Use. Subject to the standards of the underlying zoning district.

(b) Protection Standards.

(i) No land use shall be made of any land within the Airport Influence Area that will cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft. Said interference will be regulated in accordance with and enforced by the Federal Communication Commission (FCC) and the FAA.

(ii) No land use, building, or structure shall emit emissions of fly ash, dust, vapor, gases, or other forms of emissions within the Airport Influence Area that may conflict with any current and planned operations of the airport.

(iii) No land use requiring a Walla Walla County building or land use permit or approval shall be permitted that would foster an increase in the bird population within the Airport Influence Area and thereby increase the likelihood of causing a bird-aircraft impact, including, but not limited to, solid waste landfills, sewage lagoons, or creation of standing areas of water greater than one-half acre.

(iv) No structure, device or other object located within Airport Influence Area shall be placed or erected that makes it difficult for pilots to distinguish between airport lights and other lights, results in glare in the eyes of pilots using the airports, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking off, or maneuvering of aircraft. This includes but is not limited to reflective roofing, siding material, and standing areas of water greater than one-half acre.

**17.16.014 Permitted uses table.****Residential Land Uses**

Key;																				
P = Permitted use																				
C = Conditional use permit required																				
AC = Administrative conditional use permit required																				
* = Definition of this specific land use see Chapter 17.08																				
PA = Primary Agriculture																				
EA = Exclusive Agriculture																				
GA = General Agriculture																				
AR = Agriculture Residential																				
RR = Rural Remote																				
RA = Rural Agriculture																				
RRMC-5 = Rural Residential Mill Creek-5																				
RR = Rural Residential																				
R-96 = Suburban Residential																				
R-72 = Single Family Residential																				
R-60 = Single Family Residential																				
RM = Multiple Family Residential																				
RD-R = Rural Development-Residential																				
RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
Zone																				
Resource					Rural							Urban Residential				Misc.				
PA-40 EA-120 GA-20 AR-10					RR-40 RR-20 RA-10 RA-5 RRMC-5 RR-2 RR-5							R-96 R-72 R-60 RM				RD-R RD-CI RFC RAC				
Specific Use																				
Dwelling Units																				
* One Family					P	P	P	P	P	P	P	P	P	P	P		P		P	P

* Two Family (duplex)												P6	P6	P6		P6		P6	P6
* Multi Family															P			C	P
* Townhouse												P6	P6	P6	P			P	P
* Mobile Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P
* Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P
* MOBILE/MANUFACTURED HOME PARK							AC	C	C	C	C				C				C
GROUP RESIDENCES																			
* Adult Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
* Long Term Care Facility								C	C	C	C				P				C
* Senior Citizen Asst. Housing								AC	AC	AC	AC				P				AC
TEMPORARY LODGING																			
* Bed & Breakfast Type I	P		P	P	P	P	P	P	P	P	P	P	P	P	P				P
* Bed & Breakfast Type II	C9		C9	C9	C	C	C	C	C	C	C	C	C	C	C				C
* Bed & Breakfast Type III	C																		
* Hotels/motels																			P
Mobile/Manufactured Home—Medical Hardship	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1	AC1		AC1		AC1	AC1
* Transient Labor Camps	C7		C7	C7	C7	C7	C7	C7	C7	C7	C7								C7
ACCESSORY USES																			
* Accessory Dwelling Units	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2		P2		P2	P2
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3		P3	P3
* Home Occupation Type I	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4	P4			P4
* Home Occupation Type II	AC4	AC4	AC4	AC4	AC4	AC4	AC4	AC4	AC4	AC4	AC4								AC4
* Caretakers Quarters																			
* Farmworker Dwellings	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5							AC5	AC5

**Residential Land Uses**

Key											
P = Permitted use											
C = Conditional use permit required											
AC = Administrative conditional use permit required											
* = Definition of this specific land use see Chapter 17.08											
IA-M = Industrial Agriculture Mixed											
IA-H = Industrial Agriculture Heavy											
HI = Heavy Industrial											
LI = Light Industrial											
I/BP = Industrial/Business Park											
NC = Neighborhood Commercial											
CG = General Commercial											
BC = Burbank Commercial											
BR = Burbank Residential											
PR = Public Reserve											
Zone											
Industrial and Commercial										Misc.	
IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR		
SPECIFIC USE											
DWELLING UNITS											
* One Family	AC									P	
* Two Family (duplex)										P6	
* Multi Family										P6	
* Townhouse										P6	
* Mobile Home	AC									P	
* Manufactured Home	AC									P	
* Mobile/Manufactured Home Park										C	
GROUP RESIDENCES											
* Adult Family Home										P	
* Long Term Care Facility							P	P		C	
* Senior Citizen Asst. Housing							P	P		AC	

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TEMPORARY LODGING										
* Bed and Breakfast Type I									P	
* Bed and Breakfast Type II									C	
* Bed and Breakfast Type III										
* Hotels/Motels					P		P	P		
* Mobile/Manufactured Home—Medical Hardship	AC1								AC1	
* Transient Labor Camps										
ACCESSORY USES										
* Accessory Dwelling Units	P2								P2	
* Accessory Dwelling Units, Industrial and Business Park					AC8					
* Accessory Use	P3						P3	P3	P3	
* Home Occupation Type I	P4								P4	
* Home Occupation Type II	AC4								AC4	
* Caretakers Quarters	P	P	P	P	P		P	P		
* Farmworker Dwellings	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	

## A. Residential Land Uses—Development Conditions.

1. The temporary placement of mobile/manufactured homes only applies to situations where there exists a personal hardship related to the aged, infirm or to persons incapable of maintaining a separate residence, whereby it is necessary to have someone living on the same premises. The following provisions are also required:
  - a. A signed doctor's statement indicating the need for care shall be submitted with the application;
  - b. The permit shall be issued for a specific person(s) and for a period of one year, requiring annual review and renewal. No change in occupancy shall take place without review of the planning commission. The mobile/manufactured home shall be removed within ninety days after the original need has ceased;
  - c. The county health department shall approve the provisions of water and sewer service to the temporary dwelling unit;
  - d. Each granting does not constitute an approval to divide land. The location of a temporary dwelling unit on a parcel of land shall not be considered the creation of a separate dwelling site and the lot area, frontage and access requirements of the applicable zoning district shall not apply.
2. See the definition of accessory dwelling unit in ch. 17.08.
3. An accessory use, structure or activity clearly incidental to the permitted use and which will not create a nuisance or hazard if permitted.
4. Proposed home occupations shall be subject to the review process and requirements described in sections 17.08.260 and 17.08.261.



