

# ORDINANCE NO. 237

AN ORDINANCE ADOPTING A REVISED INTERIM URBAN GROWTH AREA (IUGA) FOR THE CITY OF WALLA WALLA AS REQUIRED BY THE GROWTH MANAGEMENT ACT (GMA)

WHEREAS, the Walla Walla County Planning Commission and Walla Walla City Planning Commission held joint public hearings June 10 and July 22, 1996 and the Walla Walla City Council held another public hearing October 9, 1996, to consider the request and recommended to the Board of County Commissioners that the request for adoption of a revised Interim Urban Growth Area be adopted based on the following:

1. The proposed area is sufficient in size to accommodate the projected growth of the City of Walla Walla (40,872 people by the year 2015).
2. Not all vacant land is buildable land (such as floodway and geologic hazard areas). When these areas are excluded, the IUGA includes a surplus of developable land over the minimum amount of developable land required to accommodate the projected growth.
3. Preliminary analysis has demonstrated that urban services can be made available to the revised Interim Urban Growth Area.
4. There has been a large amount of public involvement which ensured those affected had an opportunity to be involved in the process.
5. An EIS was prepared for earlier long-range planning actions that specifically addressed environmental impacts associated with growth in the urban area, which has been readopted.
6. The draft Land Use Element Policy provides for flexibility in creating one to five acre lots in the Rural Conversion designation while maintaining as much buildable land as possible to enable future growth at urban densities.
7. The Interim UGA and related draft Land Use Element Policy are consistent with the Walla Walla Countywide Planning Policies and the goals of the GMA, and

WHEREAS, the Board of County Commissioners held a public hearing on February 10, 1997, and

WHEREAS, the Board of County Commissioners took additional testimony and made the additional findings:

1. The changes identified on Exhibits C through E which were corrections made in response to comments have been mapped correctly as shown on Exhibit A.

2. The lands lying to the southeast of S. Wilbur Avenue and Reser Road have been excluded in response to testimony received pointing out that the area is developed and not in need of city services at this time. This has been reflected on Exhibit A.
3. The City of Walla Walla conducted an informational meeting with the residents of the Ransom Road area as requested,

now therefore,

BE IT RESOLVED, by the Walla Walla County Board of Commissioners that they will adopt a revised Interim Urban Growth Area for the City of Walla Walla as shown on Exhibit A, as required by the Growth Management Act.

Done this 31<sup>st</sup> Day of March, 1997

Attest:

Connie R Vinti

Clerk of the Board

David A. Carey

Chairman

[Signature]

