

Ordinance No. 259

**BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON**

Original

An Ordinance Relating to the Adoption of Interim Zoning Controls temporarily amending Title 17 of the Walla Walla County Code by amending the development densities, minimum lot sizes, and other related land use matters properly relating thereto, so as to ensure compliance with Order of the Eastern Washington Growth Management Board.

WHEREAS, the Board of County Commissioners of Walla Walla County, Washington, intends to fully comply with the Order of the Eastern Washington Growth Management Hearings Board issued in Case No. 00-1-0011 on January 22, 2001 and the scheduling directives contained therein; and

WHEREAS, said Order requires the Board of County Commissioners to adopt interim zoning regulations on or before January 30, 2001; and

WHEREAS, RCW 36.70A.302(5) provides that a county subject to a determination of invalidity may adopt interim controls and measures to be in effect until it adopts a comprehensive plan and development controls which comply with the requirements of Chapter 36.70A RCW; and

WHEREAS, RCW 36.70A.390 provides for the emergency adoption of interim zoning controls provided the County holds a public hearing on the proposed Interim Zoning Ordinance within at least sixty (60) days of its adoption; and, that the Interim Zoning Ordinance may be effective for not longer than six (6) months, but may be effective for up to one year if a work plan is developed; and, that the Interim Zoning Ordinance may be extended for one or more six-month period; and,

WHEREAS, the Board of County Commissioners finds that substantial work has already been undertaken toward the drafting of a comprehensive plan which contains a preferred alternative set of zoning designations and land use controls and policies, and that accelerated adoption of those measures is appropriate to satisfy the Order of the Eastern Washington Growth Management Hearings Board,; and

WHEREAS, the Board of County Commissioners finds that (1) due to the scheduling requirements imposed by the Order of the Eastern Washington Growth Management Hearings Board, an emergency exists; (2) due to the scheduling requirements imposed by the Order of the Eastern Washington Growth Management Hearings Board, there is not adequate time to satisfy normal notice for a public hearing; and (3) certain interim density restrictions and selective prohibitions on development in the rural and agricultural lands of Walla Walla County are required to achieve the County's compliance with the aforesaid Order of the Eastern Washington

Growth Management Hearings Board and to prevent sanctions; and

WHEREAS, the Board of County Commissioners will provide the required public notice and hold a public hearing within sixty (60) days of adopting this Ordinance; and

WHEREAS, in compliance with the aforesaid Order of the Eastern Washington Growth Management Hearings Board, the Board of Commissioners is currently in the process of public review of Walla Walla County's Draft Comprehensive Plan and will schedule and hold public hearings on April 11, 2001, and April 25, 2001, in preparation for adoption of the County's Final Comprehensive Plan on May 2, 2001; and

WHEREAS, the effective date of this ordinance shall be upon passage and effectiveness shall extend until adoption of the final development regulations that are consistent with the then-currently effective Walla Walla Comprehensive Plan, which date is expected to be on or before September 1, 2001;

Now Therefore, the Walla Walla County Board of County Commissioners do hereby ordain and establish interim development regulations as follows:

Section 1. Emergency. The Board of County Commissioners declares that an emergency exists requiring the immediate adoption of these Interim Zoning designations.

Section 2. Adoption of Interim Zoning establishing Density Units per Acre / Minimum Lot Sizes. The following interim zoning establishing maximum density units per acre and minimum lot sizes are hereby adopted:

A. Interim Zone Designations - New Density Units per Acre / Minimum Lot Sizes.

The following new density units per acre and minimum lot sizes shall apply to the following zones, in accordance with the ranges proposed in the Draft Comprehensive Plan, and shall apply to the areas lying within the boundaries delineated in the Draft Comprehensive Plan and as depicted in the attached Interim Zone Map attached as Exhibit A, and the following goals and policies are adopted, attached as Exhibit B.

Primary Agriculture--20 acres
General Agriculture--20 acres
Agriculture Residential--10 acres
Rural Remote--20 acres
Rural Agriculture--10 acres
Rural Residential--2.5 to 5 acres
Rural Transition -.5 - 1 acre
Attalia Industrial U.G.A.

