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Walla Walla County Commissioners

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Ordinance No. 353

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Walla Walla County, WA

ORD

2007-14395

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

ORDINANCE NO. 353

**APPROVING A REQUEST BY WALLA WALLA COUNTY FOR AREA-WIDE MAP
CONSISTENCY AMENDMENTS TO THE COUNTY ZONING MAP TO IMPLEMENT
ZONING CONSISTENT WITH THE COMPREHENSIVE PLAN.**

WHEREAS, the County is updating the Walla Walla County Comprehensive Plan in accordance with RCW 36.70A.130; and

WHEREAS, Walla Walla County Code 14.10.090A(3) allows for the concurrent review and update of development regulations with updates to the Comprehensive Plan; and

WHEREAS, on September 28, 2007, an Integrated Draft Comprehensive Plan/ Draft Environmental Impact Statement document, which analyzed the changes to be made by the proposed rezones, was issued and circulated in accordance with state law; and

WHEREAS, the Department of Community Development held public outreach meetings in Walla Walla and Burbank on October 16, 2007 and October 23, 2007, respectively; and

WHEREAS, the Board of County Commissioners and Planning Commission held joint workshops on October 17 and 24, 2007; and

WHEREAS, the Planning Commission held a public hearing on November 7, 2007 for the purposes of receiving testimony and to consider the request; and

WHEREAS, the Planning Commission recommended that the amendments to the County's zoning map be approved concurrently with the 2007 Comprehensive Plan Land Use Plan; and

WHEREAS, the Board of County Commissioners held a public hearing on December 3, 2007, for the purpose of receiving testimony and to consider the request; and

WHEREAS, on December 17, 2007, a Final Environmental Statement was approved by the SEPA Responsible Official; and

WHEREAS, the Final EIS analyzed and addressed the impacts and alternatives to the proposed rezones; and

WHEREAS, these were recognized by staff as errors in the current land use and zoning maps; and



WHEREAS, the Board finds that the proposed amendments:

1. Constitute good planning and development regulations.
2. Are consistent with the Walla Walla County Comprehensive Plan as concurrently amended.
3. As proposed will not have a significant adverse influence on public welfare and safety.
4. Meet the requirements set forth in WWCC 14.10.080.

NOW THEREFORE,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that they do Ordain as follows:

Section 1. Prescott Unincorporated Urban Growth Area (UGA)

The Board upholds the Planning Commission recommendation and approves the rezone as shown in Attachment A and described herein. The area shown in Attachment A is rezoned from Agriculture Rural 1 (AR-1) to Public Reserve (PR) and R-96 Suburban Residential (R-96).

Section 2. Waitsburg Unincorporated Urban Growth Area (UGA)

The Board upholds the Planning Commission recommendation and approves the rezone as shown in Attachment B and described herein. The area shown in Attachment B is rezoned from Agriculture Rural 1 (AR-1) to R-96 Suburban Residential (R-96).

Section 3. Vista Hermosa Rural Farmworker Community (RFWC)

The Board upholds the Planning Commission recommendation and approves the rezone as shown in Attachment C and described herein. The area shown in Attachment C is rezoned from Primary Agriculture 40 (PA-40) to Rural Farmworker Community (RFWC).

Section 4. Eureka Rural Farmworker Community (RFWC)

The Board upholds the Planning Commission recommendation and approves the rezone as shown in Attachment D and described herein. The area shown in Attachment C is rezoned from Primary Agriculture 40 (PA-40) to Rural Farmworker Community (RFWC).

Section 5. Sun Harbor Estates

The Board upholds the Planning Commission recommendation and approves the rezone as shown in Attachment E and described herein. The area shown in Attachment E is rezoned from Rural Transition RAID ½ acre to Rural Development (RD).

Section 6. Effective Date and Savings. This ordinance is effective on December 21, 2007. Any previous ordinance amended by this Ordinance shall remain in force and effect until the effective date of this ordinance.

Section 7. 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 8. 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 17th day of December, 2007.