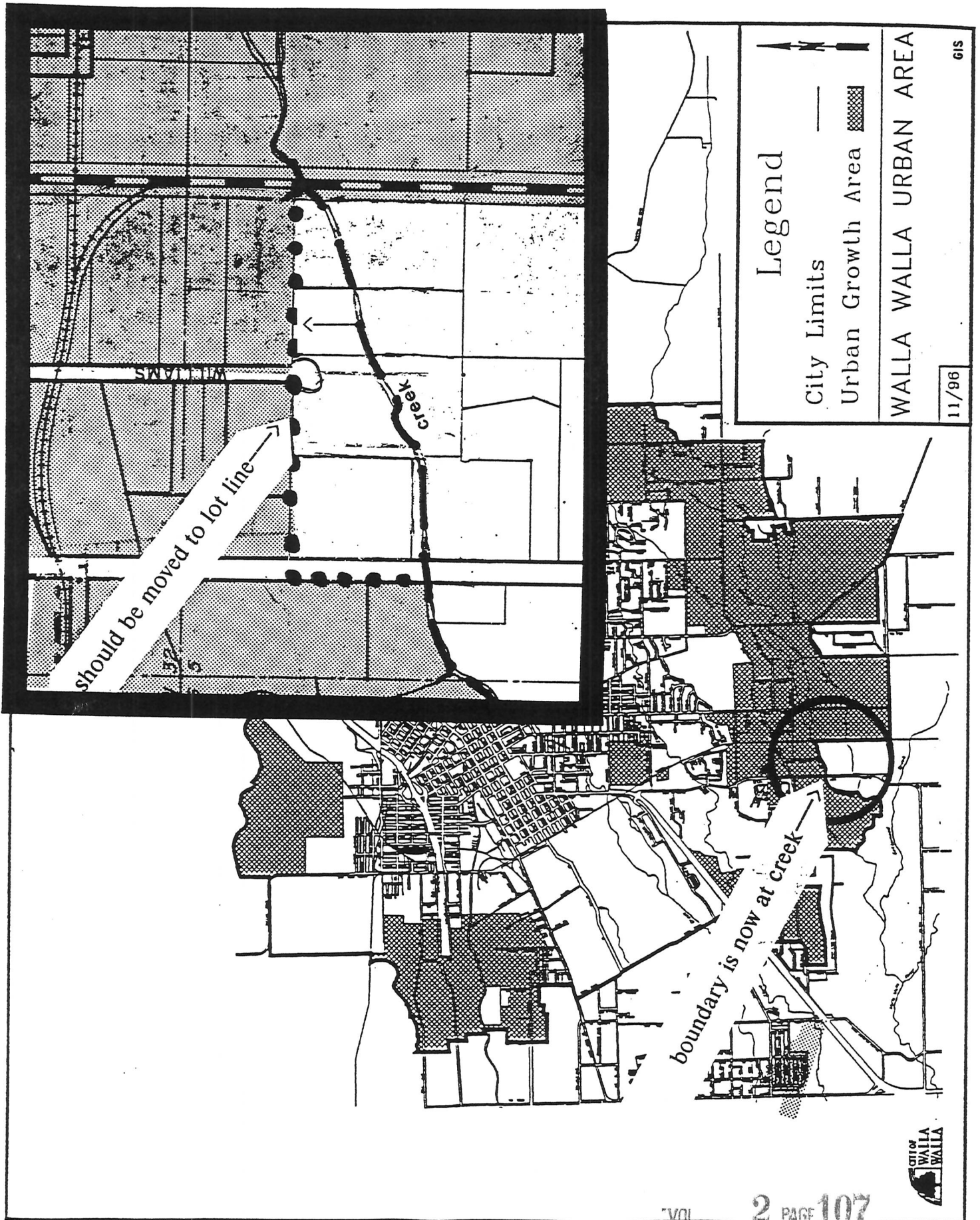
Commissioner

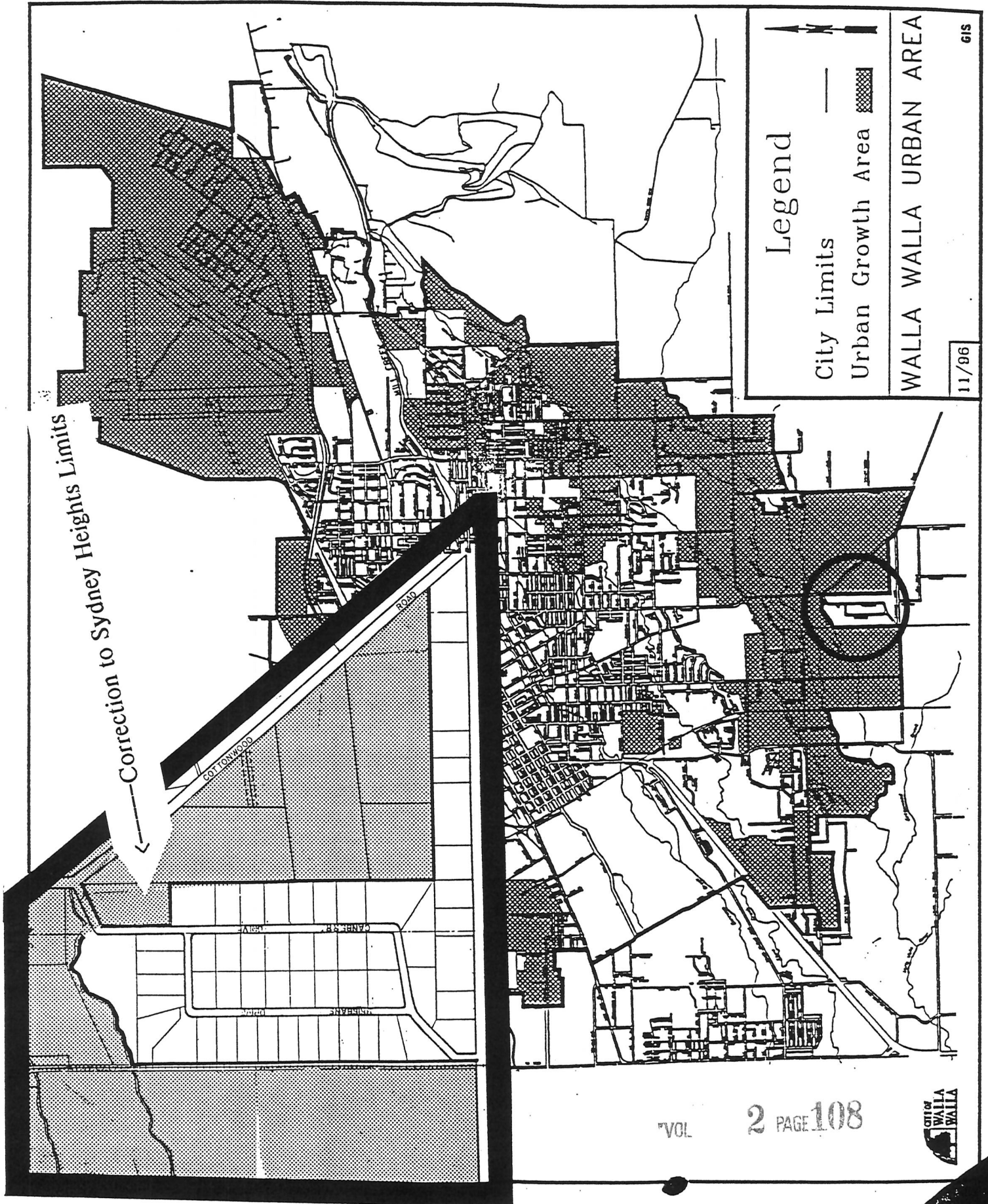
Absent

Commissioner

Constituting the Board of County Commissioners  
Of Walla Walla County, Washington

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Enlargement of Kendall Road Vicinity

As adopted by City Council

FILED FOR RECORD  
IN WALLA WALLA CO WASH  
BY *W.W.C.*  
*Commissioners*  
APR 10 11 29 AM '97

JANICE E. DATES  
COUNTY CLERK

↑  
Bancroft Parcel, property owner requests exclusion from UGA

Legend

City Limits

Urban Growth Area

WALLA WALLA URBAN AREA

11/96

GIS

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