

Return Address

**Walla Walla County Commissioners**

Document Titles (i.e.: type of document)

**Ordinance No. 349**

Auditor File Number(s) of document being assigned or released:

Grantor

1. **Walla Walla County Commissioners**

2.

3.

Additional names on page \_\_\_\_ of document.

Grantee

1. **The Public**

2.

3.

Additional names on page \_\_\_\_ of document.

Legal description (i.e.: lot and block or section township and range)

Additional legal is on page \_\_\_\_ of document.

Assessors Parcel Number

Additional parcel number is on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. Please type or print the information. This page becomes part of document.



Walla Walla County, WA

ORD

**2007-08675**

Page: 1 of 8

07/26/2007 03:37P

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

**ORDINANCE NO. 349**

APPROVING A REQUEST BY THE PORT OF WALLA WALLA FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.16.014 TO ALLOW EXISTING PERMITTED USES IN ADDITIONAL INDUSTRIAL ZONING DISTRICTS IN UNINCORPORATED WALLA WALLA COUNTY, AMENDING ORDINANCES 269 and 322.

**WHEREAS**, application has been made by the Port of Walla Walla to request a zoning code text amendment to Walla Walla County Code Section 17.16.014, and

**WHEREAS**, the Planning Commission held a workshop on June 6, 2007, and

**WHEREAS**, the Board of County Commissioners held a workshop on July 2, 2007, and

**WHEREAS**, the Planning Commission held a public hearing on July 10, 2007 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 of fact and conclusions of law:

Findings of Fact:

1. On June 28, 2007 a Notice of Public Hearing was published in the Waitsburg Times.
2. On June 28, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
3. On June 28, 2007 a Notice of Public Hearing was published in the Tri-City Herald.
4. On May 10, 2007 the applicant's proposed amendments were received by the Washington State Department of Community, Trade and Economic Development for review.
5. Walla Walla County Code Section 17.16.014 was adopted by the County on April 1, 2002.
6. The amendment was proposed by the applicant on April 19, 2007.
7. On June 7, 2007 a Determination of Non-Significance was issued by the SEPA Responsible Official, no appeals were filed.



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.
3. As proposed the amendments will not have a significant adverse influence on public welfare and safety.
4. The proposal is consistent with the purpose statements of the Heavy Industrial, Industrial Business Park, Light Industrial, Agriculture Industrial Heavy, and Agriculture Industrial Light.

**WHEREAS**, the Board of County Commissioners held a public hearing July 23, 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 ZCA-07-04 based on the findings of fact and conclusions of law above Ordinance 269 and 322 are hereby amended. The amendments read as follows:

**Section 1. Amendment to Walla Walla County Code Chapter 17.16.014**

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
AI-L = Agriculture Industrial Light
AI-H = Agriculture Industrial Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

	Zone								
	Industrial & Commercial							Misc.	
	AI-L	AI-H	HI	LI	I/BP	NC	BC	BR	PR
<u>SPECIFIC USE</u>									
RETAIL									



* Apparel & Accessory Stores						P1	P		
Auction Houses, except livestock						P1	P		
Auction Houses/Yards, Livestock	P								
* Automobile Service Station & Convenience Market						P1	C2		
* Automotive Dealers			P	P1	P4	P1	P		
Automobile Leasing/Rental			P	P1	P4	P1	P		
* Building Material, Hardware, & Garden Supply			P	P1	P4	P1	P		
* Eating & Drinking Establishments					P5	P1	P		
* Food Stores					P5	P1	P		
* General Merchandise Stores					P5	P1	P		
Heavy Equipment Sales & Rental			P	P1	P				
* Home Furniture, Furnishings, and Equipment Stores					P	P1	P		
Horticultural Nurseries, Retail			P	P1	P	P1	P		
Irrigation Systems/Equipment, Sales Service & Storage	P	P	P	P1	P				
* Produce Stand					P4	P			
* Produce Market					P4	P1	P		
* Retail, Miscellaneous					P4		P		
WHOLESALE									
* Durable Goods	P	P	P	P1	P				
* Non Durable Goods	P	P	P	P1	P				
Commercial Greenhouses	P		P	P1	P	P1			
ACCESSORY USES									
* Accessory Use	P3	P3	P3	P3	P3	P3	P3		

B. Retail/Wholesale Land Uses--Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. No gasoline or oil pump or appliance may be located within twelve feet of any street or property line unless within a building.
3. Any accessory use, structure or activity clearly incidental to a permitted use and which will not



create a nuisance or hazard is permitted.