ZONE	Comp Plan Designation	MINIMUM LOT SIZE	# Density Units per Acre	Comp Plan Goals	Comp Plan Policies
Primary Agriculture	p.75-76	20 acres	1 per 20	RS 1-11, p.79-81	RS 1-16, p.81-86
General Agriculture	p.77-78	20 acres	1 per 20	RS 1-11, p.79-81	RS 1-16, p.81-86
Agriculture Residential	p.78	10 acres	1 per 10	RS 1-11, p.79-81	RS 1-16, p.81-86
Rural Remote	p.113	20 acres	1 per 20	RL 1-9 p120-122; RL 10-11 p.126	RL 1-12, p.122-126; RL 13-18 p.126-128
Rural Agriculture	p.113-114	10 acres	1 per 10	RL 1-9 p120-122; RL 12 p.128	RL 1-12, p.122-126; RL 19-21, p.128-129
Rural Residential	p.114-115	2.5 to 5 acres	1 per 2.5 to 5	RL 1-9 p120-122; RL 7-18, p.131	RL 1-12, p.122-126; RL 27-29 p.131-133
Rural Transition	p. 115-116	.5 acre	1 per .5-1	RL 1-9 p120-122; RL 19-22, p.133	RL 1-12, p.122-126; RL 30-33, p.134-135
Attalia Industrial U.G.A.	p.175-91	See Footnote 1	See Footnote 1	IUGA 1-3 p.193-4	IUGA 1-3 p.194

1 The Attalia Industrial U.G.A. is an area of approximately 12 square miles, and consists of two industrial zones Agricultural/Light Industrial (AG-IL) and Agricultural/Heavy Industrial AG-IH. The minimum lot size for the industrial zones is use-driven.

B. Retained Zone Designations. The following designations are currently zoned in compliance with the Comprehensive Plan and such zones and boundaries remain in effect.

Exclusive Agriculture—120 acres
Rural Floating—2-3 acres

C. Activity Center -Retained Zone Designations. The following are activity centers, within which areas are currently zoned in compliance with the Comprehensive Plan and such zones and boundaries remain in effect.

The Touchet Rural Activity Center
Lowden Rural Activity Center
Dixie Rural Activity Center
Walla Walla Rural Activity Center
Eureka Farmworker Community
Vista Hermosa Rural Farmworker Community
Townsite of Burbank.

Section 3. Adoption of Interim Land Use Controls.

A. The New Density Units per Acre / Minimum Lot Sizes Interim Zones. The New Density Units per Acre / Minimum Lot Sizes Interim Zones shall be interpreted and administered as follows:

- i. The categories of allowed uses shall be pursuant to the land use goals, policies and designations contained in the those elements of the *Walla Walla County Draft Comprehensive Plan/EIS*, May 3, 2000 Release Date version, Chapter 7, as adopted herein.
- ii. The land use definitions of the current County Code shall apply.
- iii. The land use process and procedures of the current County Code shall apply.

B. The Retained Zones and Activity Centers. The Retained Zones and Activity Center Zones shall be interpreted and administered pursuant to the current County Code.

Section 4. Duration. This ordinance shall be in effect until the adoption of development regulations which are consistent with the then-currently effective Walla Walla County Comprehensive Plan, said development regulations scheduled to be adopted on or before September 1, 2001, in compliance with the Order of the Eastern Washington Growth Management Hearings Board. This ordinance shall be extended as required by law in order to ensure its continued effectiveness until such development regulations are actually adopted.

Section 5. Public Hearing Requirements. Pursuant to RCW 36.70A.390, the Board of County Commissioners will hold a public hearing within sixty (60) days of the passage of this ordinance. The Clerk of the Board of County Commissioners is directed to provide public notice of such hearing as required by law.

Section 6. Controlling Language. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance conflicts with any existing provision of the Walla Walla County Code or previously enacted ordinances, the terms and provisions of this ordinance shall be controlling.

Section 7. Savings and Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance. If any portion of the ordinance is found invalid, the corresponding provisions of the repealed ordinances shall be reinstated and shall be fully enforceable as if never repealed until corrective action may be taken by the Board of County Commissioners.

PASSED by the Walla Walla Board of County Commissioners in regular session at Walla Walla, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage this 30th day of January, 2001.

Carey

Two Ray YEA; None NAY; None ABSTAIN; and
One (Maiden) ABSENT.

BOARD OF WALLA WALLA COUNTY COMMISSIONERS,
WALLA WALLA COUNTY, WASHINGTON

absent

Chairman

[Signature]

Commissioner

[Signature]

Commissioner

Attest:

[Signature]
Clerk of the Board

4. FUTURE LAND USE DESIGNATIONS— RESOURCE LANDS

Primary Agriculture: 20-40 Acre Minimum Lot Size

This land use designation is intended for areas that are designated as primary and secondary agricultural lands marked to some degree with limited irrigated acreages. The land use is to perpetuate the viability of resource land of long-term commercial significance. This land is to be characterized only by land uses that are distinctive of the agricultural sector. Residences are an allowed use in this area with limited home occupations that are clearly incidental to the agricultural nature of these areas. Limited commercial and agri-tourist uses serving to support agriculture will be allowed outright, with those having a high nuisance value, safety issues, or environmental implications being allowed only by CUP. Natural resource-related industry is considered as a priority compatible use with those having a high nuisance value, safety issues, or environmental implications being allowed only by CUP. Medium to high density residential growth is not considered compatible with this designation. Preservation of resource land is of importance, and with the larger minimum lot sizes, clustering provisions will be

implemented to allow same density, smaller lot size divisions that seek to preserve productive resource land and minimize that impact that residential dwelling units create in an agricultural environment. Subdivisions of greater than four lots will be discontinued in this district.

