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3. ***Rerecorded to correct ordinance number			
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Reference Numbers(s) of Documents assigned or release:			
(on page of document(s))			
Grantor(s) (Last name first, then first name and initials)			
1. Walla Walla Co Commissioners			
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5. Additional names on page of document.			
Grantee(s) (Last name first, then first name and initials)			
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Legal description (i.e. lot, block, plat or section, township, range)			
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Assessor's Property Tax Parcel/Account Number			
Additional legal is on page of document.			
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. Please print or type information.			

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## ORDINANCE NO. 253

AN AMENDMENT HAS BEEN REQUESTED BY WALLA WALLA COUNTY FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS, and

WHEREAS, the Walla Walla County Planning Commission held a public hearing on March 24, 1999 to consider the request, and based on correspondence regarding the Gary Figgins property they voted to deal with it separately from the Urban Area Comprehensive Plan Amendments and to remove the property from the Urban Growth Area, based on the following findings:

- 1. Had he requested prior to passage of the current boundary, it would have been taken out.
- 2. While jagged boundaries are a concern, there are other examples of jagged lines.
- 3. Keeping this acreage agricultural would be beneficial, and

WHEREAS, the Walla Walla City Planning Commission and City Council have recommended that the Figgins property not be removed from the Urban Growth Area based on the following findings:

- 1. The GMA requires an adequate amount of undeveloped land to accommodate a 20-year projected growth. A detailed land capacity evaluation was completed to justify the need for including this area in the adopted Plan's UGA.
- 2. This amount of land in close proximity to the City and future utility extension into undeveloped areas is significantly important to the overall future growth of the area. It is important to avoid "notches/jogs" in the UGA in order to provide for continuity and economic feasibility of extending facilities consistent with County-wide Planning Policies and the GMA.
- 3. Agricultural uses in the UGA are recognized in the Plan and are protected under the County's "Right to Farm" ordinance, City ordinances and Plan policies LU-39 and LU-40. Agricultural uses such as vineyards, are permitted within the "residential" designation whether within the City limits or not. The winery portion of the operation would become a nonconforming use upon annexation which is allowed to expand its building area up to 20% under a CUP. Until growth demands dictate and development occurs, it is anticipated this land will continue to be used for agricultural purposes.
- 4. Eliminating the property from the UGA does not resolve conflicts pointed out in the request because adjacent properties will still be in the UGA and will be developed to urban densities when facilities are available.
- 5. It the property were to remain zoned AR, 1 acre minimum, potential future

WHEREAS, the Board of County Commissioners held a public hearing on August 16, 1999 and have reviewed both recommendations, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that that they uphold the County Planning Commission in removing Gary Figgins property as shown on Exhibit "A" from the Urban Growth Area, Docket #PC-98-14A, based on the findings of the County Planning Commission and with the additional findings that:

- The public purpose is to maintain viable agricultural lands with water rights. To
  retain lands committed to long-term agricultural use (exceeding the horizon of the
  Plan) in the UGA simply to include it in the calculation of developable lands is
  not good planning practice.
- Circumstances have changed to a degree in that agricultural investment is taking
  place that commits the land to long term commercial agricultural use and this
  area has not been identified as a priority area for public investment in utilities.
- 3. The amendment is in conformance with LU-41 which requires an operational buffer between agricultural lands and urban lands. This land in question lies between and adjacent to the more densely developed urban area and designated resource lands of long term commercial significance which are zoned Exclusive Agriculture with a minimum lot size of 120 acres.
- 4. The proposed amendment is consistent with the GMA and County-wide Planning Policies which state that lands with urban characteristics should be included in the UGA and those without those characteristics should not. Land committed to long term commercial agricultural operations (beyond the horizon of the Plan) does not have urban characteristics.
- 5. Upon solicitation of proposed amendments, the City should have specified the type of amendments that it was prepared to consider. Since it did not and since an application for removal from the UGA was processed, it cannot be disregarded out of hand. Recognizing a flawed process, the County will not entertain future boundary adjustment requests until the City and County have established a collaborative process for evaluating changes to the UGA and have established a standard time for such an evaluation.
- While the County's Right To Farm Ordinance applies as long as the subject property remains in the County, it would no longer provide protection for ongoing agricultural operations upon annexation.
- 7. Per RCW 36.70A.110, WAC 365-195-070(5) and WAC 365-195-070-335(2), counties have the final authority on the designation of Urban Growth Areas if

8. The Board also directs the County Planning Commission to proceed with a rezone of the subject property to AG, Agricultural General, further ensuring its long term commitment to agriculture.

