

9910649

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WALLA WALLA COUNTY
COMMISSIONERS

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Walla Walla Co Commissioners

Document Titles(s) (or transactions contained therein):

1. Ordinance 254
- 2.
- 3.
- 4.

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
- 2.
- 3.
- 4.
5. Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Public The
- 2.
- 3.
- 4.
5. Additional names on page ____ of document.

Legal description (i.e. lot, block, plat or section, township, range)

NA

Additional legal is on page ____ of document.

Assessor's Property Tax Parcel/Account Number

NA

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.

COPY

ORDINANCE NO. 254

IMPOSING A MORATORIUM ON THE FILING OF APPLICATIONS OF ANY PERMIT OR APPROVAL FOR ANY RESIDENTIAL, OR COMMERCIAL DEVELOPMENT, SUBDIVISIONS, OR SHORT PLATS.

ORIGINALS TO:
1-Recording
1-Planning

WHEREAS, the County of Walla Walla is currently in the process of preparing a Comprehensive Plan in accordance with the Walla Walla County Planning Policies and the requirements of the State Growth Management Act; and

WHEREAS, part of the Comprehensive Plan planning process includes creation of interim or provisional Urban Growth Areas; and

WHEREAS, the County will prepare development regulations to implement the Comprehensive Plan; and

WHEREAS, under existing zoning regulations, residential development is allowed in Agricultural General zones; and

WHEREAS, heavy industrial uses are frequently accompanied by significant adverse impacts on surrounding residential land uses and land values, and by an increase in industrial emission; and

WHEREAS, according to good planning practice heavy industrial and residential uses are considered incompatible uses; and

WHEREAS, the County needs the opportunity to more thoroughly consider all the aspects and implications of zoning and land use regulations relating to heavy industrial uses versus residential uses; and

WHEREAS, the County of Walla Walla determined that the protection of health, safety, and the welfare of the citizens of Walla Walla County requires a moratorium on the acceptance of applications for permits, subdivisions, and short plats; and

WHEREAS, the County Planning Commission held a public hearing on September 1, 1999 and voted to approve the moratorium based on the following findings:

1. A moratorium is needed to prevent development of incompatible uses in the subject area that would frustrate the County's efforts to implement the Comprehensive Plan and implement good planning practices.
2. The duration of this moratorium shall not exceed six months from the time of adoption.
3. Walla Walla County is currently in the process of developing a Comprehensive Plan.

4. Adequate public facilities are in place to serve the subject area.
5. Currently no urban development may occur outside the urban growth area. This includes, but is not limited to, industrial or commercial development. This places non-traditional market stress upon the limited available industrial land and places the County in a competitive disadvantage, and

Planning Commission recommends the Board of County Commissioners adopt a motion for the declaration of a moratorium on residential development, commercial development, short plats, and subdivisions within the proposed provisional Industrial Urban Growth Area.

1. The moratorium be in effect for a period not to exceed six months from the time of adoption. After which time a final boundary, zoning, and comprehensive plan designations shall be reviewed and adopted as part of the Comprehensive Plan development process, and

WHEREAS, the Board of County Commissioners held an additional public hearing on September 13, 1999 and took additional testimony,

now therefore,

THE WALLA WALLA COUNTY BOARD OF COUNTY COMMISSIONERS DO HEREBY ORDAIN AS FOLLOWS:

Section 1. **Declaration of moratorium.** A moratorium is hereby declared with respect to the acceptance of applications for and the issuance of permits or approval currently required to construct, install, locate, relocate, or create a division of land within the provisional industrial urban growth area as depicted on figure a-1. This moratorium includes, but is not limited to, short plats, preliminary plats, long subdivisions, conditional use permits, right-of-way use permits, franchise agreements, building permits, and variances.

Section 2. **Exemptions.** This moratorium specifically exempts any industrial development in compliance with the County zoning ordinance or applications received by the County prior to the effective date of this moratorium.

Section 3. **Duration.** This moratorium shall be in effect for six months following the effective date of this ordinance.

Section 4. **Direction to develop provisional industrial urban growth area.** The County Board of Commissioners hereby directs the County Regional Planning Department to develop a provisional industrial urban growth area plan that shall be presented to the Planning Commission, Ag Lands Committee, Board of County Commissioners, other interested parties, and the general public on the earliest possible date. The County Regional Planning Department is encouraged to seek input from appropriate County staff, industry representatives, landowners, and interested members of the general public. Through this ordinance, the Board of County

Commissioners declares its intent to adopt a Industrial Urban Growth Area at some point prior to the expiration of this moratorium.

Section 5. **Subjects for consideration.** Without limitations, the County Regional Planning Department is directed to consider the following subjects in preparing the Industrial Urban Growth Area Plan.

- Identify appropriate facilities and criteria necessary to preserve the usefulness of sites for primary inter-modal activities. (Accessory uses must be identified and planned in conjunction with primary uses)
- Identify existing and future rights-of-way for rail and truck necessary to service the needs of short term and long term demands.
- Identify necessary utilities, both public and private, to meet the water, fire flow, and waste discharge needs and requirements.
- A phasing plan that identifies specific essential facilities and utilities that must be in place prior to development.
- Identify and map potentially affected critical areas and assure that adequate protection and buffers are in place to protect the critical areas during construction and operation.

