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Walla Walla County, WA

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

ORDINANCE NO. 354

**APPROVING A REQUEST BY WALLA WALLA COUNTY FOR MINOR 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.

NOW THEREFORE,

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

Section 1. MCA 07-01 Blue Mountain Memorial Gardens

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-01) 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).

Findings of Fact

1. On October 12, 2007 a Notice of Public Hearing was mailed to property owners within five hundred feet.
2. On October 24, 2007 a Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire eighteen acres as Public Reserve.
10. The proposed zoning map amendment meets the criteria in Walla Walla County Code 14.10.090 to be rezoned to Public Reserve.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 2. MCA 07-02 SE 12th Street Island

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-02) as shown in Attachment B and described herein.
The area shown in Attachment B is rezoned from Agriculture Rural 1-acre (AR-1) to General Commercial (GC).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire eighteen acres as Commercial in the Comprehensive Plan.
10. The proposed zoning map amendment meets the criteria in Walla Walla County Code Section 14.10.090 to be rezoned to General Commercial.

Conclusions of Law

1. The proposed zoning map amendment is consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 3. MCA 07-04 Railroad right of way, Langdon Road Area

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-04) as shown in Attachment C and described herein.
The area shown in Attachment C is rezoned from R-96 Suburban Residential (R-96) to Rural Residential 5 (RR-5).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 23, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.

5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire right of way as Rural Residential 5 in the Comprehensive Plan.
10. The County has proposed to rezone the entire right of way as Rural Residential 5 on the County's zoning map.

Conclusions of Law

1. The proposed land use and zoning map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 4. MCA 07-09 Electric Avenue, Mobile Home Park

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-09) as shown in Attachment D and described herein.

The area shown in Attachment D is rezoned from R-72 Single Family Residential (R-72) to Multiple Family Residential (RM).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire property as Multiple Family Residential on the County's land use map.
10. The County has proposed to designate the entire property as Residential Multiple Family on the County's zoning map.



Conclusions of Law

1. The proposed land use map amendment is consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 5. MCA 07-10a Wallula Avenue, North

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-10a) as shown in Attachment E and described herein. The area shown in Attachment E is rezoned from R-72 Single Family Residential (R-72) to R-60 Single Family Residential (R-60).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire property as Medium Density Residential on the County's land use map.
10. The County has proposed to designate the entire property as R-60 Single-Family Residential on the zoning map.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 6. MCA 07-10b Wallula Avenue, South

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-10b) as shown in Attachment E and described herein. The area shown in Attachment E is rezoned from R-72 Single Family Residential (R-72) to Neighborhood Commercial (NC).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.



2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire property as Commercial on the County's land use map.
10. The County has proposed to designate the entire property as Neighborhood Commercial on the County's zoning map.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 7. MCA 07-11 Ernst, Garrison Creek/Tausick

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-11) as shown in Attachment F and described herein.

The area shown in Attachment F is rezoned from Public Reserve (PR) to R-96 Suburban Residential (R-96).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.



9. The County has proposed to designate the entire property as Low Density Residential on the County's land use map.
10. The County has proposed to designate the entire property as R-96 Single-Family Residential on the zoning map.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 8. MCA 07-13 Highway 125 right of way

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-13) as shown in Attachment G and described herein.

The area shown in Attachment G is rezoned from Rural Residential 5 (RR-5) to Public Reserve (PR).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire property as Public Reserve on the County's land use map.
10. The County has proposed to designate the entire property as Public Reserve on the County's zoning map.

Conclusions of Law

1. The proposed land use map amendment is consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 9. MCA 07-14 Garrison Lane

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-14) as shown in Attachment H and described herein.



The area shown in Attachment H is rezoned from Agriculture Rural 1 (AR-1) to R-96 Suburban Residential (R-96).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire property as R-96 on the County's zoning map.

Conclusions of Law

1. The proposed map amendment is consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 10. MCA 07-15 Burbank Public Reserve

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-15) as shown in Attachment I and described herein.

The area shown in Attachment I is rezoned from Public Reserve (PR) to Burbank Residential (BR).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 23, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.



7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire acre as Residential Single Family on the land use map.
10. The proposed zoning map amendment meets the criteria in Walla Walla County Code 14.10.090 to be rezoned to Burbank Residential.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.

Section 11. MCA 07-16 Mount Hope Cemetery

The Board upholds the Planning Commission recommendation and approves the rezone (Docket Number MCA 07-16) as shown in Attachment J and described herein.

The area shown in Attachment J is rezoned from Rural Residential 5 (RR-5) to Public Reserve (PR).