Approved this 17th day of December, 2007

Attest:



Connie R. Vinti, Clerk of the Board



Gregg C. Loney, Chairman



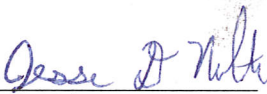
David G. Carey, Commissioner



Gregory A. Tompkins, Commissioner

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

Approved as to form



Jesse D. Nolte
Deputy Prosecuting Attorney



Walla Walla County, WA

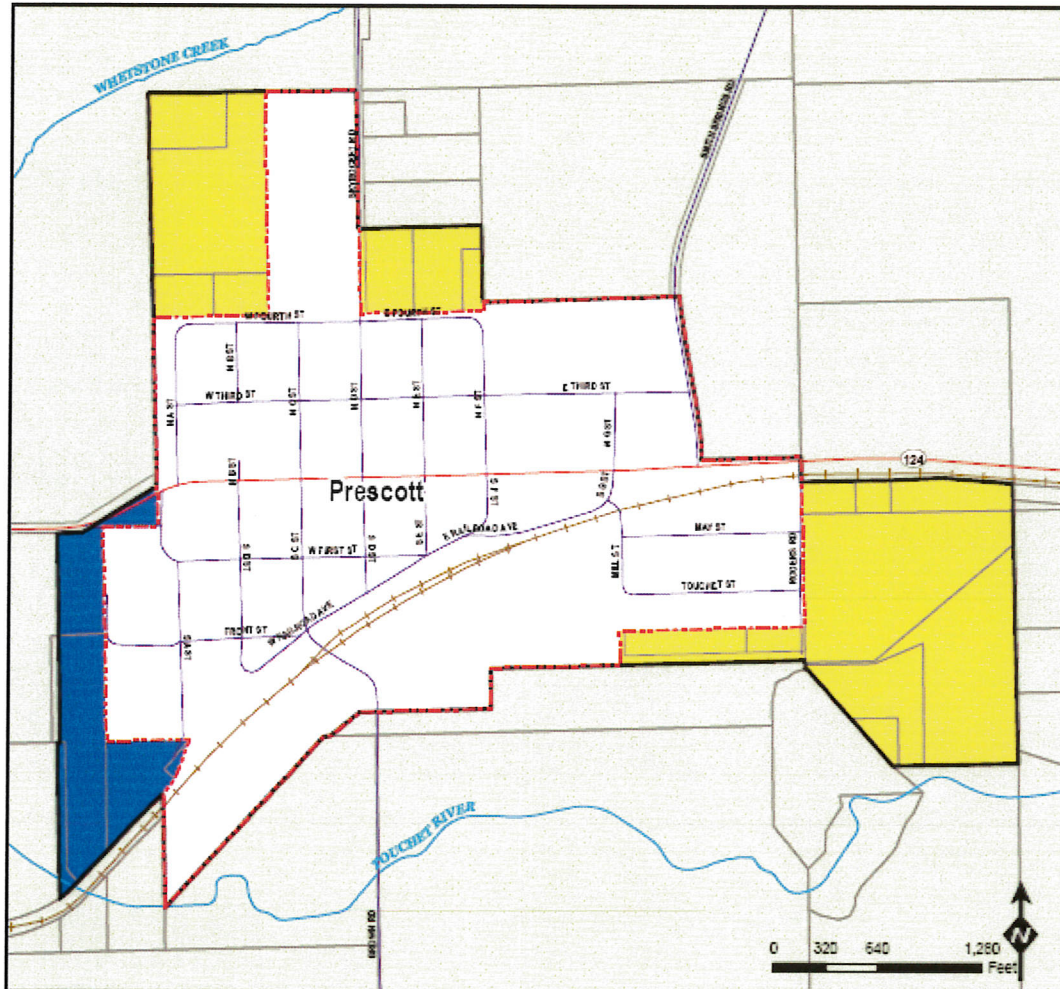
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County Zoning Prescott Area