5. Farmworker dwellings to accommodate agriculture employees and their families employed by the owner of the premises are permitted, provided that only three accessory farmworker dwelling units are permitted on a lot in addition to the owner's single-family residence and that each lot has a minimum of twenty acres and; provided further that such housing facilities shall be considered accessory to the main dwelling and shall conform to the provisions of the district pertaining to required yards and open spaces for dwellings. Verification of half time or greater employment is required before issuance of building permit.
6. Only permitted within an approved Planned Unit Development. Increased density for two-family dwellings (duplex) and townhouses is a recognized public benefit in the R-96, R-72, R-60, RD-R, RFC, RAC, and BR zoning districts.
7. Transient labor camps are permitted provided they meet the state's minimum health and safety requirements for temporary worker housing (246-3 58 WAC Temporary Housing Rules).
8. The accessory dwelling unit, excluding any garage area and other non-living areas, is prohibited on the first floor of the primary building.
9. Any lot with a Type II bed and breakfast shall be limited to a total of three residential buildings, including the primary dwelling unit and any accessory building containing guest rooms or farmworker dwellings.

**Retail/Wholesale Land Uses**

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential

RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
	Zone																			
	Resource				Rural								Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC	
Specific Use																				
RETAIL																				
* Apparel & Accessory Stores																				P1
Auction Houses, except livestock																				P1
Auction Houses/Yards, Livestock	AC	AC	AC	AC																
* Automobile Service Station & Convenience Market																AC		C2		C2
* Automotive Dealers																				C
Automobile Leasing/Rental																				P1
* Building Material, Hardware, & Garden Supply																				P1
* Eating & Drinking Establishments																				P1
* Food Stores																		AC		P1
* General Merchandise Stores																				P1
Heavy Equipment Sales & Rental																				P1

* Home Furniture, Furnishings, and Equipment Stores																		P1
Horticultural Nurseries, Retail	P		P	P		P	P	P	P	P	P							P1
*Livestock Trailer Sales and Service				P4														
Irrigation Systems & Equipment, Sales Service & Storage																		P1
* Produce Stand	P	P	P	P	P	P	P	P	P	P	P							P
* Produce Market	C		C	C		C	C	C										C
* Retail, Miscellaneous																	AC	P1
WHOLESALE																		
* Durable Goods																	P	
* Non Durable Goods																	P	
Commercial Greenhouses	P		P	P		P	P	P	P	P	P						P	C
ACCESSORY USES																		
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3					P3	P3	P3

## Retail/Wholesale Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial

CG = General Commercial											
BC = Burbank Commercial											
BR = Burbank Residential											
PR = Public Reserve											
	Zone										
	Industrial and Commercial									Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE											
RETAIL											
* Apparel and Accessory Stores						P1	P	P			
Auction Houses, except livestock						P1	P	P			
Auction Houses/Yards, Livestock	P										
* Automobile Service Station and Convenience Market			P	P	P	P1	P2	P2			
* Automotive Dealers			P	P	P	P1	P	P			
Automobile Leasing/Rental			P	P	P	P1		P			
* Building Material, Hardware, and Garden Supply			P	P	P	P1	P	P			
* Eating and Drinking Establishments					P	P1	P	P			
* Food Stores					P	P1	P	P			
* General Merchandise Stores					P	P1	P	P			
Heavy Equipment Sales and Rental			P	P	P						
* Home Furniture, Furnishings, and Equipment Stores				P	P	P1	P	P			
Horticultural Nurseries, Retail			P	P	P	P1	P	P			
Irrigation Systems/Equipment, Sales Service & Storage	P	P	P	P	P		P	P			
* Produce Stand					P	P					
* Produce Market					P	P1	P	P			
* Retail, Miscellaneous					P		P	P			
WHOLESALE											
* Durable Goods	P	P	P	P	P						
* Non Durable Goods	P	P	P	P	P						
Commercial Greenhouses	P	P	P	P	P	P1	P	P			
ACCESSORY USES											
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3			

B. Retail/Wholesale Land Uses—Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. No gasoline or oil pump or appliance may be located within twelve feet of any street or property line unless within a building.
3. Any accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
4. Livestock trailer sales and service uses shall be subject to the following conditions:
  - a. The use shall be located, designed and operated so as not to interfere with the overall agricultural use of neighboring properties and of the site, if applicable, by these standards:
    1. The footprint of the operation may not exceed ten acres of land including buildings and parking.
    2. Buildings or portions of buildings associated with the facility shall not exceed a maximum of twenty thousand square feet per building.
    3. Limited to parcels that are less than one-half mile from Highway 12.

**Government/General Services Land Uses**

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential

RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
	Zone																			
	Resource				Rural								Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC	
Specific Use																				
EDUCATION SERVICES																				
* Schools, public and private									P	C	C	P	P	P	P	C		C	C	
GOVERNMENT SERVICES																				
Fire Station	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
GENERAL SERVICES																				
* Animal Hospital								C	C	C	C								P1	
Animal Shelter																			AC	
* Automotive Repair and Services																			P1	
* Automobile Parking																			P1	
* Automobile Wrecking Yard																				
* Business Services																			P1	
Catering Establishments																			P1	
Cemeteries, Mausoleums					P	P	P												C	
Churches & Places of Worship	C		C	C	C	C	C	C	P	C	C	P	P	P	P	C		C	C	
* Clinic																		C	P1	
* Day Care, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
* Day Care Center																		C	P1	
*Electronic message center sign																		C (6)	C (6)	

* Finance, Insurance, Real Estate																			P1
* Funeral Service & Crematories																			C
* Hospitals																			C
* Kennel, Commercial	C4		C4	C4			C4												C4
Laboratories, Research and Testing																			
* Offices																		AC	P1
Orphanage/Charitable Institutions										P1	P1								P1
* Personal Services																C		AC	P1
* Repair Shops and related services																			P1
Storage, Self Service																C		AC	P1
* Utility Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
* Warehousing and Storage																	P		P1
* Wedding and Event Center, Type I	AC		AC	AC5			AC	AC	AC	AC	AC								AC
* Wedding and Event, Type II Center	C		C	C5			C	C	C	C	C								AC
ACCESSORY USE																			
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3
Electric Vehicle Battery Charging Station																	P		P

## Government/General Services Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08

IA-M = Industrial Agriculture Mixed											
IA-H = Industrial Agriculture Heavy											
HI = Heavy Industrial											
LI = Light Industrial											
I/BP = Industrial/Business Park											
NC = Neighborhood Commercial											
BC = Burbank Commercial											
CG = General Commercial											
BR = Burbank Residential											
PR = Public Reserve											
	Zone										
	Industrial and Commercial								Misc.		
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE											
EDUCATION SERVICES											
* Schools, public and private							P	P	P	P	
GOVERNMENT SERVICES											
Fire Station	C	C	P	P	P	P	P	P	C	P	
GENERAL SERVICES											
* Animal Hospital					P	P1	P1	P1			
Animal Shelter			P	C			P	P			
* Automotive Repair and Services	P	P	P	P	P		P1	P1			
* Automotive Parking					P		P	P			
Automobile Wrecking Yard	C	C	C	C							
* Business Services			P	P	P	P1	P	P			
Catering Establishments				P	P	P1	P1	P1			
Cemeteries, Mausoleums										C	
Churches and Places of Worship				C		P1	P	P	C		
* Clinic					P	P1	P	P			
* Day Care, Family									P		
* Day Care Center					P	P1	P	P			
* Electronic message center sign										P	