Exclusive Agriculture: 120 Acre Minimum Lot Size

This land use designation is intended for areas that are designated as primary ag lands. This land is to be characterized only by land uses that are distinctive of the agricultural sector. Historically, this zone designation resulted from a rezone, at the request of landowners, in the Russell Creek Area. Residences are an allowed use in this area with limited home occupations that are clearly incidental to the agricultural nature of these areas. Commercial businesses are not allowed in this zone. Natural resource-related industry is considered as a priority compatible use with those having a high nuisance value, safety issues, or environmental implications being allowed only by CUP. Medium to high density residential growth is not considered compatible with this designation. There are no clustering provisions in this district at this time nor are any proposed.

intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities. The Rural Residential areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and open space. Lands are typically too far from the urban area to enable cost-effective provision of public services nor do typical uses require provision of urban services.

An example of lands designated Rural Residential is the Langdon Road - Hill Road neighborhood and Burbank Heights.

Rural Transition: ½ acre to 1 acre minimum lot size.

This land use designation is intended to recognize that there are areas where some platting to smaller lots already exists in subdivisions and along arterials and where some services and infrastructure may be located. These are previously platted neighborhoods where the development patterns are not consistent with a resource lands designation, yet the lands do not fit within the definition of “urban”, even though these areas may be adjacent to urban growth areas or there may be components of urban level services available to these

lands, most frequently public water systems with fire hydrants.

The Rural Transition areas are characterized by land uses which include small-scale farms, single-family homes, limited commercial uses and open space. Lands with this designation fall under the statutory definition of “Limited areas of more intensive development.”

Examples of Rural Transition areas in Walla Walla County include the Blalock area and Sun Harbor Estates.

Rural Farmworker Community

The purpose of this designation is to recognize these communities and provide guidelines for future developments of this type. Rural Farmworker Communities are located in agricultural areas. Their purpose is to provide housing for employees of the agricultural operations and limited services to support its residents. These communities are not platted nor are the residences or individual lots sold. The ownership is typically by the landowner of the farm where the residents are employed.

These are communities or grouped housing that are characterized by the presence of agricultural processing facilities and limited services that support local

conditions.

Rural Remote: 20 Acre Minimum lot size, with a minimum 2 acre buildable area for newly created lots.

The purpose of this designation is to differentiate from the higher density rural land use to reflect the area's remoteness and/or limited opportunity for development. Such areas are those not suitable for intensive farming and are generally not attractive for residential development. The primary land uses in the remote residential areas include, but are not limited to, resource-oriented activities (farming, grazing, timber and mineral extraction), open space, recreation and residential.

Lands are typically too far from the urban area to enable cost-effective provision of public services at this time. Such areas require on-site water and sewer service, may be outside of fire service, or have other site constraints. They may be outside existing main road networks and distant from existing utilities.

Examples of Rural Remote areas are Lewis Peak and Biscuit Ridge.

Rural Agricultural: 10 acre minimum lot size.

The Rural Agricultural designation is intended for smaller scale farming

activity and limited agricultural production. Lands with this designation are primarily located adjacent to areas of encroaching residential development or expansion as well as to resource lands.

Rural Floating: 2-3 acre minimum lot size.

This land use designation is intended to recognize those areas with geographically distinct boundaries and topographic challenges to development.