BASE MAP LAYERS	BOUNDARIES	ZONING DISTRICTS
HIGHWAYS	URBAN GROWTH AREA	PRIMARY AGRICULTURE 40
PUBLIC ROADS	CITY LIMITS	PUBLIC RESERVE
RAILROADS	TAX LOTS	R-66 SUBURBAN RESIDENTIAL
RIVERS/STREAMS		

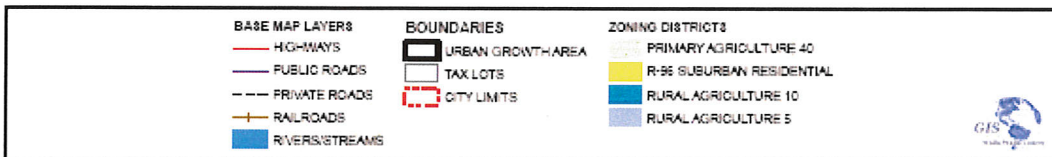
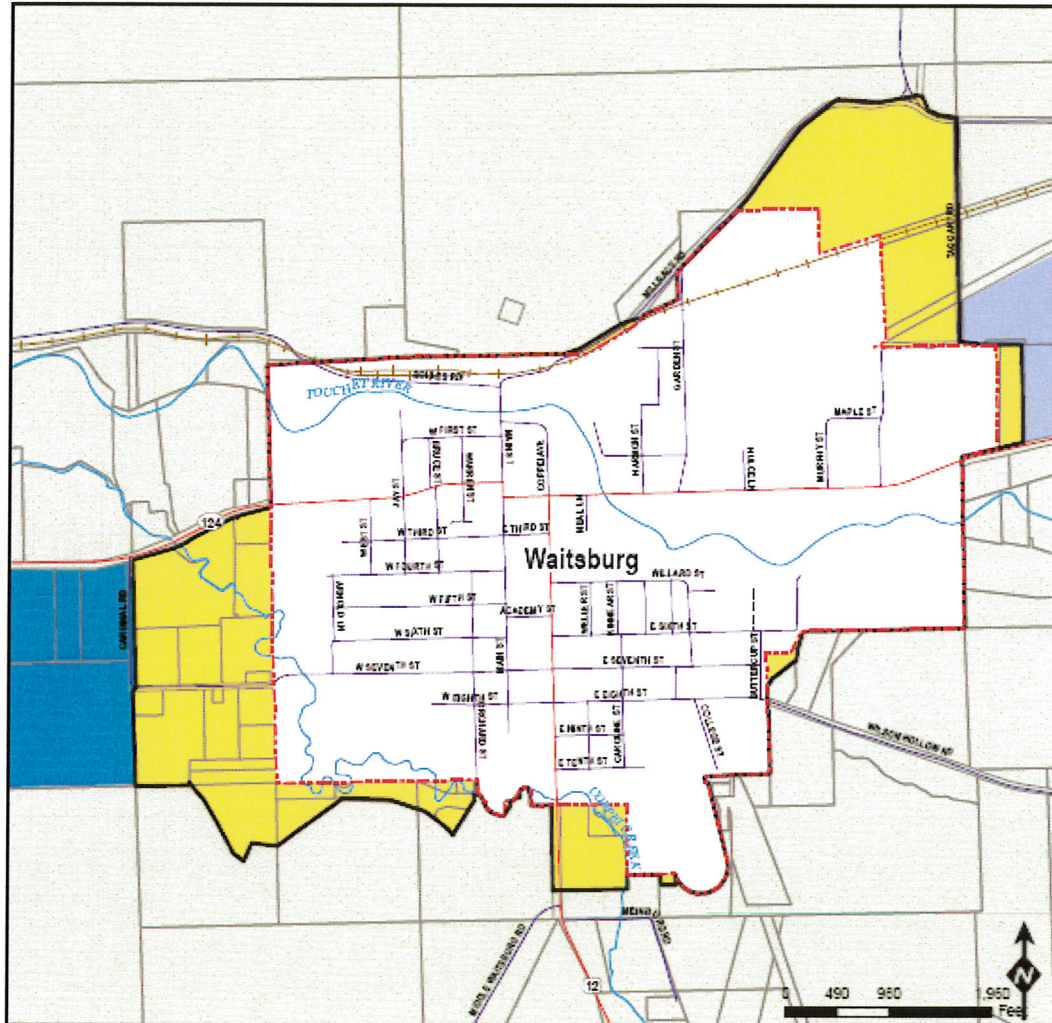


