

BOARD OF COUNTY COMMISSIONERS

WALLA WALLA COUNTY, WASHINGTON

original

IN THE MATTER OF A REQUEST BY)
NEWPORT NORTHWEST FOR A ZONING)
CODE TEXT AMENDMENT)
)

ORDINANCE NO. 262

0104088

WHEREAS, application has been made by Newport Northwest for a zoning code text amendment for stationary thermal power plants, 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 Zoning text amendment would benefit both the public and the applicant in that it would eliminate the need for completion of two environmental impact statements and would allow for a thorough review process at the state level through the EFSEC siting process.
2. The text amendment is in accordance with the heavy industrial zoning that is currently in place within the County.
3. The text amendment would allow for timely siting of gas powered power plants and would satisfy a public need in the western United States by ultimately resulting in construction of plants that would add power into the regional power structure.

Conditions:

The planning commission recognizes that this amendment would rescind some control of a project at the local level as the County would become only one of many participants with personal/agency interests on the EFSEC Committee. Because the Planning Commission recognizes that state agency interests do not always reflect local interests and concerns and to ensure the adequacy of the permitting process in addressing the needs of Walla Walla County, the following conditions will apply:

1. All applicants must enter into agreements with the County for the prepayment of taxes (e.g. property taxes) or mitigation of impacts on the County and its taxing districts;
2. All applicants must participate fully in the EFSEC siting process including the **Potential Site Study (PSS); Integrated Application for Site Certification/preliminary draft Environmental Impact Statement (ASC/pDEIS), and Final Environmental Impact Statement (FEIS);**
3. The applicant shall enter into such Memoranda of Understanding with the County for studies identified as necessary by the County prior to the local compliance

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hearing held by EFSEC pursuant to RCW 80.50.090 (1) and (2) as now or hereinafter amended.

1. Additional costs and impacts identified in the EFSEC/EIS process or in subsequent actions taken thereto, that financially affect the County and that are not mitigated adequately through taxing authorities, may be mitigated through impact fees, and/or cost-sharing agreements.
2. Exhibit A:

17.08.540 Definitions:

Any stationary thermal power plant with generating capacity of two hundred fifty thousand kilowatts or more, measured using maximum continuous electric generating capacity, less minimum auxiliary load, at average ambient temperature and pressure, and floating thermal power plants of fifty thousand kilowatts or more, including associated facilities.

17.16.010 Tabulation of permitted uses:

Allowed Use: Stationary power plants as defined in 17.08.540 will be allowed in the Heavy Industrial Zone subject to the following conditions:

1. All applicants must enter into agreements with the County for the prepayment of taxes (e.g. property taxes) for mitigation of impacts on the County and its taxing districts;
2. All applicants must participate fully in the EFSEC siting process including the **Potential Site Study (PSS); Integrated Application for Site Certification/preliminary draft Environmental Impact Statement (ASC/pDEIS), and Final Environmental Impact Statement (FEIS).**
3. The applicant shall enter into such Memoranda of Understanding with the County for studies identified as necessary by the County prior to the local compliance hearing held by EFSEC pursuant to RCW 80.50.090 (1) and (2) as now or hereinafter amended.
4. Additional costs and impacts identified in the EFSEC/EIS process or in subsequent actions taken thereto, that financially affect the County and that are not mitigated adequately through taxing authorities, may be mitigated through impact fees, and/or cost sharing agreements.
5. The applicant shall pay additional staff salaries for those persons employed by Walla Walla County related to the EFSEC siting process together with such overhead and support costs including wages and employee benefits, goods and services, travel expenses within the state and miscellaneous expenses as arise directly from application processing.

and

WHEREAS, the Board of County Commissioners held a public hearing on March 26, 2001 to hear testimony for 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 Newport Northwest, Docket Number **RC-01-02** based on the findings and conditions above.

Done this 26th Day of March, 2001.

absent

Chairman

Attest:

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 WAC Commissioner
APR 25 11 32 AM '01
KAREN MARTIN
COUNTY AUDITOR

Original to
Recording)
copy to
Planning

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