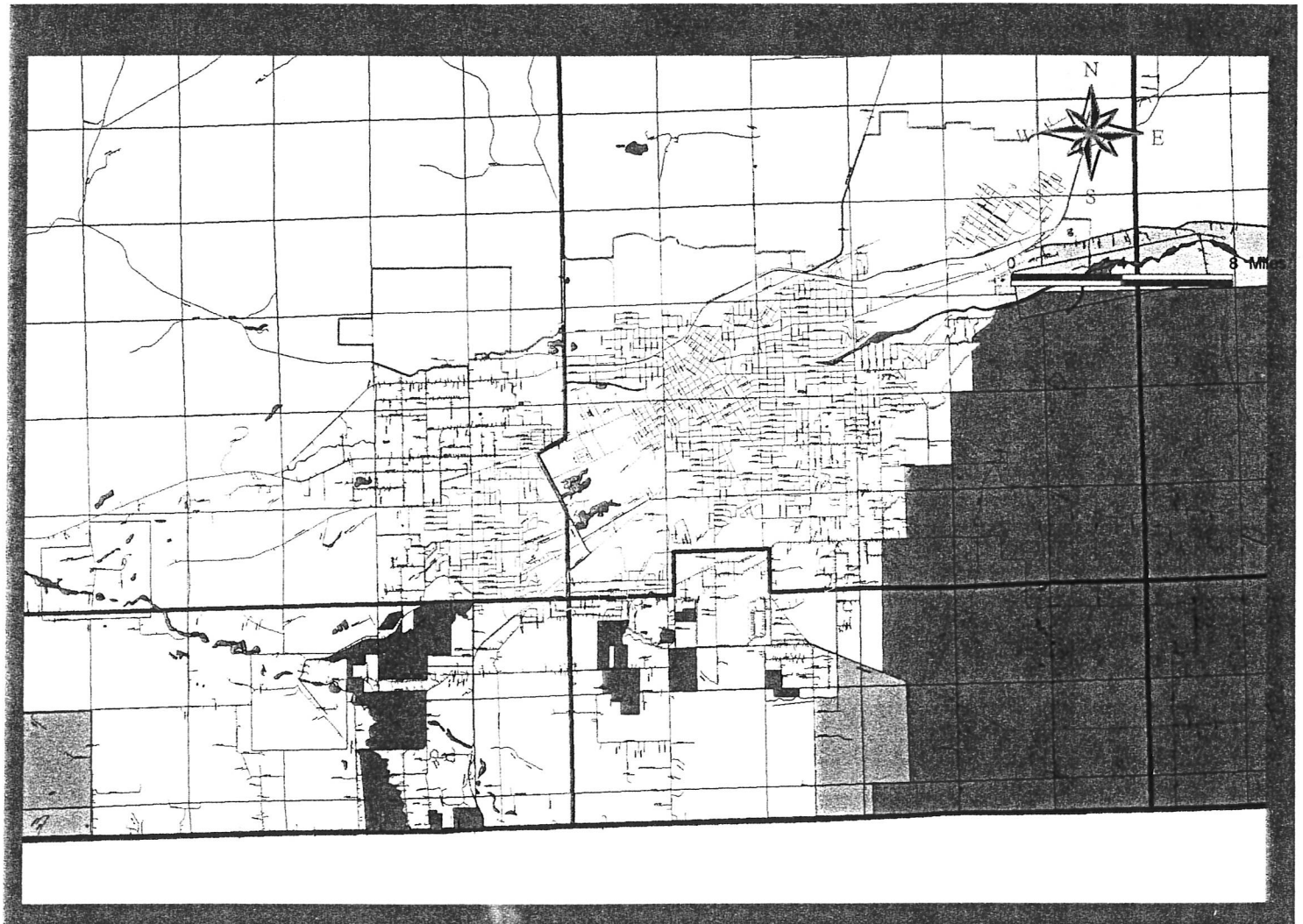
Lands designated as Rural Floating are characterized by unique topographical constraints. These lands fall within corridors defined by steep slopes. Creeks and streams are present and the flood plain and soil types affect available buildable area. Existing lot sizes are generally 1-10 acres in size, although larger parcels in agricultural use are not uncommon. Existing development is served by on-site sewage disposal and individual domestic wells. Public roads are improved and provide easy access to cities.

An example of a Rural Floating area is the Mill Creek canyon area.

Rural Residential: 2.5–5 acre minimum lot size.

This land use designation is

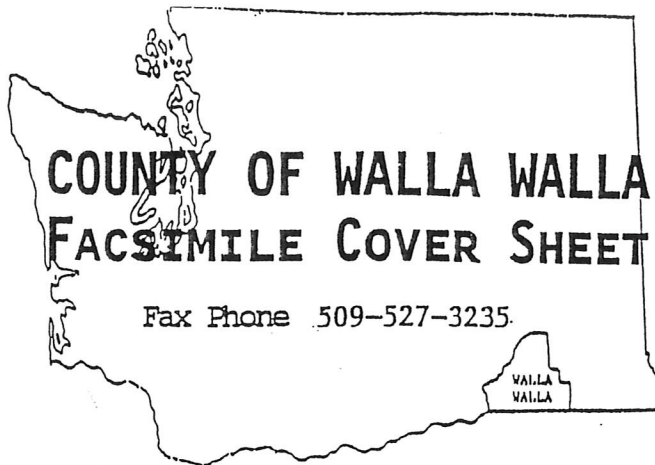
Urban Area Interim Zoning



Interim Zoning Designations

	Urban Growth Areas		General Agriculture 20 Acres		Rural Floating 2-3 Acres
	Rural Activity Centers		Rural Remote 20 Acres		Rural Transition 1/2 Acre
	Rural Farmworker Community		Agriculture Residential 10 Acres		Agriculture Industrial Light
Land Use Districts			Rural Agriculture 10 Acres		Agriculture Industrial Heavy
	Exclusive Agriculture 120 Acres		Rural Residential 5 Acres		Burbank Planning Area (RAC)
	Primary Agriculture 20 Acres		Rural Residential 2.5 Acres		