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County Zoning Waitsburg Area



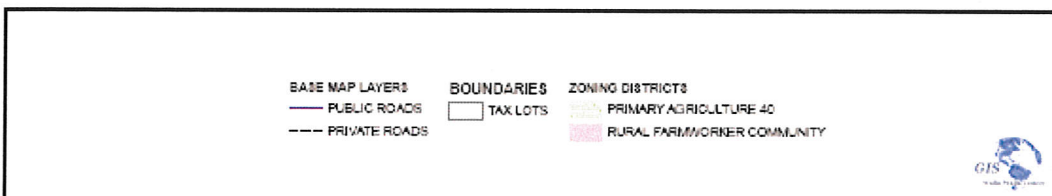
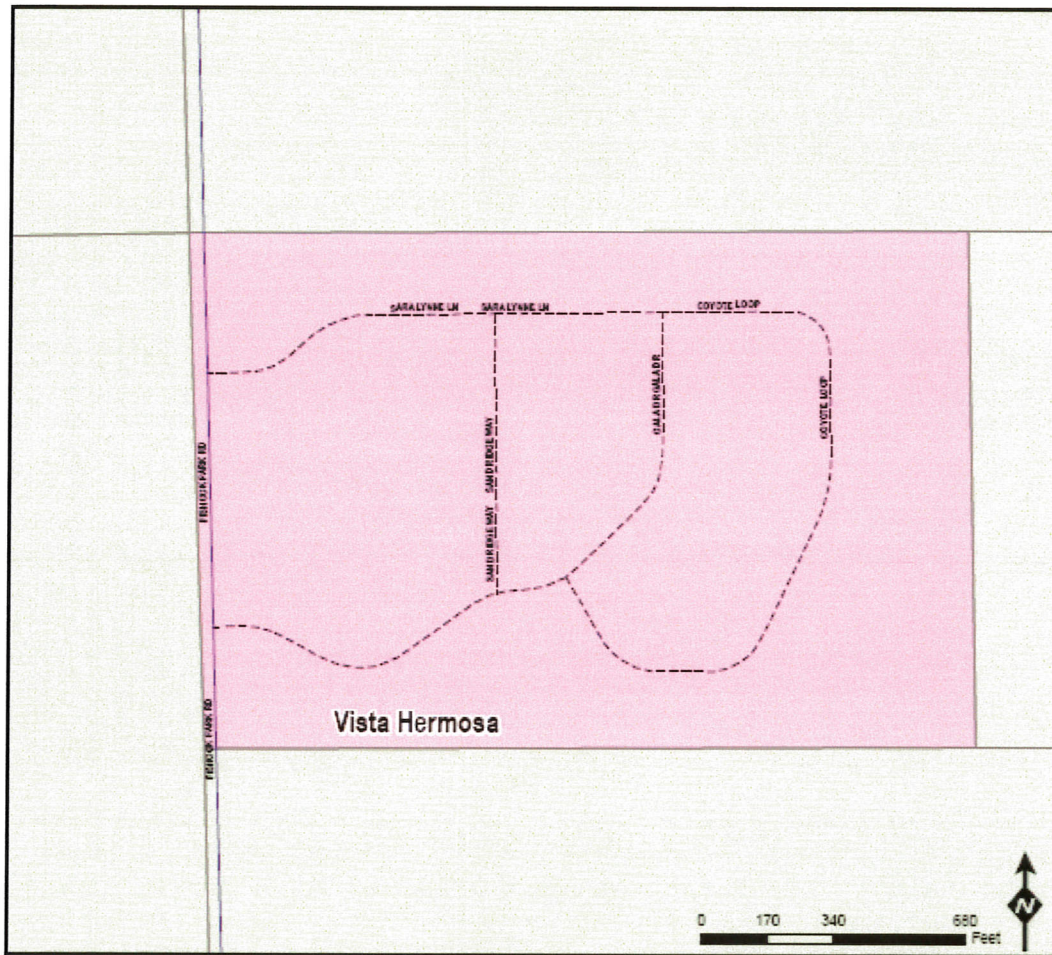
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County Zoning