4. Permitted only within the Burbank UGA. The total area dedicated to retail land uses subject to this condition shall not exceed thirty contiguous acres.

5. Permitted only if located in a building that is also occupied by a permitted noncommercial use. Alternatively, in the Burbank UGA, retail uses subject to this condition are also permitted as stand-alone establishments, subject to geographic and acreage limitation in subsection (B)(4) of this section.

	Zone								
	Industrial & Commercial							Misc.	
	AI-L	AI-H	HI	LI	I/BP	NC	BC	BR	PR
<b><u>SPECIFIC USE</u></b>									
EDUCATION SERVICES									
* Schools, public and private							P	P	P
GOVERNMENT SERVICES									
Fire Station	C	C	P	P	P	P	P	C	P
GENERAL SERVICES									
* Animal Hospital					P	P1	P1		
* Automotive Repair & Services	P	P	P	P1	P		P1		
* Automotive Parking					P		P		
Automobile Wrecking Yard	C	C	C	C					
* Business Services					P	P1	P1		
Catering Establishments					P	P1	P1		
Cemeteries, Mausoleums									C
Churches & Places of Worship				C		P1	P1	C	
* Clinic					P	P1	P1		
* Day Care Center					P	P1	P1	C	
Dog Pound			P	C1					
* Finance, Insurance, Real Estate					P	P1	P1		
* Funeral Services & Crematories									
* Hospitals					P	C1	P		
* Kennel, Commercial	C5			C1,5		C1,5			
Laboratories, Research & Testing	P	P	P	P1	P				
* Offices			P		P	P1	P1		
Orphanage/Charitable Institutions					P	P1	P1,3		
* Personal Services					P	P1	P1		
* Repair Shops & related services	P	P	P	P1	P		P1		
Storage, Self Service	P		P	P1			P1		
* Utility Facilities	C	C	C	C1	C	C1	C	C	C
* Warehousing & Storage	P	P	P	P1	P				
ACCESSORY USE									



Walla Walla County, WA

ORD

2007-08675

Page: 5 of 8

07/26/2007 03:37P

* Accessory Use	P4	P4	P4	P4	P4	P4	P4	P4	P4
-----------------	----	----	----	----	----	----	----	----	----

C. Government/General Services Land Uses--Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
  2. Permitted if conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and setback fifty feet from any public street.
  3. No building so used shall be within one hundred feet of any property line.
  4. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
  5. All cages, runs, pens or kennels used for holding animals shall be at least twenty-five feet from property lines and be kept in a clean and sanitary condition, and must be disinfected on a routine basis. All waste material must be disposed of daily in a sanitary method in accordance with regulations of the city/county health department. Cages and kennels must be of sufficient size to allow for exercise and maintenance of sanitary conditions.
- Animals must be provided with adequate shelter to protect them from extremes of temperature and from rain and snow.
- Fencing shall be adequate to contain all animals and to restrict the entry of animals not under the control of the kennel operator.
- The kennel may be inspected during any reasonable hour by the director, the health officer or by the animal control officer, for compliance with these regulations, and/or the provisions of Title 6 of the Walla Walla County Code.
- The following shall be considered when a conditional use permit is reviewed for a commercial kennel:
- a. Noise;
  - b. Proximity to and compatibility with adjacent uses;
  - c. Lot size and isolation;
  - d. Location of kennel on the lot;
  - e. Screening and buffering;
  - f. Number of animal accommodations.

