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Walla Walla County Commissioners

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Ordinance No. 331

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

ORDINANCE NO. 331

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR ZONING MAP AMENDMENTS TO IMPLEMENT ZONING CONSISTANT WITH THE LAND USE PLAN IN THE UNINCORPORATED COLLEGE PLACE URBAN GROWTH AREA.

WHEREAS, application has been made by Walla Walla County to request an area wide rezone in the City of College Place Urban Growth Area to amend the zoning map to conform to the assigned land use designations to the areas within the Urban Growth Area, and

WHEREAS, the Planning Commission held a public hearing on March 1, 2006 to consider the request and voted to recommend approval of the area wide rezone to the Board of County Commissioners, based on the following findings of fact and conclusions of law:

Findings of Fact:

1. Current development standards benefit the public health, safety and general welfare of the County. This proposal will affect land use designations and is encouraged by the adopted City of College Place Comprehensive Plan.
2. The proposed area wide rezone is consistent with and will implement the land uses depicted County's land use map.
3. RCW 36.70A requires consistency between the Comprehensive Plan and the zoning.
4. The proposal was submitted to Washington State Department of Community, Trade and Economic Development (CTED) on February 9, 2006.
5. The Walla Walla County SEPA responsible official issued a Determination of Non-Significance (DNS) on February 9, 2006.
6. Public notice of the hearing was sent to the City of College Place on February 13, 2006.
7. Public notice was posted on sites within the general area of the rezone.
8. Public notice of the hearing published in the Waitsburg Times on February 16, 2006 and in the Union Bulletin on February 14, 2006.
9. The proposal was submitted to the Washington State Department of Community, Trade and Economic Development (CTED) for expedited review on April 11, 2006.



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Conclusions of Law:

1. The proposed area wide rezone is a public necessity to encourage the development of urban in-fill and housing opportunities.
2. The proposed amendment constitutes good planning and zoning practices and will result in better consistency of development standards.
3. Approval of this amendment is consistent with the goals and policies of the Walla Walla County Comprehensive Plan 2001-2021.
4. The proposal does not require amendment of current policies in other areas of the comprehensive plan.

WHEREAS, the Board of County Commissioners held a public workshop on April 17, 2006 for the purpose of clarification and discussion, and

WHEREAS, the Board of County Commissioners held a public hearing on May 1, 2006 for the purpose of receiving testimony for and/or against and continued the hearing for further discussion with the City of College Place to ensure both the City and County zoning are in conformance with each other, and

WHEREAS, the City of College Place requested that all proposed residential zoning be designated R-60 in order to remain consistent with the existing City of College Place zoning, and said request now therefore,

WHEREAS, the Board of County Commissioners held a public hearing on June 19, 2006 for the purpose of receiving testimony for and/or against and requested further discussion with the City of College Place to ensure both the City and County zoning are in conformance with each other, and said request now therefore,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that they uphold the Planning Commission recommendation and approve the area wide rezone, Docket Number REZ-05-02 based on the findings of fact and conclusions of law above. The amendments read as follows and as shown in Exhibit A:

Section 1. Amendments to Zoning Map

General area name	General area location	Existing zoning designation	Existing Comprehensive Plan and proposed zoning designations. (Approximant acreages)
Martin Field Area Botimer	West of Academy Way, South of Whitman Drive	Agriculture Residential (AR-10) 270 acres Rural Residential (AR and RR5) 10 acres	<u>Light Industrial</u> 200 acres <u>Residential (R-60)</u> <u>Public Reserve</u> 80 acres
McKiernan Christensen	West of College Ave South of Mojonnier Road	Rural Residential(RR5) 200 acres	<u>Commercial</u> 35 acres <u>Multi-Family Residential</u> 15 acres <u>Residential (R-60)</u> 150 acres

Grandview Area	East of Grandview, North of Mojonner Road	Rural Residential (RR5) 54 acres	<u>Residential(R-60)</u> 54 acres
Paiette Locati	South of Blalock Drive, East of Hussey North of Whitman Drive	Rural Residential (RR5) 20 acres	<u>Residential(R-60)</u> 20 acres
Watson	Southeast of Highway 125, Intersection of Taumarson Road and Peppers Bridge Rd.	Rural Residential (RR5) 5 acres	<u>Commercial</u> 5 acres


Section 2. Effective Date. This ordinance is effective immediately upon adoption.

Section 3. 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.

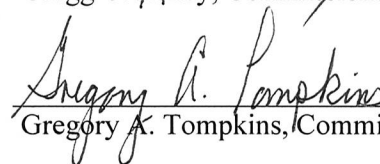
Section 4. Publication. This ordinance will be published by an approved summary consisting of the title.

PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 19th day of June, 2006.

Approved this 19th Day of June, 2006


David G. Carey, Chairman


Gregg C. Loney, Commissioner


Gregory A. Tompkins, Commissioner

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

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Attest:

Connie R Vinti

Connie R. Vinti, Clerk of the Board

Approved as to form

James H. Mc deputy for
Jim Nagle
Prosecuting Attorney



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Color copy of map available for review at the Walla Walla County Commissioners' Office.



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