* Finance, Insurance, Real Estate					P	P1	P1	P1		
* Funeral Services and Crematories							C	C		
* Hospitals					P	C1	C	C		
* Kennel, Commercial	C4			C4		C1, 4				
Laboratories, Research and Testing	P	P	P	P	P					
* Offices			P	P	P	P1	P	P		
Orphanage/Charitable Institutions					P	P1	P	P		
* Personal Services					P	P1	P	P		
* Repair Shops and related services	P	P	P	P	P		P	P		
Storage, Self Service	P		P	P			P	P		
* Utility Facilities	C	C	C	C	C	C	C	C	C	C
* Warehousing and Storage	P	P	P	P	P					
* Wedding and Event Center, Type I							P	P		
* Wedding and Event Center, Type II							P	P		
ACCESSORY USE										
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3
Electric Vehicle Battery Charging Station	P	P	P	P	P	P	P	P		P

## C. Government/General Services Land Uses—Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. Permitted if conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and setback fifty feet from any public street.
3. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
4. All cages, runs, pens or kennels used for holding animals shall be at least twenty-five feet from property lines and be kept in a clean and sanitary condition, and must be disinfected on a routine basis. All waste material must be disposed of daily in a sanitary method in accordance with regulations of the city/county health department. Cages and kennels must be of sufficient size to allow for exercise and maintenance of sanitary conditions.

Animals must be provided with adequate shelter to protect them from extremes of temperature and from rain and snow.

Fencing shall be adequate to contain all animals and to restrict the entry of animals not under the control of the kennel operator.

The kennel may be inspected during any reasonable hour by the director, the health officer or by the animal control officer, for compliance with these regulations, and/or the provisions of Title 6 of the Walla Walla County Code.

The following shall be considered when a conditional use permit is reviewed for a commercial kennel:

- a. Noise;
  - b. Proximity to and compatibility with adjacent uses;
  - c. Lot size and isolation;
  - d. Location of kennel on the lot;
  - e. Screening and buffering;
  - f. Number of animal accommodations.
5. Wedding and Event Centers are permitted outright at golf courses located within county land zoned Agriculture Residential-10 acre where the golf course has both facilities and parking to accommodate the use. Wedding and event centers not located at golf courses must be reviewed under either an administrative conditional use permit or conditional use permit, depending on the type.
  6. Allowed only at schools and fire stations.

#### Industrial/Manufacturing Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture-20
AR = Agriculture Residential-10
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential

R-60 = Single Family Residential																				
RM = Multiple Family Residential																				
RD-R = Rural Development-Residential																				
RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
	Zone																			
	Resource				Rural							Urban Residential				Misc.				
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC	
Specific Use																				
Apparel and Other Textile Products																				P4
Acid, manufacture (sulphurous, sulfuric, nitric, hydrochloric, and other similar acids)																				
Arsenals																				
Asphalt Plant																				
* Brewery, Type I				P3																
* Brewery, Type II				C3																
* Chemicals and Allied Products																P				
* Computer and Office Equipment																				
Concrete Batch Plant																				
* Dairy Products Processing	AC																P			
* Distillery, production facility				P																
* Electronic and Other Electric Equipment																				

Explosives, Manufacture and Storage																		
* Fabricated Metal Products																		
Fat Rendering																		
* Food and Kindred Products																		
* Furniture and Fixtures																		C
* Industrial Machinery and Equipment																		
* Instruments and Related Products																		
* Leather and Leather Goods																		
* Lumber and Wood Products, Except Furniture																		
* Meat Processing and Packing																		
Offal and Animal Reduction or Processing																		
* Paper and Allied Products																		
* Petroleum Refining Related Industries																		
Petroleum Refining																		
* Primary Metal Industries																		
* Printing and Publishing																		
* Rubber and Miscellaneous Plastics																		
* Stone, Clay, Glass and Concrete Products																		

Smelting or Refining Aluminum, Copper, Tin or Zinc																			
Storage/Packing Agricultural Produce	P	P	P	P			P	P		P	P						P	P	P4
* Textile Mill Products																			
* Transportation Equipment																			
* Truck Stop																			
* Winery Type I	P3	P3	P3	P3	C3	P3	P3	P3	P3	P3	P3						P3		P3
* Winery Type II	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3						P3		C3
* Winery Type III										C									
* Miscellaneous Light Manufacturing																			
ACCESSORY USES																			
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1						P1	P1	P1

## Industrial/Manufacturing Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial
CG = General Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

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	Zone									
	Industrial and Commercial								Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR
SPECIFIC USE										
* Apparel and Other Textile Products	P	P	P	P	P					
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric, and other similar acids	C	C	C							
Arsenals	C	C								
Asphalt Plant	P	P	P							
* Brewery, Type I										
* Brewery, Type II										
* Chemicals and Allied Products	C	P	P	C						
* Computer and Office Equipment	P	P	P	P	P					
Concrete Batch Plant	P	P	P							
* Dairy Products Processing	P	P	P	P	P					
* Electronic and Other Electric Equipment	P	P	P	P	P					
Explosives, Manufacture and Storage	C	C								
* Fabricated Metal Products	P	P	P	P						
Fat rendering	C	C								
* Food and Kindred Products	P	P	P	C	P					
* Furniture and Fixtures	P	P	P	P						
* Industrial Machinery and Equipment	C	P	P	P						
* Instruments and Related Products	P	P		P						
* Leather and Leather Goods	P	P	P	P	P					
* Lumber and Wood Products, Except Furniture	C	P	P	P	P					
* Meat Processing and Packing	C	P	P	C						
Offal and Animal Reduction or Processing	C	C								
* Paper and Allied Products	P	P	P	P						
* Petroleum Refining Related Industries	C	P	P							
Petroleum Refining	C	C	P							
* Primary Metal Industries	C	P	P	C						
* Printing and Publishing	P	P	P	P	P	P				

Commented [KL1]: Airport data should be inserted into this industrial/manufacturing land uses table (see page 29)

* Rubber and Miscellaneous Plastics	C	P	P	C	P					
* Stone, Clay, Glass and Concrete Products	P	P	P	P						
Smelting or Refining Aluminum, Copper, Tin or Zinc	C	C								
Storage/Packing Agricultural Produce	P	P	P	P	P					
* Textile Mill Products	P	P	P	P	P					
* Transportation Equipment	C	P	P	P						
* Truck Stop	P	P	P	P			P	P		
* Winery Type I	P3	P3	P3	P3	P3	P3	P3	P3		
* Winery Type II	P3	P3	P3	P3	P3	P3	P3	P3		
* Winery Type III										
Miscellaneous Light Manufacturing	P	P	P	P	P		C	C		
ACCESSORY USES	P	P								
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1		

## D. Industrial/Manufacturing Land Uses—Development Conditions.

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
2. Industrial Uses Limits. Industrial uses shall be subject to the following conditions:
  - a. The noise emanating from industrial activities shall be controlled so as not to become objectionable due to intermittent beat, frequency, volume and duration.
  - b. Industrial and exterior lighting shall not produce glare on public highways and neighboring property. Arc welding, acetylene torch cutting or similar processes shall be screened from any point outside of the property.
  - c. The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations of the state and other county regulations, the Uniform Building Code, and the Uniform Fire Code.
  - d. Provisions shall be made for shielding or other preventive measures against electromagnetic interferences occasioned by mechanical, electrical and nuclear equipment, uses, or processes.
  - e. The emission of odors shall be minimized and the emission of any toxic or corrosive fumes or gases shall be prohibited. Dust, smoke and other types of air pollution shall be minimized.
  - f. Liquid and solid wastes, and storage of animal or vegetable waste which attracts insects or rodents or otherwise creates a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
  - g. All storage shall be located within an area not closer than twenty feet from the street right-of-way line and shall be enclosed with a heavy wire fence or of a similar type, with the top of said fence not to be less than eight feet above the adjoining street level, or by an attractive

hedge or board fence at least eight feet high. In the case of the open storage of lumber, coal, or other combustible material, a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit access of fire trucks.