Findings of Fact

1. On October 12, 2007 the Notice of Public Hearing was sent to property owners within five hundred feet.
2. On October 24, 2007 the Notice of Public Hearing was posted on site.
3. On October 25, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the November 7, 2007 hearing.
4. On October 25, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the November 7, 2007 hearing.
5. On October 25, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the November 7, 2007 hearing.
6. On November 21, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin for the December 3, 2007 hearing.
7. On November 21, 2007 a Notice of Public Hearing was published in the Tri-City Herald for the December 3, 2007 hearing.
8. On November 22, 2007 a Notice of Public Hearing was published in the Waitsburg Times for the December 3, 2007 hearing.
9. The County has proposed to designate the entire three acres as Public Reserve.
10. The proposed zoning map amendment meets the criteria in Walla Walla County Code 14.10.090 to be rezoned to Public Reserve.

Conclusions of Law

1. The proposed map amendments are consistent with RCW 36.70A.
2. The proposed zoning map amendment, as an implementing development regulation, is consistent with Walla Walla County Code Sections 14.10.080 and 14.10.090.



Section 12. 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 13. 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 14. 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

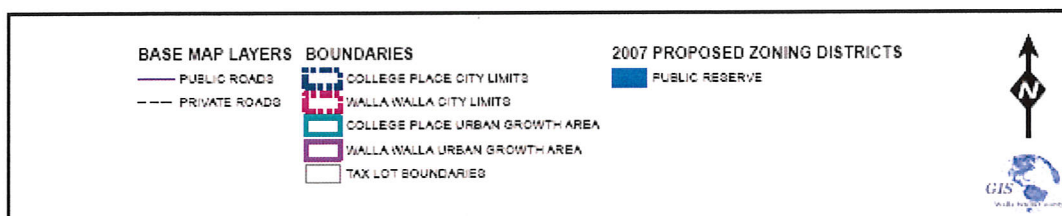
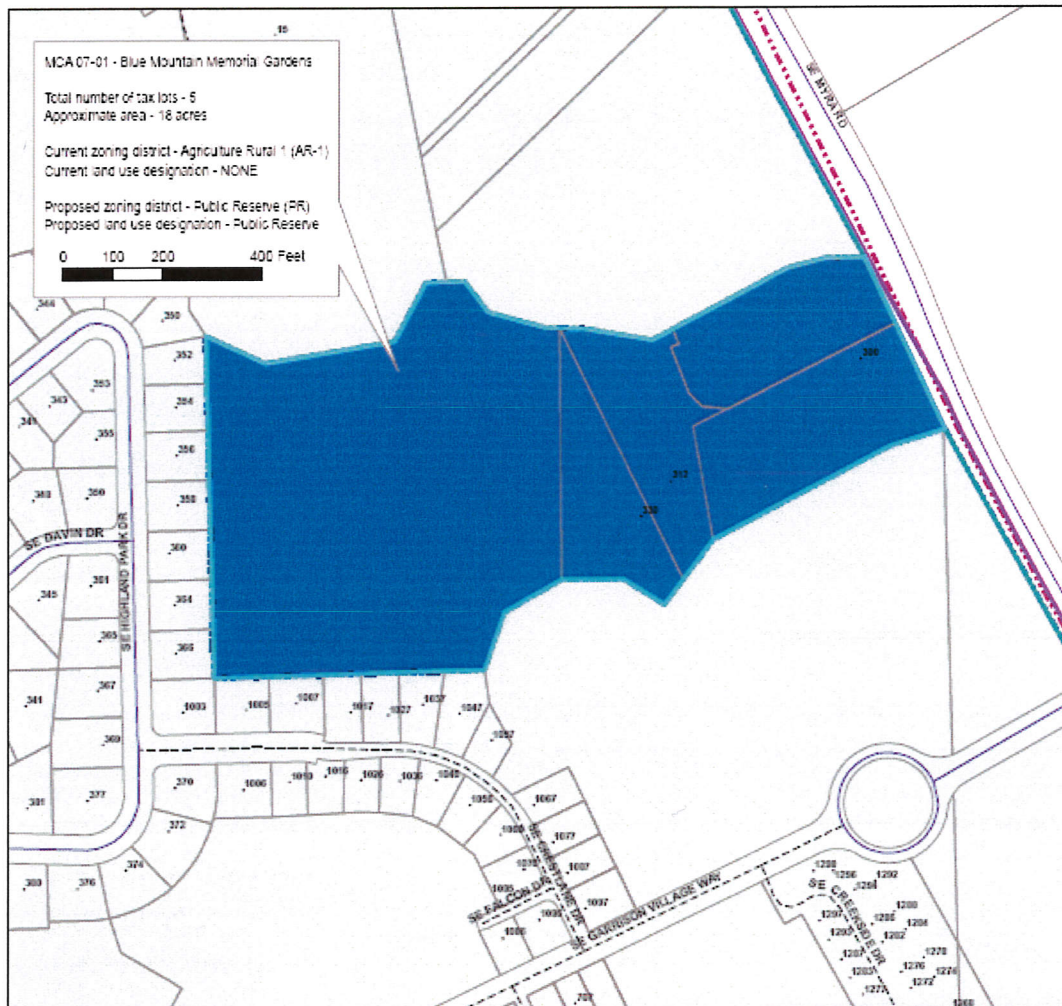
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MCA 07-01 Zoning Vicinity Map - Blue Mountain Memorial Gardens