	Zone								
	Industrial & Commercial							Misc.	
	AI-L	AI-H	HI	LI	I/BP	NC	BC	BR	PR
<b><u>SPECIFIC USE</u></b>									
* Apparel & Other Textile Products	P	P	P	P4	P				
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric, and other similar acids		C	C						
Arsenals		C							
* Chemicals & Allied Products		P	P						
* Computer & Office Equipment	P	P	P	P4	P				
* Dairy Products Processing	P	P	P	P4	P				
* Electronic & Other Electric Equipment	P	P	P	P4	P				
Explosives, Manufacture & Storage		C							
* Fabricated Metal Products	P	P	P						
Fat rendering		C							
* Food & Kindred Products	P	P	P		P				





* Furniture & Fixtures	P	P	P	P4					
* Industrial Machinery & Equipment		P	P						
* Instruments & Related Products	P	P		P4					
* Leather & Leather Goods	P	P	P	P4	P				
* Lumber & Wood Products, Except Furniture		P	P		P				
* Meat Processing & Packing		P	P						
Offal & Animal Reduction or Processing		C							
* Paper & Allied Products	P	P	P	P4					
* Petroleum Refining Related Industries		P	P						
Petroleum Refining		C	P						
* Primary Metal Industries		P	P						
* Printing & Publishing	P	P	P	P4	P	P			
* Rubber & Miscellaneous Plastics		P	P		P				
* Stone, Clay, Glass & Concrete Products	P	P	P	P4					
Smelting or Refining Aluminum, Copper, Tin or Zinc		C							
Storage/Packing Agricultural Produce	P	P	P	P4	P				
* Textile Mill Products	P	P	P	P4	P				
* Transportation Equipment		P	P						
* Truck Stop	P	P	P						
* Winery	P3	P3	P3		P3				
Miscellaneous Light Manufacturing	P	P	P	P	P				
ACCESSORY USES	P	P							
* Accessory Use	P1	P1	P1	P1, 4	P1	P1			

**D. Industrial/Manufacturing Land Uses--Development Conditions.**

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.

2. Industrial Uses Limits. Industrial uses shall be subject to the following conditions:

- The noise emanating from industrial activities shall be controlled so as not to become objectionable due to intermittent beat, frequency, volume and duration.
- Industrial and exterior lighting shall not produce glare on public highways and neighboring property. Arc welding, acetylene torch cutting or similar processes shall be screened from any point outside of the property.
- The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations of the state and other county regulations, the Uniform Building Code, and the Uniform Fire Code.
- Provisions shall be made for shielding or other preventive measures against electromagnetic interferences occasioned by mechanical, electrical and nuclear equipment, uses, or processes.
- The emission of odors shall be minimized and the emission of any toxic or corrosive fumes or gases shall be prohibited. Dust, smoke and other types of air pollution shall be minimized.
- Liquid and solid wastes, and storage of animal or vegetable waste which attracts insects or



- rodents or otherwise creates a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
- g. All storage shall be located within an area not closer than twenty feet from the street right-of-way line and shall be enclosed with a heavy wire fence or of a similar type, with the top of said fence not to be less than eight feet above the adjoining street level, or by an attractive hedge or board fence at least eight feet high. In the case of the open storage of lumber, coal, or other combustible material, a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit access of fire trucks.
3. See Chapter 17.22 for winery development standards.
4. The primary building not to exceed thirty thousand square feet per establishment.


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

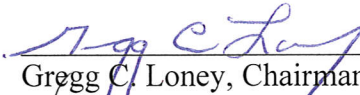
**Section 3. Savings and Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

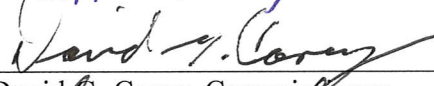
**Section 4. Publication.** This ordinance will be published by an approved summary consisting of the title.

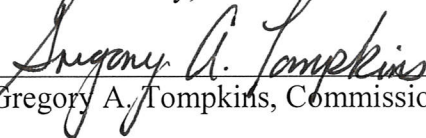
PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 23rd day of July, 2007.

Approved this 23<sup>rd</sup> Day of July, 2007



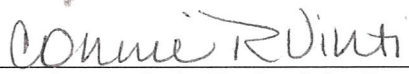
  
\_\_\_\_\_  
Gregg C. Loney, Chairman

  
\_\_\_\_\_  
David G. Carey, Commissioner

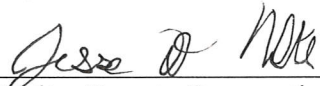
  
\_\_\_\_\_  
Gregory A. Tompkins, Commissioner

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

Attest:

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

Approved as to form:

  
\_\_\_\_\_  
Jesse Nolte, Deputy Prosecuting Attorney