3. See Chapter 17.22 for winery and brewery development standards.
4. The primary building not to exceed thirty thousand square feet per establishment.

Editor's note(s)—At the request of the county a duplicate reference to the "GC" district in the key to the above table was deleted.

#### Recreational/Cultural Land Uses

Key																				
P = Permitted use																				
C = Conditional use permit required																				
AC = Administrative conditional use permit required																				
* = Definition of this specific land use see WWCC Chapter 17.08																				
PA = Primary Agriculture																				
EA = Exclusive Agriculture																				
GA = General Agriculture																				
AR = Agriculture Residential																				
RR = Rural Remote																				
RA = Rural Agriculture																				
RRMC-5 = Rural Residential Mill Creek-5																				
RR = Rural Residential																				
R-96 = Suburban Residential																				
R-72 = Single Family Residential																				
R-60 = Single Family Residential																				
RM = Multiple Family Residential																				
RD-R = Rural Development-Residential																				
RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
Zone																				
Resource				Rural								Urban Residential				Misc.				
PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5		R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC	

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Specific Use																			
PARKS/RECREATION																			
Art Production Facility											C								
* Crop maze	P		P	P															
* Equestrian Park	P5		P5	P5															
* Golf facility					C	C	C	C	C	C	C							C	
Gun/Archery Ranges (Outdoor)	P5, 7			P7	C	C			C										
Gun/Archery Ranges (Indoor)					C	C	C	C	C	C	C								C
Hunting/Fishing Lodges	P8	P8	P8	P8	P8	P8													
* Marina	AC																C		
* Park	P5	P5	P5	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
* Recreational Facility (Public)					P	P	C	C	C	C	C	C	C	C	C	C		C	P
Recreation Facility (Private when 50% or less is owned/partnered by a public agency)					C	C	C	C	C	C	C	C	C	C	C	C		C	C
Recreational Vehicle Park & Campgrounds					C1	C1	C1												
* Riding academy	P5, 11		P5, 11	P5, 11															
* Stables, public	P4, 11		P4, 11	P4, 11															
* All-terrain Vehicle Park	P5, 9				C	C													P3
ENTERTAINMENT																			
Drive-in Theaters																			
Theaters																			
CULTURAL																			

Art Galleries																			P3
Art Studio																		AC	P3
* Assembly Halls	P10		P10	P10	AC	AC	AC	AC	AC	AC	AC						AC	AC	P3
Outdoor Concert Amphitheaters, Coliseums, Stadiums																			C
Libraries										P						P		AC	P3
Museums																P		AC	P3
ACCESSORY USES																			
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2

## Recreational/Cultural Land Uses

Key										
P = Permitted use										
C = Conditional use permit required										
AC = Administrative conditional use permit required										
* = Definition of this specific land use see Chapter 17.08										
IA-M = Industrial Agriculture Mixed										
IA-H = Industrial Agriculture Heavy										
HI = Heavy Industrial										
LI = Light Industrial										
I/BP = Industrial/Business Park										
NC = Neighborhood Commercial										
CG = General Commercial										
BC = Burbank Commercial										
BR = Burbank Residential										
PR = Public Reserve										
Zone										
Industrial and Commercial										Misc.
IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE										
PARKS/RECREATION										

* Crop Maze										
* Equestrian Park										
* Golf facility							P	P		
Gun/Archery Ranges (outdoor)										
Gun/Archery Ranges (indoor)	C		P6	P6			P6	P6		
Hunting/Fishing Lodges										
* Marina										
* Park	P	P	P	P	P	P	P	P	P	P
* Recreational Facility, public			P		P		P	P	C	P
* Recreational Facility (Private when 50% or less is owned/partnered by a public agency)					P	P	C	C	C	
Recreational Vehicle Park and Campgrounds										
* Riding academy										
* Stables, public							C			
* All-terrain Vehicle Park										
ENTERTAINMENT										
Drive-in Theaters				C			C	C		
Theaters					P	P3	P	P		
CULTURAL										
Art Galleries				P	P	P3	P	P		
Art Studio	P			P		P3	P	P		
* Assembly Halls	AC				P	P3	P	P	C3	
Outdoor Concert Amphitheaters, Coliseums, Stadiums				C			C			
Libraries					P	P3	P	P	P3	P
Museums				P	P	P3	P	P		P
ACCESSORY USES										
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2

## E. Recreational/Cultural Land Uses—Development Conditions.

1. See Chapter 17.32 WWCC for RV park and campground development regulations.
2. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
  - a. Buildings associated with accessory uses must be in or adjacent to a farm center if one is present.

- b. Buildings associated with accessory uses shall not exceed fifty thousand square feet in area.
- 3. Up to twenty thousand square feet per establishment.
- 4. See Chapter 17.26 WWCC for animal standards.
- 5. This land use type shall not be permitted on lands identified as primary significance or unique farmlands per the adopted maps of the agricultural lands advisory committee.
- 6. The primary building not to exceed twelve thousand square feet per establishment.
- 7. Gun/Archery Ranges (Outdoor).
  - a. Permitted only as a private use not open commercial to the public.
  - b. Club-type ranges are allowed as part of this permitted use.
- 8. Hunting/Fishing Lodges.
  - a. Must be accessory to an existing farm.
  - b. May include a shooting range for lodge guests.
  - c. Lodging is permitted as an accessory use to a hunting club and the lodging is limited to twelve persons at one time.
  - d. Each guest will be allowed to stay a maximum of thirty days per year.
  - e. Ten recreational vehicle spaces are allowed in conjunction with a lodge.
  - f. Must be sited on a parcel that conforms to the minimum lot size in the zoning district assigned to the property.
  - g. May be sited on unfarmed lands or on poorer soils.
- 9. All-Terrain Vehicle Park.
  - a. No more than five ATV parks are permitted at any one time in the Primary Agricultural-40 zoning district.
  - b. ATV parks are prohibited on lands in current crop production. ATV parks can be established on rangelands and/or on fallow lands and/or during post-harvest conditions such as stubble during crop rotation cycles.
  - c. May include mountain bicycles.
  - d. Shall not include grandstands or any other temporary or permanent structures.
  - e. Shall not include any permanent vendors or concession stands, temporary or permanent.
  - f. ATV parks cannot be sited in critical areas.

