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**Ordinance No. 344**

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

**ORDINANCE NO. 344**

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, AMENDING ORDINANCES 269, 272, 274, 286, 287, 298, 322, 331.

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

**WHEREAS**, the Planning Commission held a workshop on March 7, 2007, and

**WHEREAS**, the Planning Commission held a public hearing on April 4, 2007 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. Current development standards benefit the public health, safety, and general welfare of the County.
2. The proposed area wide rezone is consistent with and will implement the land uses depicted on the County's land use map in the Comprehensive Plan.
3. RCW 36.70A requires consistency between the Comprehensive Plan and zoning.
4. Public notice was posted on sites within the general area of the rezone.
5. On June 28, 2007 a Notice of Public Hearing was published in the Waitsburg Times.
6. On June 26, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
7. On March 14, 2007 the proposal was received by the Washington State Department of Community, Trade and Economic Development for review and has met the submittal requirements for state agency review under RCW 36.70A.106.
8. The amendment was initiated by the County on November 6, 2006.



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9. The Board of County Commissioners held a workshop on the proposal on November 6, 2006.
10. Approval of the amendment would result in a rezone of the area shown on Exhibit A from Rural Residential 5-Acres to R-60 Single Family Residential.
11. On January 22, 2007 the Walla Walla County SEPA Responsible Official issued a Determination of Non-Significance on this proposal.

Conclusions of Law:

1. The proposed amendments constitute good planning and development regulations.
2. The proposed amendments are consistent with the Walla Walla County Comprehensive Plan and Development Regulations.
3. As proposed the amendments will not have a significant adverse influence on public welfare and safety.
4. The proposed amendment is of public necessity.

**WHEREAS**, the Board of County Commissioners held a public hearing July 9, 2007 for the purpose of receiving testimony for and/or against 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 zoning code text amendment, Docket Number REZ 07-02 based on the findings of fact and conclusions of law above. The amendments read as follows:

**Section 1. Amendment to Walla Walla County Zoning Map.**

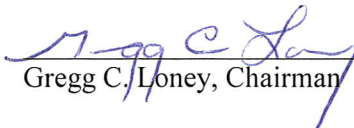
The area shown in Exhibit A is rezoned from Rural Residential 5-Acres (RR-5) to Single Family Residential 6,000 square foot minimum lot size (R-60).

**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 9th day of July, 2007.

  
Gregg C. Loney, Chairman





David G. Carey  
David G. Carey, Commissioner

Gregory A. Tompkins  
Gregory A. Tompkins, Commissioner

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

Attest:

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

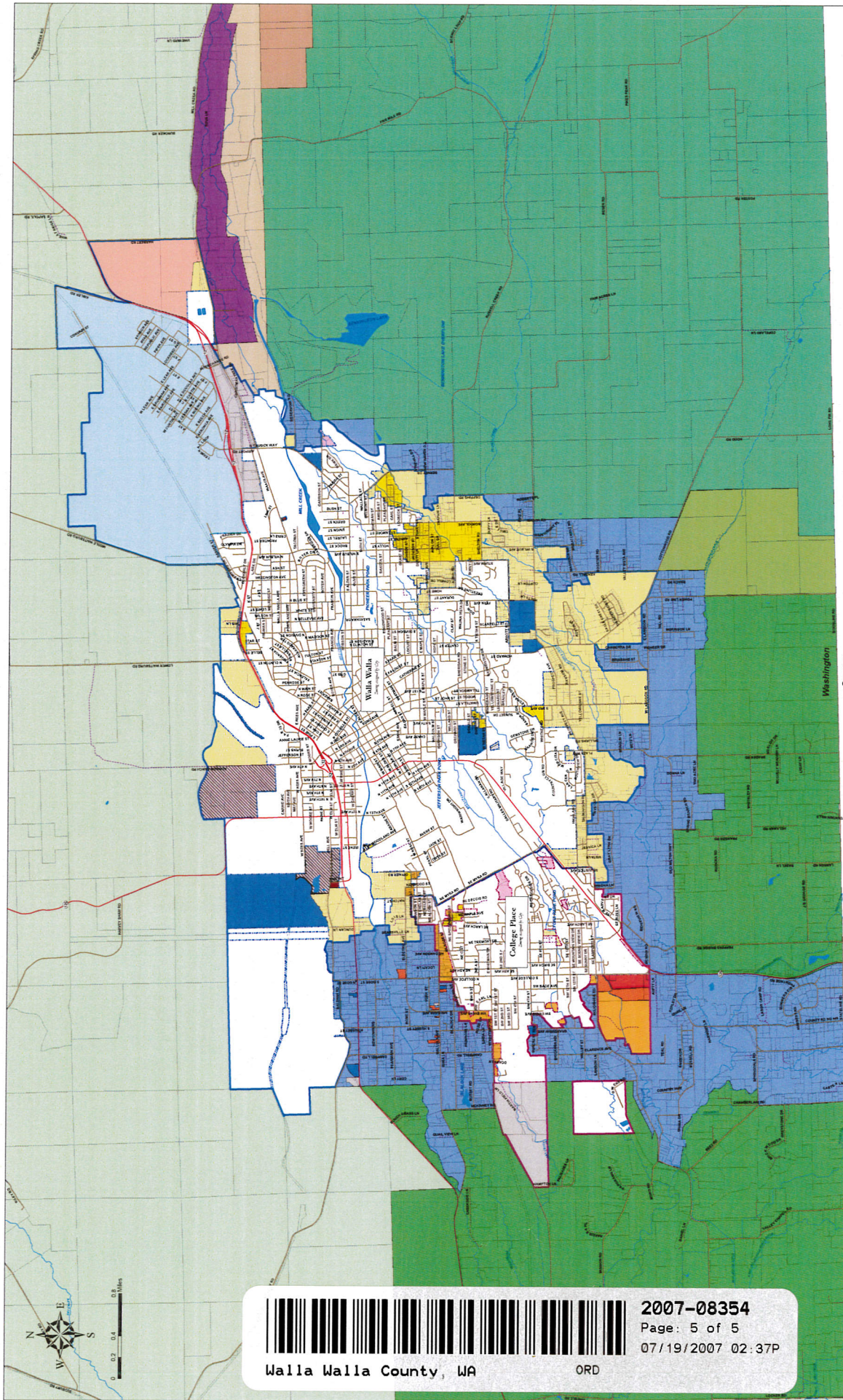
Approved as to form:

Jesse Nolte  
Jesse Nolte  
Deputy Prosecuting Attorney





# Walla Walla County Zoning Map - Walla Walla / College Place and Surrounding Area



- COLLEGE PLACE URBAN GROWTH AREA BOUNDARY
- WALLA WALLA URBAN GROWTH AREA BOUNDARY
- COLLEGE PLACE CITY LIMITS
- WALLA WALLA CITY LIMITS
- AGRICULTURE RESIDENTIAL 10 ACRES
- GENERAL AGRICULTURE 20 ACRES
- PRIMARY AGRICULTURE 40 ACRES
- EXCLUSIVE AGRICULTURE 120 ACRES
- AGRICULTURE RURAL 1 ACRE
- COMMERCIAL
- HIGHWAY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- AIRPORT DEVELOPMENT
- COMMERICAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC RESERVE
- R-60 SINGLE FAMILY RESIDENTIAL
- R-72 SINGLE FAMILY RESIDENTIAL
- R-96 SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- URBAN PLANNED COMMUNITY



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