Rural Farmworker Community, Vista Hermosa



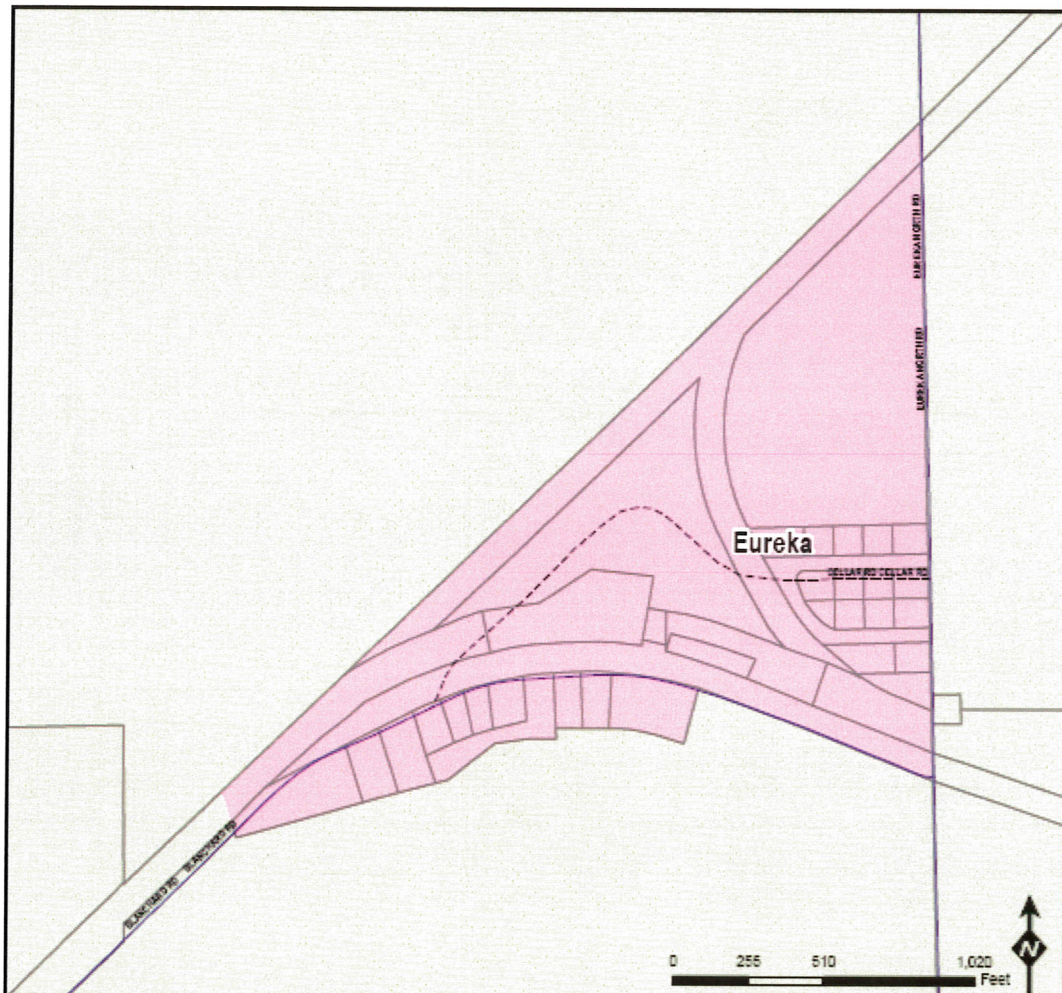
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County Zoning