Done this Day of August, 1999

Clerk of the Board

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Commissioner

Charles a. March

Commissioner

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

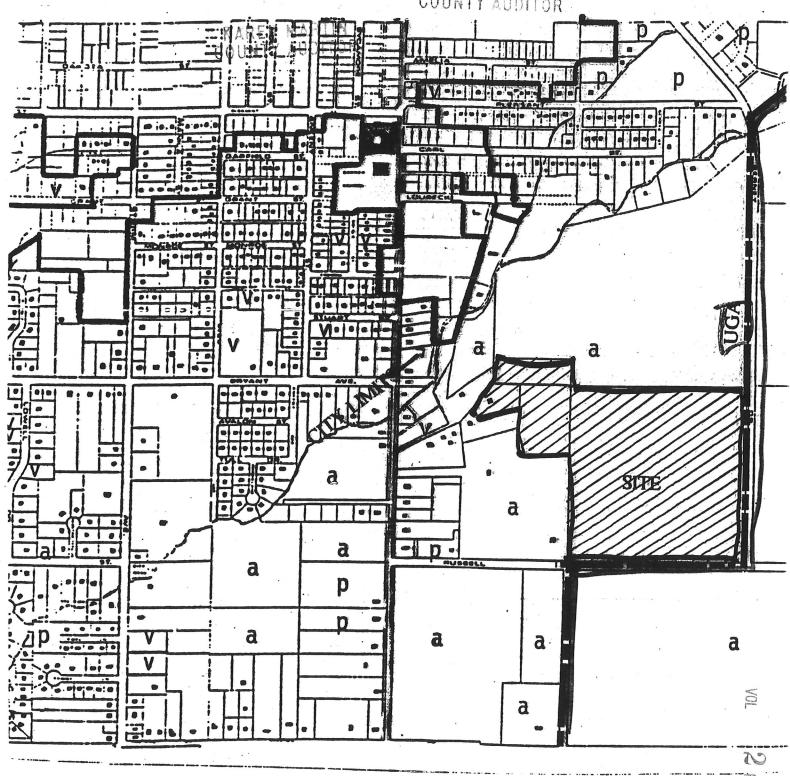
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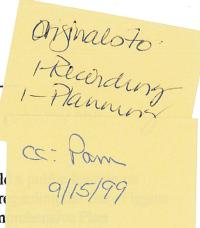
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## ORDINANCE NO. \_253

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WHEREAS, the Walla Walla County Planning Commission held March 24, 1999 to consider the request, and based on correspondence reproperty they voted to deal with it separately from the Urban Area Com Amendments and to remove the property from the Urban Growth Area, findings:



- 1. Had he requested prior to passage of the current boundary, it would have been taken out.
- 2. While jagged boundaries are a concern, there are other examples of jagged lines.
- 3. Keeping this acreage agricultural would be beneficial, and

WHEREAS, the Walla Walla City Planning Commission and City Council have recommended that the Figgins property not be removed from the Urban Growth Area based on the following findings:

- 1. The GMA requires an adequate amount of undeveloped land to accommodate a 20-year projected growth. A detailed land capacity evaluation was completed to justify the need for including this area in the adopted Plan's UGA.
- 2. This amount of land in close proximity to the City and future utility extension into undeveloped areas is significantly important to the overall future growth of the area. It is important to avoid "notches/jogs" in the UGA in order to provide for continuity and economic feasibility of extending facilities consistent with County-wide Planning Policies and the GMA.
- 3. Agricultural uses in the UGA are recognized in the Plan and are protected under the County's "Right to Farm" ordinance, City ordinances and Plan policies LU-39 and LU-40. Agricultural uses such as vineyards, are permitted within the "residential" designation whether within the City limits or not. The winery portion of the operation would become a nonconforming use upon annexation which is allowed to expand its building area up to 20% under a CUP. Until growth demands dictate and development occurs, it is anticipated this land will continue to be used for agricultural purposes.
- 4. Eliminating the property from the UGA does not resolve conflicts pointed out in the request because adjacent properties will still be in the UGA and will be developed to urban densities when facilities are available.
- 5. It the property were to remain zoned AR, 1 acre minimum, potential future

development would be inconsistent with the Plan policies for urban densities, and

WHEREAS, the Board of County Commissioners held a public hearing on August 16, 1999 and have reviewed both recommendations, now therefore,

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that that they uphold the County Planning Commission in removing Gary Figgins property as shown on Exhibit "A" from the Urban Growth Area, Docket #PC-98-14A, based on the findings of the County Planning Commission and with the additional findings that:

- 1. The public purpose is to maintain viable agricultural lands with water rights. To retain lands committed to long-term agricultural use (exceeding the horizon of the Plan) in the UGA simply to include it in the calculation of developable lands is not good planning practice.
  - 2. Circumstances have changed to a degree in that agricultural investment is taking place that commits the land to long term commercial agricultural use and this area has not been identified as a priority area for public investment in utilities.
  - 3. The amendment is in conformance with LU-41 which requires an operational buffer between agricultural lands and urban lands. This land in question lies between and adjacent to the more densely developed urban area and designated resource lands of long term commercial significance which are zoned Exclusive Agriculture with a minimum lot size of 120 acres.
  - 4. The proposed amendment is consistent with the GMA and County-wide Planning Policies which state that lands with urban characteristics should be included in the UGA and those without those characteristics should not. Land committed to long term commercial agricultural operations (beyond the horizon of the Plan) does not have urban characteristics.
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- 7. Per RCW 36.70A.110, WAC 365-195-070(5) and WAC 365-195-070-335(2), counties have the final authority on the designation of Urban Growth Areas if

after consultation the jurisdictions involved cannot reach an agreement.

8. The Board also directs the County Planning Commission to proceed with a rezone of the subject property to AG, Agricultural General, further ensuring its long term commitment to agriculture.

Done this 31 st Day of Albust, 1999

Attest: Our R Vinti

Clerk of the Board

Chairman ,

Commissioner

\_ . .

Commissione

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