- g. All sanitary facilities must satisfy health department regulations.
- 10. All existing assembly halls established be-fore May 15, 2001 will remain as nonconforming uses.
- 11. Equestrian parks and riding facilities are limited in size and scale as follows:
  - a. A maximum of one hundred visitors may be on the site for an event at any one time.
  - b. The footprint of the operation may not exceed five acres of land including but not limited to arenas, buildings, parking. This limitation does not include trails.
  - c. Buildings or portions of buildings associated with a facility shall not exceed a cumulative maximum of thirty thousand square feet per establishment.

#### Resource Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential
RD = Rural Development-Commercial/Industrial
RFC = Rural Farmworker Community
RAC = Rural Activity Center

	Zone																		
	Resource				Rural							Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC
Specific Use																			
AGRICULTURE																			
* Agritourism enterprise	P2		P2	P2	P2	P2	P2	P2	AC2	AC2	AC2								P2
* Growing of Crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Raising Livestock, Large Scale Commercial	P	P	P	C	P	P													
Processor for Animal Killing and Dressing (large scale processing greater than 1,500 square feet of gross floor area)																			
Processor for Animal Killing and Dressing (equal to or less than 1,500 square feet of gross floor area)	AC	AC	AC	AC	P	P	AC												
* Small scale value-added agriculture processing	P2		P2	P2	P2	P2	P2	P2	AC2	AC2	AC2								P2
FISH/WILDLIFE																			
Hatcheries	P	P	P	P	P	P	P		P										
MINERAL																			
Rock Crushers	AC	AC	AC	AC	P	P	P												
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC	AC	AC	AC	AC	AC												

Quarries, gravel/rock extractions (non-designated mineral lands)	C	C	C	C	C	C	C	C	C										
Timber harvesting	P	P	P	P	P	P													
ACCESSORY USES																			
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1

## Resource Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial
CG = General Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

	Zone									
	Industrial and Commercial									Misc.
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR
SPECIFIC USE										
AGRICULTURE										
* Agritourism enterprise	P2	P2								
* Growing of Crops	P	P	P	P	P	P	P	P	P	P
Raising Livestock, Large Scale Commercial	P	P								

Processor for Animal Killing and Dressing (large scale processing greater than 1,500 square feet of gross floor area)	C	C	C							
Processor for Animal Killing and Dressing (equal to or less than 1,500 square feet of gross floor area)	P	P	P	P						
* Small scale value-added agriculture processing	P2	P2								
FISH/WILDLIFE										
Hatcheries	P	P								
MINERAL										
Rock Crushers										
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC								
Quarries, gravel/rock extractions (nondesignated mineral lands)	C	C								
Timber harvesting										
ACCESSORY USES										
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1

## F. Resource Land Uses—Development Conditions.

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
2. A permit is required for all agritourism enterprises and small scale value-added agriculture processing facilities.

**Regional Land Uses**

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential



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R-96 = Suburban Residential																				
R-72 = Single Family Residential																				
R-60 = Single Family Residential																				
RM = Multiple Family Residential																				
RD-R = Rural Development-Residential																				
RD-CI = Rural Development-Commercial/Industrial																				
RFC = Rural Farmworker Community																				
RAC = Rural Activity Center																				
	Zone																			
	Resource				Rural							Urban Residential				Misc.				
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC	
Specific Use																				
* Aircraft Landing Field—Private				C																
* Airports and Accessory Uses																				
* Airports and Aircraft Landing Field—Agricultural	P	P	P	P																
Bus Passenger Stations																				
College or Universities, public or private										C	C				C					C
Colleges, business colleges, trade schools and similar organizations, all without students in residence offering training in specific fields										C	C				C					C
* Heliports																				
* Helistops	P	P	P	P	AC	AC	AC	C			C									C

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**Commented [KL2]:** Add these three specific uses to the industrial/manufacturing table on page 18, with permitted use under light industrial, in order to create a confirming use:

1. Aircraft Landing Field- Private
2. Airports and Accessory Uses
3. Airports and Aircraft Landing Field – Agricultural

These specific uses should be on both tables.

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Jails and Penal Institutions																		
* Junkyards																		
Land fills																		
Microwave Relay Stations	P															P		
* Organic Waste Processing Facility	AC																	
Radio and Television Broadcasting Stations and Towers	P3		P3	P3	P3	P3	C3	C3	C3	C3	C3					P3		C3
Railroad Freight Yards					P	P												
* Railroad Terminals	P		P	P	P	P	C	C	C	C	C					P		C
Wind Farm Power Generators, Commercial	C		C		C	C												
* Wireless Communication Facility	P4, 6	P4, 6	P4, 6	P6	P6	P6	P6	P6	P6	P6	P6					C5, 6	P6	C5, 6
* Wireless Communication Facility, Attached	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6	P6					C	P6	P6
ACCESSORY USES																		
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2				P2	P2	P2	P2

## Regional Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial

CG = General Commercial											
BC = Burbank Commercial											
BR = Burbank Residential											
PR = Public Reserve											
	Zone										
	Industrial and Commercial									Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE											
* Aircraft Landing Field—Private											
* Airports and Accessory Uses	C	C									
* Airport and Aircraft Landing Field—Agricultural	P	P	P								
Bus Passenger Stations			P	P			P	P			
Colleges or Universities, public or private							P	P			
Colleges, business colleges, trade schools and similar organizations, all without students in residence offering training in specific fields			P		P		P	P			
* Heliports	C	C	C	C							
* Helistops	P	P	P	AC	AC		C	C			
Jails and Penal Institutions	P	P									
* Junkyards	P1	P1									
Land fills	C	C									
Microwave Relay Stations	P	P	P	P	P						
* Organic Waste Processing Facility	P	P									
Radio and Television Broadcasting Stations and Towers	P3	P3	P3	P3	P3		C	C			
Railroad Freight Yards	P	P	P	C	P						
* Railroad Terminals			P	C	P						
Wind Farm Power Generators, Commercial	C	C									
* Wireless Communication Facility	P6	P6	P6	P6, 7	P6	C5, 6	C5, 6	C5, 6	C5, 6		
* Wireless Communication Facility, Attached	P6	P6	P6	P6, 7	P6	P6	P6	P6	P6		
ACCESSORY USES											
* Accessory Use	P2	P2	P2	P2	P2	P2	P2	P2	P2		