Created 1/25/2001
 KVM County
 Regional Planning



To: Dennis Reynolds

Dept: _____

Company: _____

FAX Number: 206 628-6611

Date: 2/30/ Total Pages: 10
(Including Cover Sheet)

From: Connie R. Vinti, Clerk of the Board

Dept: Walla Walla County Commissioners

Address: P. O. Box 1506/315 West Main, Walla Walla, WA 99362

Phone: (509) 527-3200

Message: Per your request, interim
zoning ordinance (#259)
follows

RECORDED
original

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WALLA WALLA COUNTY, WASHINGTON**

0101071

0101071

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Carey

Two Ray YEA; None NAY; None ABSTAIN; and
One (Maiden) ABSENT.

BOARD OF WALLA WALLA COUNTY COMMISSIONERS,
WALLA WALLA COUNTY, WASHINGTON

absent

Chairman

[Signature]
Commissioner

[Signature]
Commissioner

Attest:

[Signature]
Clerk of the Board

4. FUTURE LAND USE DESIGNATIONS— RESOURCE LANDS

Primary Agriculture: 20-40 Acre Minimum Lot Size

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An example of lands designated Rural Residential is the Langdon Road - Hill Road neighborhood and Burbank Heights.

Rural Transition: ½ acre to 1 acre minimum lot size.

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conditions.

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Rural Floating: 2-3 acre minimum lot size.

This land use designation is intended to recognize those areas with geographically distinct boundaries and topographic challenges to development.

Lands designated as Rural Floating are characterized by unique topographical constraints. These lands fall within corridors defined by steep slopes. Creeks and streams are present and the flood plain and soil types affect available buildable area. Existing lot sizes are generally 1-10 acres in size, although larger parcels in agricultural use are not uncommon. Existing development is served by on-site sewage disposal and individual domestic wells. Public roads are improved and provide easy access to cities.

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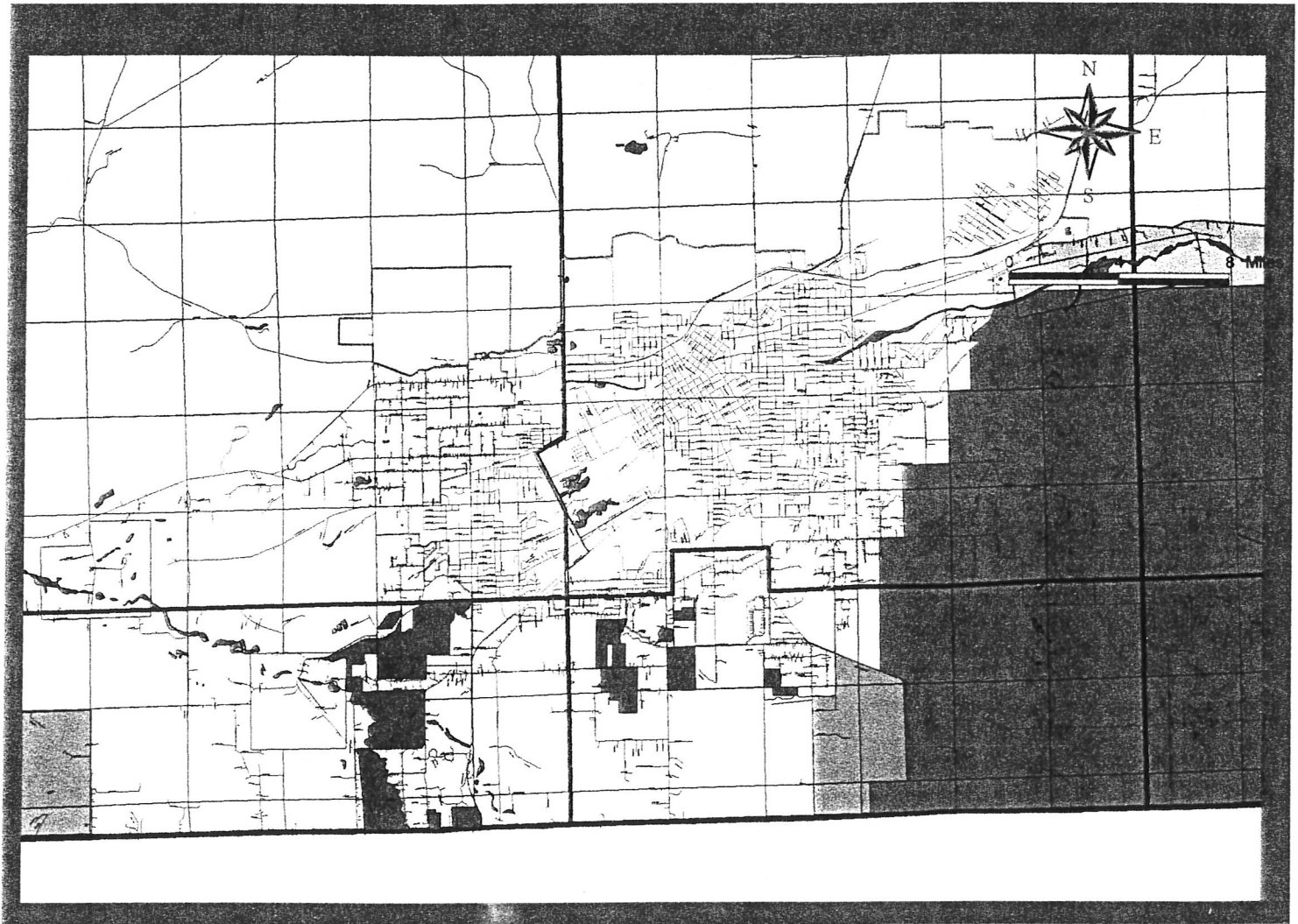
Rural Residential: 2.5–5 acre minimum lot size.