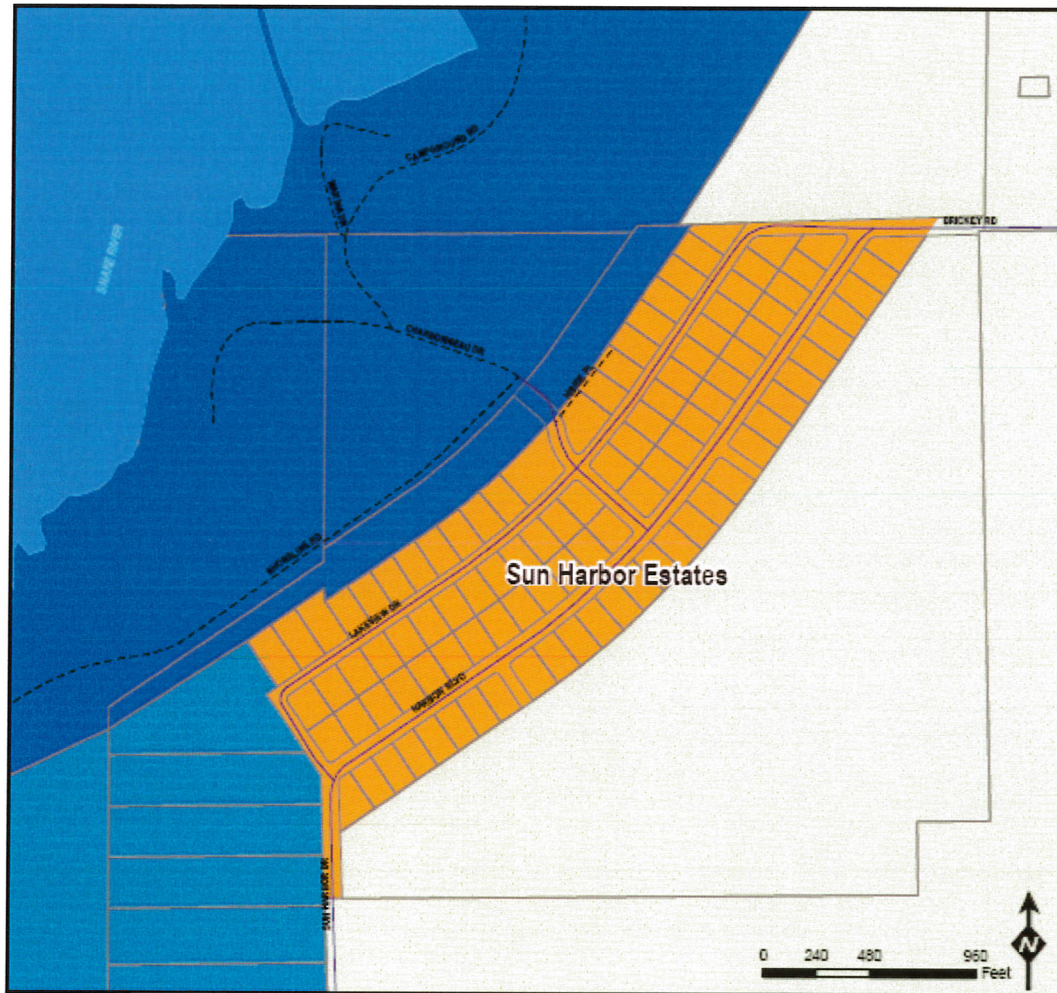
Rural Farmworker Community, Eureka



BASE MAP LAYERS	BOUNDARIES	ZONING DISTRICTS
— PUBLIC ROADS	□ TAX LOTS	□ PRIMARY AGRICULTURE 40
--- PRIVATE ROADS		■ RURAL FARMWORKER COMMUNITY



County Zoning Sun Harbor Estates



BASE MAP LAYERS	BOUNDARIES	ZONING DISTRICTS
— PUBLIC ROADS	□ TAX LOTS	PRIMARY AGRICULTURE 40
--- PRIVATE ROADS		PUBLIC RESERVE
■ RIVERS/STREAMS		RURAL AGRICULTURE 10
		RURAL DEVELOPMENT

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