

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

IN THE MATTER OF A REQUEST BY  
COLUMBIA R.E.A. FOR A ZONING CODE  
TEXT AMENDMENT

ORDINANCE NO. 261

WHEREAS, application has been made by Columbia REA for a zoning code text amendment for a public utility service center to be in a FR zone, and

WHEREAS, the Planning Commission held a public hearing on March 7, 2001 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendment be approved based on the following findings and conditions:

Findings:

1. The amendment is of public necessity. Under the List of Uses in Walla Walla County Code 17.16.010, public utility service and storage yards are only allowed in Heavy Industrial and Light Industrial zones. Light and Heavy areas are in limited supply in Walla Walla county and these areas are needed for facilities that require such zoning, this puts undue hardship on Public Utilities when trying to find a location for public utility service and storage yards.
2. The amendment benefits the general welfare of the County. Allowing public utilities service and storage yards in the FR zone would allow utility companies to better service customers. Service provided by Public Utilities will greatly improve due to increased response time during emergencies.
3. The amendment constitutes good planning and zoning practices because the activities that take place in a public utility service and storage yard are not activities that necessitate a Light or Heavy Industrial classification. The large lot setting of the FR zone does constitute an appropriate setting for public utility service and storage yards because no lot can be created any smaller than one acre in size, which allows for greater separation from surrounding property owners.
4. The Environmental Review Committee has issued a Determination of Non-Significance on the proposal.

Recommendations:

Original to  
Recording,  
copy to  
Planning  
4-24-01

1. Public utility service and storage yards will be allowed only through the Conditional Use Permit process with the following conditions:

- A. No office space open to the public will be allowed.
- B. Only office space exclusively associated with the public utility service and storage yard is permitted.
- C. Any drop box for customer payment will be on site with sufficient turnaround and will be subject to State Department of Transportation approval and/or Walla Walla County Public Works approval.
- D. The site perimeter will be landscaped and fenced with screening.
- E. Other mitigating matters may apply.

and

WHEREAS, THE board of County Commissioners held a public hearing on March 26, 2001 for the purpose of receiving testimony for and/or against said request; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they approve the zoning code text amendment for Columbia REA, Docket Number, PC-01-03 based on the findings and conditions above.

Done this 26<sup>th</sup> Day of March, 2001.

absence

Chairman

Attest:

Connie R Vinti

Clerk of the Board

John Ray

Commissioner

David J. Long

Commissioner

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

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**Recommendations:**

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Connie R. Vinti

Clerk of the Board

[Signature]

Commissioner

[Signature]

Commissioner

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

FILED FOR RECORD  
IN WALLA WALLA CO WASH  
BY WW Co  
Commissioners  
APR 25 11 31 AM '01

KAREN MARTIN  
COUNTY AUDITOR