Section 6. **Public hearing required.** Pursuant to RCW 35A.63.220 and RCW 36.70A.390, within 60 days of the passage of this ordinance, the County Board of Commissioners will hold a public hearing on this moratorium and consider the County Regional Planning Department's progress report on the development of the Industrial Urban Growth Area Plan. The County Clerk is directed to provide public notice of such hearing as required by law.

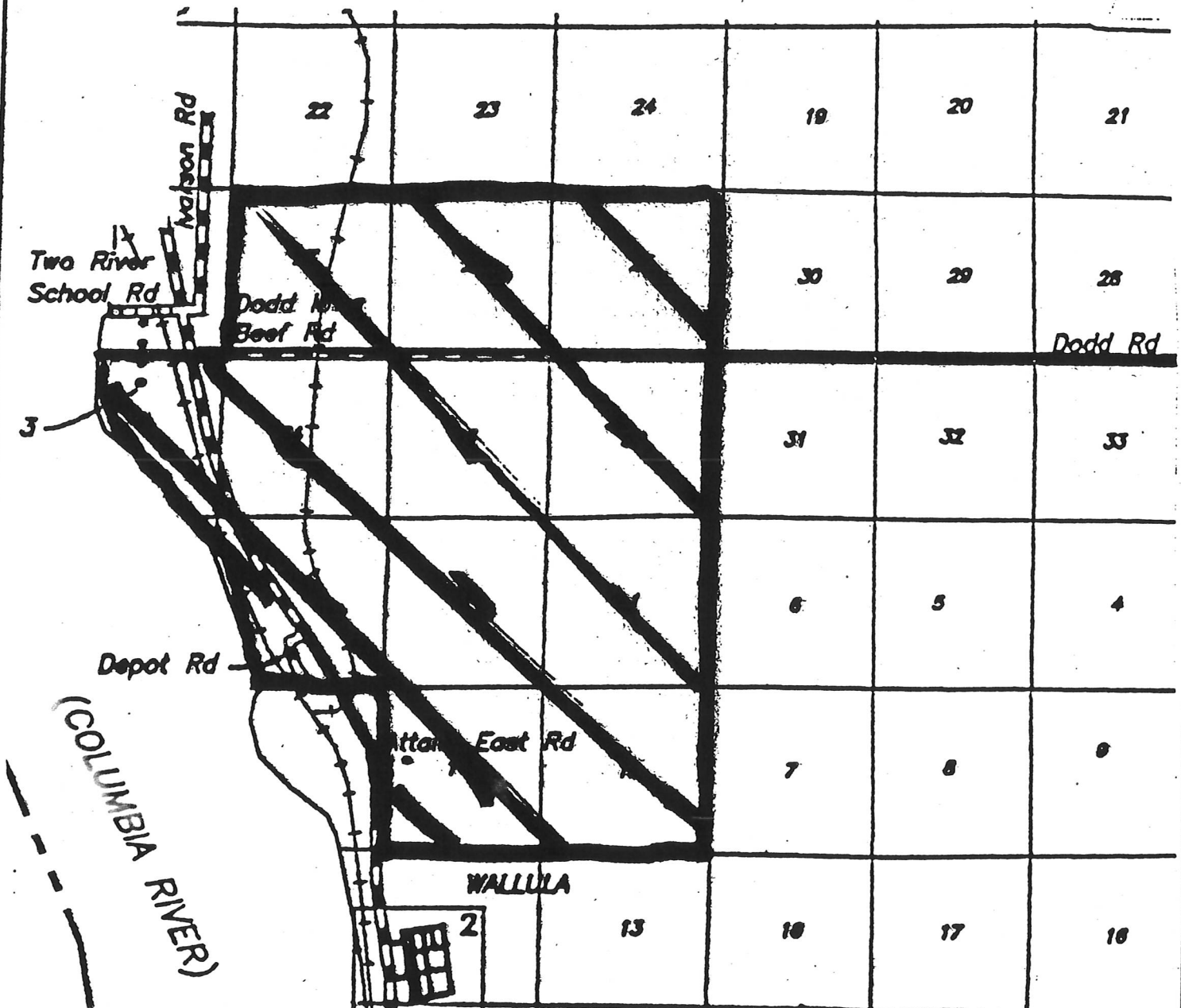
Done this 14 Day of Sept, 1999

Attest: Donnie R Vinti
Clerk of the Board

[Signature]
Chairman
[Signature]
Commissioner
[Signature]
Commissioner

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

Exhibit A - Site



↑ N

Applicant: Walla Walla County

Date: 8/16/99

File No. PC-99-08

Action Request: Moratorium

Location: Dodd Road area of Wallula

Walla Walla County Regional Planning Department

ORDINANCE NO. 254

IMPOSING A MORATORIUM ON THE FILING OF APPLICATIONS OR THE ISSUANCE OF ANY PERMIT OR APPROVAL FOR ANY RESIDENTIAL, OR COMMERCIAL DEVELOPMENT, SUBDIVISIONS, OR SHORT PLATS.