This land use designation is

FEB 2 3 21 PM '01

KAREN MARTIN
COUNTY AUDITOR



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











Interim Zoning Designations

-  Urban Growth Areas
-  Rural Activity Centers
-  Rural Farmworker Community

Land Use Districts

-  Exclusive Agriculture 120 Acres
-  Primary Agriculture 20 Acres

-  General Agriculture 20 Acres
-  Rural Remote 20 Acres
-  Agriculture Residential 10 Acres
-  Rural Agriculture 10 Acres
-  Rural Residential 5 Acres
-  Rural Residential 2.5 Acres

-  Rural Floating 2-3 Acres
-  Rural Transition 1/2 Acre
-  Agriculture Industrial Light
-  Agriculture Industrial Heavy
-  Burbank Planning Area (RAC)

Created 1/28/2001
Walla Walla County
Regional Planning

Amended Ordinance No. 259

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

0104682

0104682

An Ordinance Relating to the Adoption of Interim Zoning Controls temporarily amending Title 17 of the Walla Walla County Code by amending the development densities, minimum lot sizes, and other related land use matters properly relating thereto, so as to ensure compliance with Order of the Eastern Washington Growth Management Hearings Board.

WHEREAS, on January 30, 2001, the Board of County Commissioners of Walla Walla County, Washington, adopted Ordinance No. 259, adopting Interim Zoning Controls, on an emergency basis, but now wishes to more fully express its rationale for doing so, upon due consideration of public comment, the Board now amends Ordinance No. 259 and readopts it in its entirety, but amended as follows:

WHEREAS, the Board of County Commissioners of Walla Walla County, Washington, intends to fully comply with the Order of the Eastern Washington Growth Management Hearings Board issued in Case No. 00-1-0011 on January 22, 2001, and the scheduling directives contained therein; and

WHEREAS, said Order requires the Board of County Commissioners to adopt interim zoning regulations on or before January 30, 2001; and

WHEREAS, RCW 36.70A.390 provides for the emergency adoption of interim zoning controls provided the County holds a public hearing on the proposed Interim Zoning Ordinance within at least sixty (60) days of its adoption; and, that the Interim Zoning Ordinance may be effective for not longer than six (6) months, but may be effective for up to one year if a work plan is developed; and, that the Interim Zoning Ordinance may be extended for one or more six-month period(s); and,

WHEREAS, the Board of County Commissioners finds that substantial work has already been undertaken toward the drafting of a comprehensive plan which contains a preferred alternative set of zoning designations and land use controls and policies, and that accelerated adoption of those measures is appropriate to satisfy the Order of the Eastern Washington Growth Management Hearings Board; and

WHEREAS, on March 20, 2001, the Board of County Commissioners released to the public for review and a draft copy of the proposed Walla Walla County Comprehensive Plan; and