G. Regional Land Uses—Development Conditions.

1. Only permitted when conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and located at least fifty feet from any public street.
2. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
3. Radio and television broadcasting towers must comply with the following conditions:
  - a. The applicant shall demonstrate that the selected tower design is as visually unobtrusive as possible, considering technical, engineering, economic or other constraints.
  - b. The tower shall be painted silver or the galvanized finish be retained on towers less than two hundred feet or unless otherwise required by the FAA.
  - c. Appropriate landscaping may be required and/or fencing and signage for radiation.
  - d. No nighttime lighting of the tower may take place unless required by the FAA.
  - e. The tower shall meet the minimum front yard setback for the district in which it is located or twenty percent of its height, whichever is greater and be set back from the side and rear property lines equal to twenty percent of its height.
4. If located within one mile of another wireless communication facility, a conditional use permit is required.
5. A conditional use permit for a wireless communication facility shall be subject to the following additional standards:
  - a. Such facilities shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - b. The applicant shall demonstrate the need for the proposed tower (wireless communication support structure) to be located near a residential area, the procedures involved in the site selection and an evaluation of alternative sites and existing facilities on which the proposed facility could be located or co-located.
  - c. A site development plan shall be submitted showing the location, size, screening, and design of all buildings and structures, including fences, the location, size and nature of outdoor equipment, and the location, number, and species of all proposed landscaping.
  - d. The facility shall be designed to be aesthetically and architecturally compatible with the natural and built environment. This includes, but is not necessarily limited to, building design and the use of exterior materials harmonious with the character of the surrounding neighborhood and the use of landscaping and privacy screening to buffer the facilities and activities on the site from surrounding properties. Any equipment or facilities not enclosed within a building (e.g., towers, transformers, tanks, etc.) shall be designed and located on the site to minimize adverse impacts on surrounding properties.
  - e. The applicant shall demonstrate a justification for the proposed height of the structures and an evaluation of alternative designs which might result in lower heights. If additional height over that allowed in the zone is justified, it may be approved by the planning commission.

- f. The applicant shall include an analysis of the feasibility of future consolidated use of the proposed facility with other utility facilities.

These requirements shall not apply to utility facilities located on a property which are accessory to the property or to the transmission, distribution or collection lines and equipment necessary to provide a direct utility connection to the property or neighboring properties, or to those utility facilities located on public right-of-way.

6. See Development Standards for Wireless Communication Facilities, Chapter 17.34.
7. If located within one-half mile of another wireless communication facility, a conditional use permit is required. (Ord. 269 (part), 2002; Ord. 302, 2004; Ord. 307 (part), 2004; Ord. 322 Attach. F (part), 2005; Ord. 325 (Exhs. 1, 2), 2005; Ord. 339 § 2, 2007; Ord. 342 § 2, 2007; Ord. 347 § 2, 2007; Ord. 349 § 1, 2007; Ord. 357 § 3, 2007; Ord. 359 § 1, 2007; Ord. 364 § 1, 2008)

(Ord. No. 366, § 1, 10-20-2008; Ord. No. 367, § 1, 10-27-2008 Ord. No. 371, § III(Exh. A, Pt. D), 8-3-2009; Ord. No. 382, § III(Exh. A), 5-17-2010; Ord. No. 392, § III, 12-20-1010; Ord. No. 397, Exh. A, § III, 6-20-2011; Ord. No. 401, § III(Exh. A), 11-15-2011; Ord. No. 408, § III(Exh. A), 1-3-2012; Ord. No. 423, § III(Exh. A), 1-27-2014; Ord. No. 426, § III(Exh. B), 12-15-2014; Ord. No. 428, § III(Exh. A), 12-15-2014; Ord. No. 440, § III(Exh. A, § II), 12-14-2015; Ord. No. 441, § III(Exh. A, § II), 12-14-2015; Ord. No. 445, § IV(Exh. B), 6-27-2016; Ord. No. 446, § IV(Exh. B), 6-27-2016; Ord. No. 450, § III(Exh. A), 8-15-2016; Ord. No. 461, § IV(Exh. B), 12-12-2016; Ord. No. 463, § IV(Exh. B), 5-1-2017; Ord. No. 473, § III(Exh. A, § 1), 10-15-2018; Ord. No. 476, § III(Exh. A), 8-5-2019; Ord. No. 487, § III(Exh. A, § 2), 2-1-2021)

Editor's note(s)—Ord. No. 371 contained a scrivener's error that in some cases set out the "Exclusive Agricultural District" as the "Exclusive Agreement District" in section 17.16.014 Editor's note(s)— above. This scrivener's error has been corrected by the county during the codification of Ord. No. 371 in this Code.

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**17.16.015 Permitted uses—Airport development district.**

- A. The airport development district permits the full range of agricultural, aviation, industrial, office and commercial, public and quasi-public uses and incidental accessory uses.
- B. Specific use or uses of buildings and sites will be permitted by approval of the airport board, based on its land use and development plan. (Ord. 187 (Exh. A (part)), 1986)

(Ord. No. 371, § III(Exh. A, Pt. D), 8-3-2009)

**EXHIBIT B**

*Note: As noted on the Submittal Checklist on Page 2 of the application. Provided detailed responses to ALL applicable criteria. A MS Word document with these criteria is available online.*

1. Explain how the proposal meets the following criteria of Walla Walla County Code [Section 14.15.060C](#) AND [Section 14.15.070B.3](#).

1. *The amendment is consistent with the comprehensive plan; and*

The proposed amendment adds additional safety measures to the stated sections of the comprehensive plan. It does not require amendment of policies other than the proposed addition of the Airport Overlay district to the comprehensive plan. The Airport Overlay district is a prerequisite for applying for state grants to help fund the repair and maintenance of runway and safety projects at the airport.

2. *The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and*

The proposal conforms to the policy directives of the Walla Walla County Comprehensive Plan Section 8.1.1 by encouraging efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans and encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. The proposal also conforms to Section 11.1.2 by ensuring future economic vitality and broaden employment opportunities while retailing a high quality of life, and including an economic development element in the comprehensive plans of the County.

3. *The amendment is appropriate for consideration at this time; and*

**Appropriateness –Martin Airfield is a part of the state integrated airport system. The airport is an important part of the community. This proposal increases safety measures through compatible land use as well as promotes land uses within the airport property to promote uses that are compatible with a vibrant airport location for aviation enthusiasts to live, work, and fly as specified in the proposed amendment. This is an appropriate application to be considered for placement on the final docket as there are no existing airport overlays included in the comprehensive plan as required by WSDOT and the Growth Management Act.**

4. *The amendment meets a definable public need; and*

**Need - The Airport Overlay District meets the following needs:**

**Martin Airfield is under new ownership. The runways are in very poor condition with the asphalt being badly cracked and heaving. The asphalt was originally placed in the 1960's and is beyond repair and requires an expensive complete reconstruction. In an effort to reconstruct the runways and taxiways, Martin Airfield is applying for the Washington**

Department of Transportation (WSDOT) grant through the State Capital Improvement Program for partial funding in May, 2021. WSDOT requires that the airport work with the local municipality to establish Airport Land Use Compatibility through comprehensive plan regulations as well as zoning ordinances, zoning maps, and airport overlays including the airport property as well as the airport influence area.

An airport's influence area is the area within which the use of land or the land uses may adversely affect development and use of the airport. To avoid airport land use compatibility conflicts, certain types of land uses should be encouraged, while other uses should be avoided. Some land uses may also require various degrees of restriction to encourage and promote compatible land use development within the airport influence area.