WHEREAS, the County of Walla Walla is currently in the process of preparing a Comprehensive Plan in accordance with the Walla Walla County Planning Policies and the requirements of the State Growth Management Act; and

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WHEREAS, according to good planning practice heavy industrial and residential uses are considered incompatible uses; and

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Done this 14 Day of Sept, 1999

Attest: Connie R Vinti
Clerk of the Board

[Signature]
Chairman

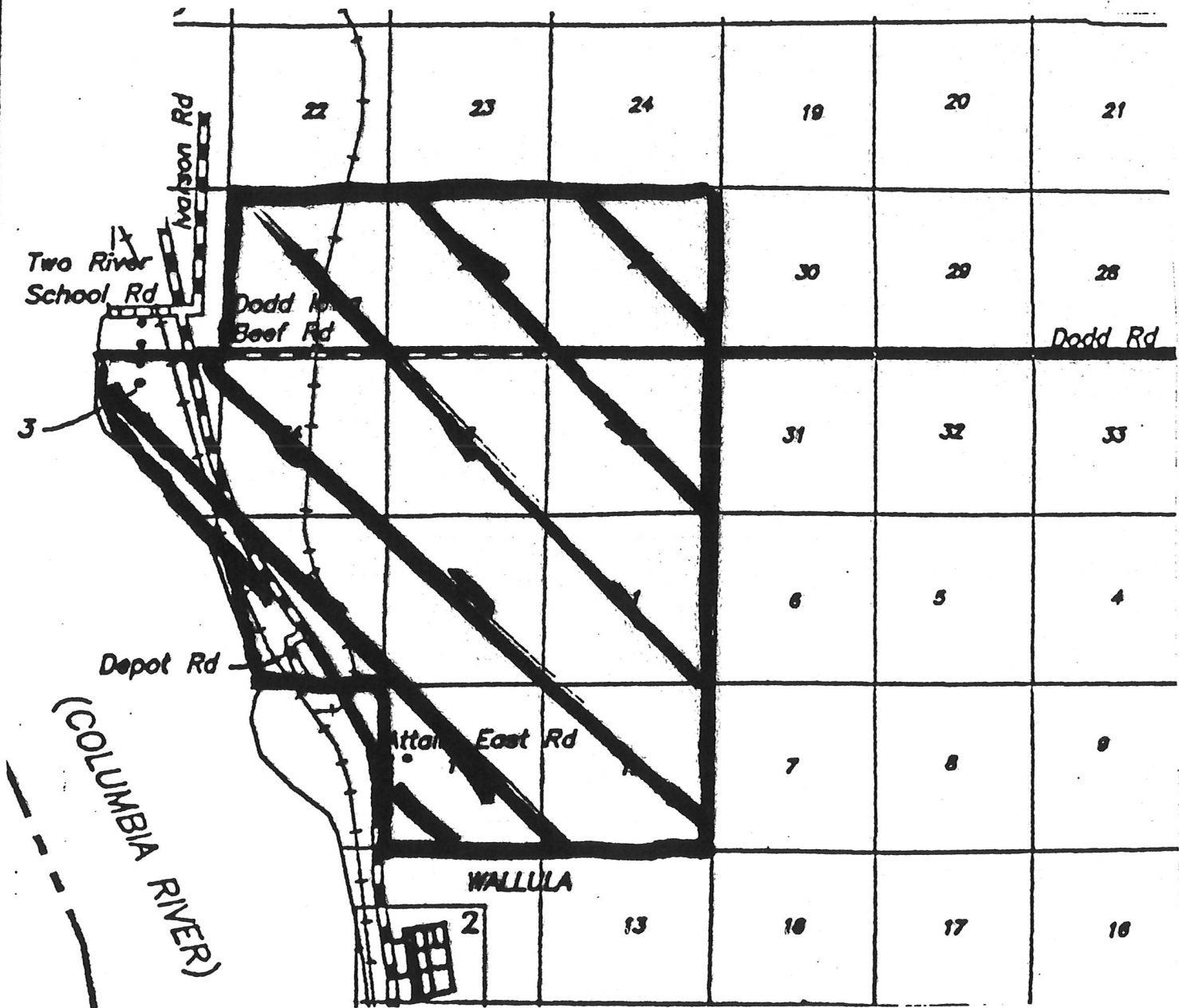
[Signature]
Commissioner

[Signature]
Commissioner

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



Exhibit A - Site



FILED FOR RECORD
IN WALLA WALLA CO WASH.
BY *WAC Commissioner*

SEP 15 12 56 PM '99 Date: 8/16/99

Applicant: Walla Walla County

File No. PC-99-08

Action Request: Moratorium

Location: Dodd Road area of Wallula

KAREN MARTIN
COUNTY AUDITOR

Walla Walla County Regional Planning Department

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