WHEREAS, the draft plan contains a "preferred alternative" for rural and resource land

designations, which the Board of County Commissioners desire to implement on an interim basis pending final plan adoption in order to implement Growth Management Act goals and Walla Walla County long-term planning objectives; and

WHEREAS, the Board of County Commissioners finds that (1) due to the scheduling requirements imposed by the Order of the Eastern Washington Growth Management Hearings Board, an emergency exists; (2) due to the scheduling requirements imposed by the Order of the Eastern Washington Growth Management Hearings Board, there is not adequate time to satisfy normal notice for a public hearing; and (3) certain interim density restrictions and selective prohibitions on development in the rural and agricultural lands of Walla Walla County are required to achieve the County's compliance with the aforesaid Order of the Eastern Washington Growth Management Hearings Board and to prevent sanctions; and

WHEREAS, the Board of County Commissioners finds that in order to satisfy the requirements of RCW 36.70A.030(15) and RCW 36.70A.070(5)(b) to "provide a variety of rural densities," to maintain the unique rural character of this County, to reflect local circumstances and to harmonize the goals of the Growth Management Act, including protection of private property rights, it is necessary to adopt specifically tailored zones that are sensitive to varying topography and historic development patterns, yet allow appropriate types of development for each rural area in the County; and

WHEREAS, the Board of County Commissioners finds that it is necessary to adopt a Rural Floating Zone with a minimum lot size of 2 acres in order to recognize certain areas where development is limited due to steep slopes and/or other topographical constraints, to preserve the unique physical and visual characteristics of the land within the district, and to provide for flexibility in development requirements depending upon the environmental constraints present on individual properties, such Rural Floating Zone comprising approximately 1.18 % of the lands in the County; and

WHEREAS, the Board of County Commissioners finds that it is necessary to adopt a Rural Residential Zone with a minimum lot size of 2.5 acres to provide buffering and an areas of transition between existing rural developments and areas of higher and lower densities, as well as to recognize historic development patterns in the County, particularly along arterial roadways, such Rural Residential Zone comprising approximately 3.57% of the lands in the County; and

WHEREAS, the Board of County Commissioners finds that it is necessary to adopt a Rural Transition Zone with a minimum lot size of 0.5 acres to recognize areas where pre-existing platting and extension of certain public infrastructure has already occurred making long-term resource use impractical, but where the lands are not quite "urban" in nature, such Rural Transition Zone comprising approximately 0.01% of the lands in the County; and

WHEREAS, the Board of County Commissioners timely held public hearings on the Interim Zoning Controls adopted by Ordinance No. 259 on April 2, 2001, as well as on April 9, 2001;

and

WHEREAS, in compliance with the aforesaid Order of the Eastern Washington Growth Management Hearings Board, the Board of Commissioners is currently in the process of public review of Walla Walla County's Draft Comprehensive Plan and has scheduled and will hold public hearings on April 16, 2001, and April 23, 2001, in preparation for adoption of the County's Final Comprehensive Plan on or by May 15, 2001; and

WHEREAS, the effective date of Ordinance No. 259 was upon its passage on January 22, 2001, and its effectiveness was then ordained to extend until adoption of the final development regulations that are consistent with the then-currently effective Walla Walla Comprehensive Plan, which, in compliance with the aforesaid Order of the Eastern Washington Growth Management Hearings Board, is expected to be on or before September 1, 2001;

Now Therefore, the Walla Walla County Board of County Commissioners do hereby ordain and establish interim development regulations as follows:

Section 1. Emergency. The Board of County Commissioners declares that an emergency exists requiring the immediate adoption of these Interim Zoning designations which designations shall be deemed immediately effective as of the date of adoption of this Amended Ordinance.

Section 2. Adoption of Interim Zoning establishing Density Units per Acre / Minimum Lot Sizes. The following interim zoning establishing maximum density units per acre and minimum lot sizes are hereby adopted:

A. Interim Zone Designations - New Density Units per Acre / Minimum Lot Sizes.

The following new density units per acre and minimum lot sizes shall apply to the following zones, in accordance with the ranges proposed in the Draft Comprehensive Plan, and shall apply to the areas lying within the boundaries delineated in the Draft Comprehensive Plan and as depicted in the attached Interim Zone Map attached as Exhibit A, and the following goals and policies are adopted, attached as Exhibit B and for which all references are to the Walla Walla County Draft Comprehensive Plan/EIS, May 3, 2000 Release Date version, Chapter 7; all as follows:

Primary Agriculture--20 acres
General Agriculture--20 acres
Agriculture Residential--10 acres
Rural Remote--20 acres
Rural Agriculture--10 acres
Rural Residential--2.5 to 5 acres
Rural Transition -.5 - 1 acre
Attalia Industrial U.G.A.