Five types of impacts are of concern in Martin Airport land use compatibility planning: noise, airspace protection, safety, aviation affects, and convenience to the airport users.

Airspace protection requirements address land use features that can cause or contribute to aircraft accidents. Most critical among such hazards are tall objects that penetrate the navigable airspace around an airport. However, other physical, visual, and electronic land use features can also create airspace hazards. FAA standards dictate the boundary of the area required for airport airspace protection.

We are concerned with the historical pattern of aircraft accidents and the consequences that result when something causes an aircraft flight to end at a location other than on a runway. The concern is primarily for the people and property on the ground near airports, but potential consequences for the occupants of the aircraft are important as well. The consequences can range from fatal accidents to successful emergency lands where no one is hurt and little or no damage occurs – and the outcome often depends upon land use characteristics at the point where the aircraft lands.

The most critical among the safety zones is Zone 1, which encompasses the runway protection zone and land along the edges of the runway. Zone 1 is where the highest concentrations of off-runway accidents take place or 20% of all accident points. The function of Zone 1 is to enhance the protection of people and property on the ground.

Safety Zone 2 is important as it encompasses the second highest concentration of accident points. The concentrations in other zones diminish from there.

Urgency- Approval of the proposed amendment is necessary to be eligible for the WSDOT State Capital Improvements grant. This WSDOT grant, if approved, would partially fund airport runway resurfacing that has been rated by WSDOT as needing complete reconstruction.

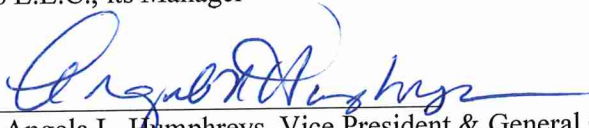
*5. The amendment is in the long term interest of the county.*

The proposed amendment serves the long term interest of the county by enhancing the safety and efficiency of Martin Airport.



Martin Airport L.L.C.


By: Investco L.L.C., its Manager

By:   
Angela L. Humphreys, Vice President & General Counsel

STATE OF WASHINGTON                    )  
  ss.  
COUNTY OF PIERCE                    )

I certify that I know or have satisfactory evidence that Angela L. Humphreys is the person who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as Vice President and General Counsel of Investco L.L.C., a Washington limited liability company, as Manager of Martin Airport L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/31/2021

Diana L. Swartz   
Notary Public in and for the State of Washington  
Residing at Carbonado, Washington  
My appointment expires August 29, 2022



#### Legal Description

PARCELS 1 & 2 35-07-34-13-0004 and 35-07-34-11-0002

That part of the Northeast Quarter of Section 34 in Township 7 North, Range 35 East of the Willamette Meridian, lying South of the Southerly line of the right of way of the Oregon-Washington Railroad & Navigation Company. Subject to existing public roads.

EXCEPTING THEREFROM the following described tract to wit: (Hinshaw Parcel)

Commencing at the Northwest corner of the Northeast Quarter of Section 34, Township 7 North, Range 35 East of the Willamette Meridian;

thence South 00° 55'39" West, along the West line of said Northeast Quarter, a distance of 1969.47 feet,  
TO THE POINT OF BEGINNING of this description;

thence continue South 00° 55'39" West, along said West line, a distance of 161.01 feet; thence North 46° 19'35" East, a distance of 535.25 feet; thence North 60° 01'23" East, a distance of 369.89 feet; thence North 71° 43'40" East, a distance of 332.81 feet; thence North 71° 45'00" East, a distance of 333.81 feet; thence North 59° 54'55" East, a distance of 152.57 feet; thence North 00° 55'39" East, a distance of 249.31 feet; thence South 81° 01'33" West, a distance of 452.16 feet; thence North 78° 28'28" West, a

distance of 129.20 feet; thence South 86° 55'25" West, a distance of 37.07 feet; thence South 64° 47'37" West, a distance of 279.21 feet; thence South 22° 32'18" West, a distance of 276.90 feet; thence South 44° 57'47" West, a distance of 715.44 feet to THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM (Karmy Parcel) a tract of land located in the Northeast Quarter of Section 34, Township 7 North, Range 35 East of the Willamette Meridian, Walla Walla County,

Washington, described more particularly as follows:

Commencing at the Northwest corner of said Northeast Quarter;

thence South 00°39'47" West for a distance of 1989.47 feet along the West line of said Northeast Quarter to the Northwest corner of those lands described in the Deed filed at the Walla Walla County Auditors under No. 8906268, THE TRUE POINT OF BEGINNING for this legal description;

thence North 44°38'25" East for a distance of 715.43 feet along the North line of said described lands;

thence North 22°16'26" East for a distance of 164.84 feet along the North line of said lands to a point 132.00 feet Southeast, when measured at right angles, from the South line of the taxiway as it now exists in February of 1998; thence South 65°35'39" West for a distance of 615.47 feet along a line parallel to

and 132.00 feet Southeasterly of said taxiway to a point in the West line of said Northeast Quarter; .

thence South 00°39'47" West for a distance of 407.31 feet along said West line to THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a tract of land located in the Northeast Quarter of Section 34, Township 7 North, Range 35 East of the Willamette Meridian, Walla Walla County, Washington, described more particularly as follows:

Commencing at the Northwest corner of said Northeast Quarter;

thence South 00°39'47" West for a distance of 2130.48 feet along the West line of said Northeast corner to

the Southwest corner of those lands described in the Deed filed at the Walla Walla County Auditors Office

under No. 8906268 and THE TRUE POINT OF BEGINNING for this legal description;

thence North 46°03'43" East for a distance of 535.25 feet along the South line of said lands;

thence North 59°45'31" East for a distance of 369.89 feet along the South line of said lands;

thence North 71°27'48" East for a distance of 332.81 feet along the South line of said lands;

thence North 71°29'08" East for a distance of 333.81 feet along the South line of said lands;

thence North 59°39'03" East for a distance of 152.57 feet along the South line of said lands;

thence North 00°39'47" East for a distance of 249.31 feet along the East line of said lands to the Northeast corner thereof;

thence South 48°44'19" East for a distance of 48.31 feet;

thence South 06°51'32" West for a distance of 371.84 feet;

thence South 65°19'55" West for a distance of 691.46 feet;

thence South 00°39'47" West for a distance of 920.40 feet to a point in the South line of said Northeast Quarter;

thence South 89°40'35" West for a distance of 830.52 feet along said South line to the center of Section 34;

thence North 00°39'47" East for a distance of 518.82 feet along the West line of said Northeast Quarter to THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING PUBLIC ROADS

PARCEL 3 (35-07-34-21-0008)

A tract of land located in the Northwest Quarter of Section 34 of Township 7 North, Range 35 East of the Willamette Meridian, Walla Walla County, Washington, said tract being described more particularly as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 34; thence South

