

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

ORDINANCE NO. 302

APPROVING A REQUEST BY PORT OF WALLA WALLA FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 17.16.040 TO PERMIT CHEMICALS AND ALLIED PRODUCTS MANUFACTURE WITHIN THE BURBANK/PORT LIGHT INDUSTRIAL ZONING DISTRICT.

WHEREAS, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 17.16.040, and

WHEREAS, the Planning Commission held a public hearing on June 2, 2004 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendment based on the following findings of fact and conclusions of law:

1. The proposed amendment would allow chemicals and allied products manufacture within the Burbank/Port Light industrial zoning district.
2. The proposed use is consistent with the Burbank/Port Light industrial zoning district in the opinion of staff.
3. The Community Development Director has issued a Determination of Non-Significance on the proposal on May 21, 2004.
4. Chemicals and allied products manufacture is an allowed use in the Agriculture Industrial Heavy zoning district.
5. Public notice of the hearing was mailed to the Port of Walla Walla on May 19, 2004.
6. Public notice of the hearing posted at the County Courthouse on May 15, 2004.
7. Public notice of the hearing published in the Waitsburg Times, May 13, 2004.
8. The proposed amendment will benefit the public health, safety, and general welfare of the County by permitted a specific land use within an existing industrial zoning district.
9. The proposed amendment is a public necessity to encourage economic development in Walla Walla County and development within industrial zoning.
10. The proposed amendment would constitute good planning and zoning practices, since the proposed amendment would encourage economic development in an appropriate zone and have minimal impact to surrounding properties within an existing industrial zoning area and the business activity within the Burbank/Port Light industrial zoning district.
11. Chemicals and allied products manufacture is consistent with the purpose of the Burbank/Port Light industrial zoning district.
12. The amendment is consistent with the Walla Walla County Comprehensive Plan 2001-2021 Comprehensive plan, which promotes industry and its economic benefits while containing the industry to a location that is both appropriate for industrial development.

WHEREAS, the Board of County Commissioners held a public hearing on July 7, 2004 for the purposed of receiving testimony for and/or against said request now therefore,

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BE IT ORDAINED, by the Walla Walla County Board of County Commissioners, that they uphold the Planning Commission and approve the zoning code text amendment, Docket Number, ZCA-04-05 based on the findings of fact and conclusions of law above. The amendment reads as follows:

Walla Walla County Code 17.16.040

<div>KEY</div> <div>P = Permitted Use</div> <div>C = Conditional Use permit required</div> <div>AC = Administrative Conditional Use permit required</div> <div>* = Definition of this specific land use see WWCC 17.08</div>	INDUSTRIAL & COMMERCIAL						MISC.		
	ZONE	Agriculture Industrial Light	Agriculture Industrial Heavy	Light Industrial	Neighborhood Commercial	Burbank Commercial	Burbank/Port Light Industrial	Burbank Residential	Public Reserve
	SPECIFIC USE								
*	Chemicals & Allied Products		P				P		

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

Scott B...

Approved as to form
Prosecuting Attorney



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