ZONE	Comp Plan Designation	MINIMUM LOT SIZE	# Density Units per Acre	Comp Plan Goals	Comp Plan Policies
Primary Agriculture	p.75-76	20 acres	1 per 20	RS 1-11, p.79-81	RS 1-16, p.81-86
General Agriculture	p.77-78	20 acres	1 per 20	RS 1-11, p.79-81	RS 1-16, p.81-86
Agriculture Residential	p.78	10 acres	1 per 10	RS 1-11, p.79-81	RS 1-16, p.81-86
Rural Remote	p.113	20 acres	1 per 20	RL 1-9 p.120-122; RL 10-11 p.126	RL 1-12, p.122-126; RL 13-18 p.126-128
Rural Agriculture	p.113-114	10 acres	1 per 10	RL 1-9 p.120-122; RL 12 p.128	RL 1-12, p.122-126; RL 19-21, p.128-129
Rural Residential	p.114-115	2.5 to 5 acres	1 per 2.5 to 5	RL 1-9 p.120-122; RL 7-18, p.131	RL 1-12, p.122-126; RL 27-29 p.131-133
Rural Transition	p. 115-116	.5 acre	1 per .5-1	RL 1-9 p.120-122; RL 19-22, p.133	RL 1-12, p.122-126; RL 30-33, p.134-135
Attalia Industrial U.G.A.	p.175-91	See Footnote 1	See Footnote 1	IUGA 1-3 p.193-4	IUGA 1-3 p.194

1 The Attalia Industrial U.G.A. is an area of approximately 12 square miles, and consists of two industrial zones Agricultural/Light Industrial (AG-IL) and Agricultural/Heavy Industrial AG-IH. The minimum lot size for the industrial zones is use-driven.

B. Retained Zone Designations. The following designations are currently zoned in compliance with the Comprehensive Plan and such zones and boundaries remain in effect.

Exclusive Agriculture—120 acres
Rural Floating—2-3 acres

C. Activity Center -Retained Zone Designations. The following are activity centers, within which areas are currently zoned in compliance with the Comprehensive Plan and such zones and boundaries remain in effect.

The Touchet Rural Activity Center
Lowden Rural Activity Center
Dixie Rural Activity Center
Wallula Rural Activity Center
Eureka Farmworker Community
Vista Hermosa Rural Farmworker Community
Townsite of Burbank

Section 3. Adoption of Interim Land Use Controls.

A. The New Density Units per Acre / Minimum Lot Sizes Interim Zones. The New Density Units per Acre / Minimum Lot Sizes Interim Zones shall be interpreted and administered as follows:

- i. The categories of allowed uses shall be pursuant to the land use goals, policies and designations contained in the those elements of the Walla Walla County Draft Comprehensive Plan/EIS, May 3, 2000 Release Date version, Chapter 7, as adopted herein.
- ii. The land use definitions of the current County Code shall apply.
- iii. The land use process and procedures of the current County Code shall apply.

B. The Retained Zones and Activity Centers. The Retained Zones and Activity Center Zones shall be interpreted and administered pursuant to the current County Code.

Section 4. Duration. This ordinance shall be in effect until the adoption of development regulations which are consistent with the then-currently effective Walla Walla County Comprehensive Plan, said development regulations scheduled to be adopted on or before September 1, 2001, in compliance with the Order of the Eastern Washington Growth Management Hearings Board or six months from its effective date, whatever is sooner, unless

extended. This ordinance may be extended as required by law in order to ensure its continued effectiveness until such development regulations are actually adopted.

Section 5. Controlling Language. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance conflicts with any existing provision of the Walla Walla County Code or previously enacted ordinances, the terms and provisions of this ordinance shall be controlling.

Section 6. Savings and Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance. If any portion of the ordinance is found invalid, the corresponding provisions of the repealed ordinances shall be reinstated and shall be fully enforceable as if never repealed until corrective action may be taken by the Board of County Commissioners.

PASSED by the Walla Walla Board of County Commissioners in regular session at Walla Walla, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage this 7th day of May, 2001.

Ray
Carey
Three Maiden YEA; None NAY; None ABSTAIN; and
None ABSENT.

BOARD OF WALLA WALLA COUNTY COMMISSIONERS,
WALLA WALLA COUNTY, WASHINGTON

Charles A. Maiden
Chairman

[Signature]
Commissioner

David G. Cory
Commissioner

Attest:

Connie R. Vinti
Clerk of the Board

FILED FOR RECORD
IN WALLA WALLA CO WASH
BY Walla Walla Commissioners

MAY 9 10 26 AM '01

KAREN MARTIN
COUNTY AUDITOR