00°56'22" West for a distance of 1896.99 feet, along the West line of said Northwest Quarter to a point on the South right of way line of Whitman Drive, being THE TRUE POINT OF BEGINNING;  
thence South 00°56'22" West for a distance of 754.55 feet, along the West line of said Northwest Quarter of Section 34 to the Southwest corner thereof;  
thence North 89°39'35" East for a distance of 2253.93 feet, along the South line of said Northwest Quarter;  
thence North 01°11'21" West for a distance of 758.21 feet;  
thence North 84°21'57" East for a distance of 384.01 feet;  
thence North 00°40'57" East for a distance of 1348.99 feet, to a point on the South right of way line of Whitman Drive;  
thence along a curve to the left having a radius of 1257.28 feet and an arc length of 13.57 feet, being subtended by a chord of South 61°58'38" West for a distance of 13.57 feet, along said South right of way line;  
thence South 61°40'05" West for a distance of 2748.44 feet, along said South right of way line;  
thence along a curve to the right having a radius of 2470.50 feet and an arc length of 214.08 feet, being subtended by a chord of South 64°17'10" West for a distance 214.01 feet, to THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING PUBLIC ROADS

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

**Establishment of an Airport Overlay District at Martin Airfield.**

2. Name of applicant:

**Martin Airport L.L.C. - Katie Daniel Kinter, Owner's Representative**

3. Address and phone number of applicant and contact person:

**5 W Alder St Suite 400, Walla Walla, WA 99362, (509) 529-5679**

4. Date checklist prepared:

**3/30/2021**

5. Agency requesting checklist:

**Walla Walla County**

6. Proposed timing or schedule (including phasing, if applicable):

**As soon as approval can reasonably be obtained.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No future additions or expansions are planned at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**To our knowledge, there is no such information available.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**Yes, the Airport Layout Plan is currently being reviewed by WSDOT.**

10. List any government approvals or permits that will be needed for your proposal, if known.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The vision for the Martin Airfield is an Aviation Enthusiast's Airport District. A community suited with accommodations to live, work, and fly within the airport district.**

**The proposed Airport Overlay Zoning will reduce hazards that may endanger the lives and property of the public and aviation users as well as discourage siting of incompatible land uses that may impair the future development and operation of the airport.**

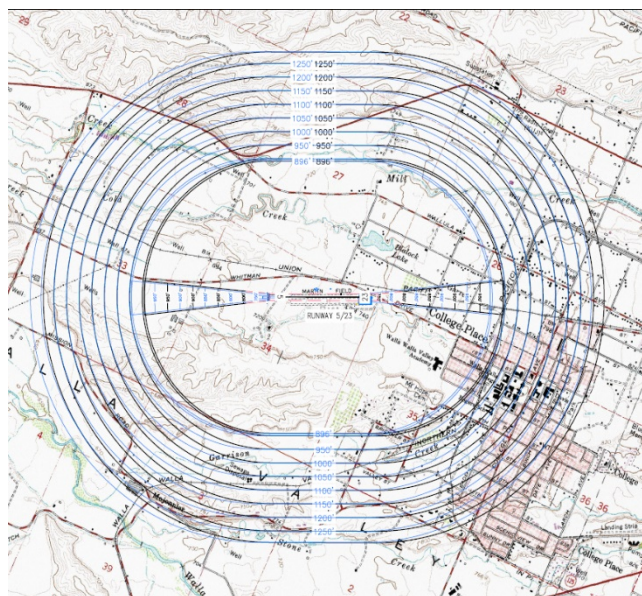
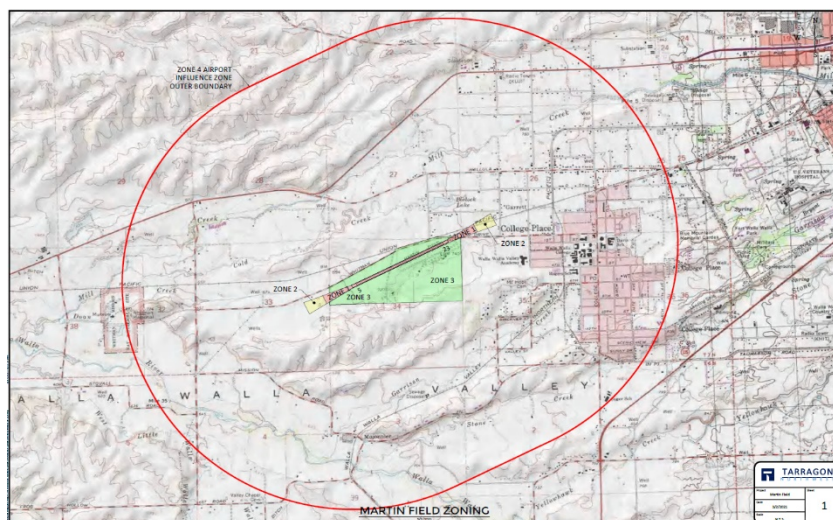


12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**209 Martin Field Ln, Walla Walla, WA 99362**

**The provisions of this chapter apply to unincorporated lands located within the Airport Land Use Compatibility Overlay and Height Hazard Overlay depicted on the following maps:**

**Martin Airport, Map 17.xx.xxx (1a, 1b)**



## **B. Environmental Elements** [\[HELP\]](#)

This is a non-project proposal, and we are excluding questions in Part B - Environmental Elements as they do not contribute meaningfully to the analysis of the proposal.

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

N/A

b. What is the steepest slope on the site (approximate percent slope)?

N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

**2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

**3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

- b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities



withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

Could waste materials enter ground or surface waters? If so, generally describe.

N/A

Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

N/A

- b. What kind and amount of vegetation will be removed or altered?

N/A

- c. List threatened and endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

## 5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

N/A

- b. List any threatened and endangered species known to be on or near the site.

N/A

- c. Is the site part of a migration route? If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

## 6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

N/A

## 7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.  
N/A
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
N/A
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
N/A
- 4) Describe special emergency services that might be required.  
N/A
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
N/A

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
N/A
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
N/A
- 3) Proposed measures to reduce or control noise impacts, if any:  
N/A

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.  
N/A
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? N/A

Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

N/A

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

Proposed measures to reduce or control aesthetic impacts, if any:

N/A

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

**14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

h. Proposed measures to reduce or control transportation impacts, if any:

N/A

### 15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

### 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**There are no utilities proposed for this proposed zoning overlay.**

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



0023CB0E7B04458...

Name of signee Katie Daniel Kintner

Position and Agency/Organization: Senior Development Manager, Tarragon NW for Martin  
Airport L.L.C.

Date Submitted: 4/15/21

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**The proposed zoning overlay will not increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise.**

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**The proposed zoning overlay will not affect plants, animals, fish, or marine life.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

**The proposal will not deplete energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**The proposed zoning overlay will not use or affect environmentally sensitive areas as outlined above.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A



5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposed zoning overlay will not affect land or shoreline use, nor will it allow or encourage land or shoreline uses incompatible with existing plans.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The proposed zoning overlay will not increase demands on transportation or public services and utilities.**

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposed zoning overlay will not conflict with local, state, or federal laws or requirements for the protection of the environment.**