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Walla Walla County Commissioners

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Ordinance No. 301

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

ORDINANCE NO. 301

APPROVING A REQUEST BY SUN WILLOWS REAL ESTATE CORPORATION TO REMOVE CONDITIONS OF A REZONE IN THE BURBANK COMMERCIAL ZONE.

WHEREAS, application has been made by Sun Willows Real Estate Corporation to request a rezone, and

WHEREAS, the Planning Commission held a public hearing on May 5, 2004 to consider the request and recommends to the Board of County Commissioners that the rezone be approved based on the following findings of fact and conclusions of law:

Findings of Fact:

1. The Washington State Department of Transportation is in the process of widening Highway 12 from the Snake River to Walla Walla. The Road design for any development proposal at this site will be greatly influenced by the Highway 12 project.
2. The property to the north of the site has been purchased by the Port of Walla Walla to be used for future industrial development. All screening requirements should occur at the time a site plan application is submitted.
3. The Department of Transportation is currently in the process of acquiring the needed right-of-way for the highway project. No further land will need to be set aside, whatever land is needed will be purchased.

Conclusions of Law:

1. The applicant will have to meet all access requirements that are imposed by the Washington State Department of Transportation and Walla Walla County.
2. Commercial development of the site will require the applicant to provide written proof that adequate potable water can be provided to the site via a water system approved by the Washington State Department of Health.
3. The proposal must be in conformance with the comprehensive plan for the area in which in which the property is located.



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4. The proposal must benefit the public health, safety and general welfare, and/or be consistent with good planning and zoning practices.

WHEREAS, the Board of County Commissioners reviewed the record on July 7, 2004; now therefore,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners, that they uphold the Planning Commission recommendation and approve the rezone amendment to Ordinance #225 and Mitigated Determination of Non-Significance of tax parcel # 30-08-01-51-0061 with the removal of the following conditions:

1. No direct access to the commercial development shall be permitted from Humorist or Maple Roads.
2. Buffering shall occur along the north side of the property to screen the Wildlife refuge in order to minimize the impacts of noise and glare upon the wildlife. Screening shall also be place adjacent to SR12 to screen the rear of the buildings from passerby. Plans for buffers and screening shall be submitted to the Planning Department along with Building Permit applications.
3. Only one public well shall be drilled to serve the commercial area in the interim. When extension of service Harrison-Ray is approved by DOH, that well shall be abandoned per Department of Ecology regulations.
4. The developer plan for acquisition of the property by the Department of Transportation of Highway 12 expansion by leaving a greenbelt or parking area.

Approved this 7th Day of July, 2004

Absent
Gregory A. Tompkins, Chairman

Pam Ray
Pam Ray, Commissioner

David G. Carey
David G. Carey, Commissioner

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



Attest:

Connie R Vinti
Connie R. Vinti, Clerk of the Board

Approved as to form

Scott R. Nagle
Jim Nagle
Prosecuting Attorney



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