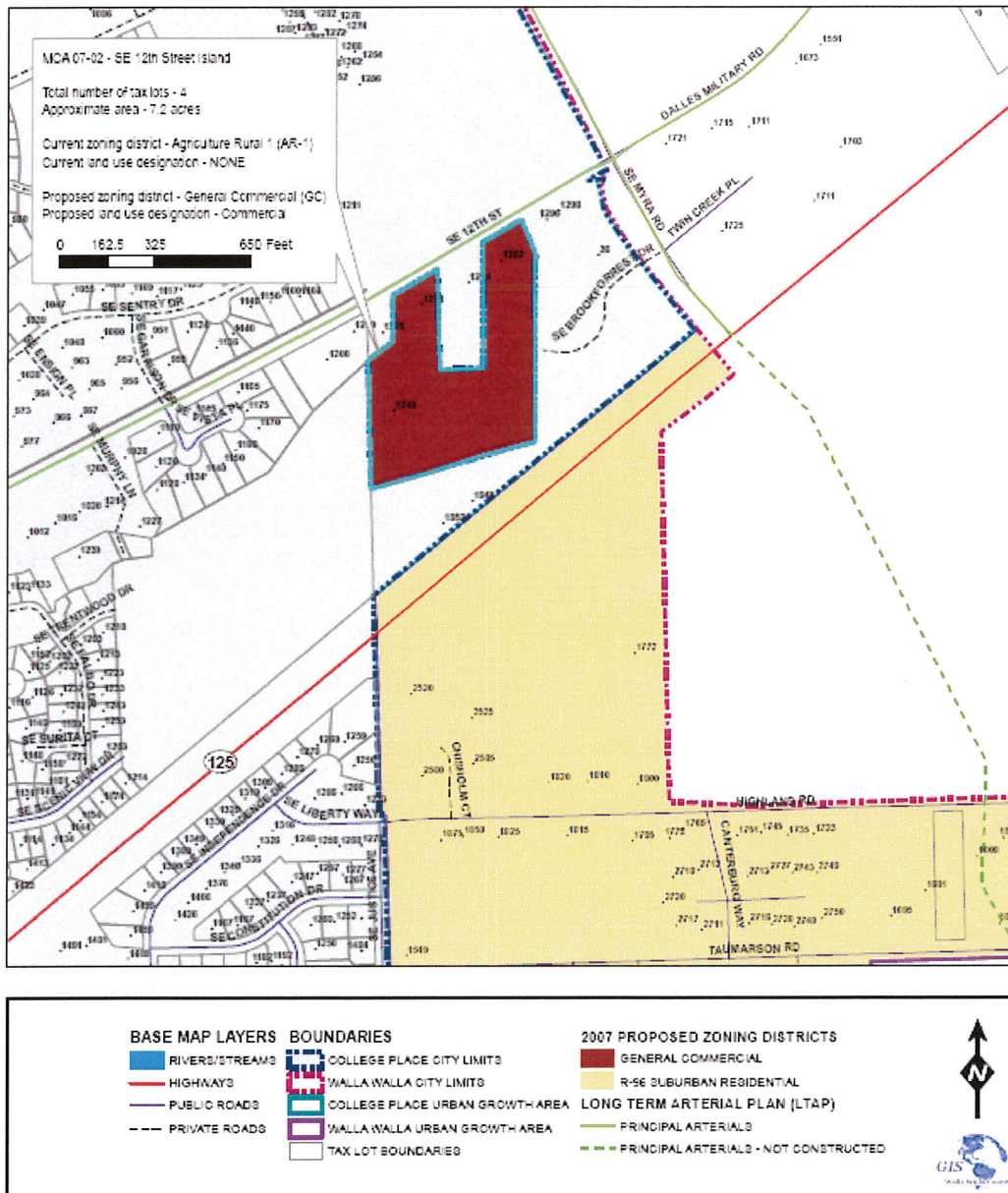


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MCA 07-02 Zoning Vicinity Map -
SE 12th Street Island

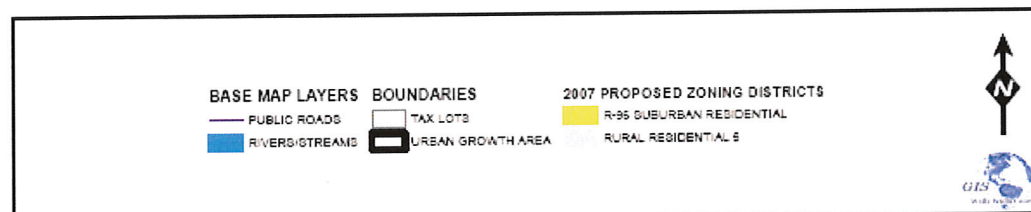
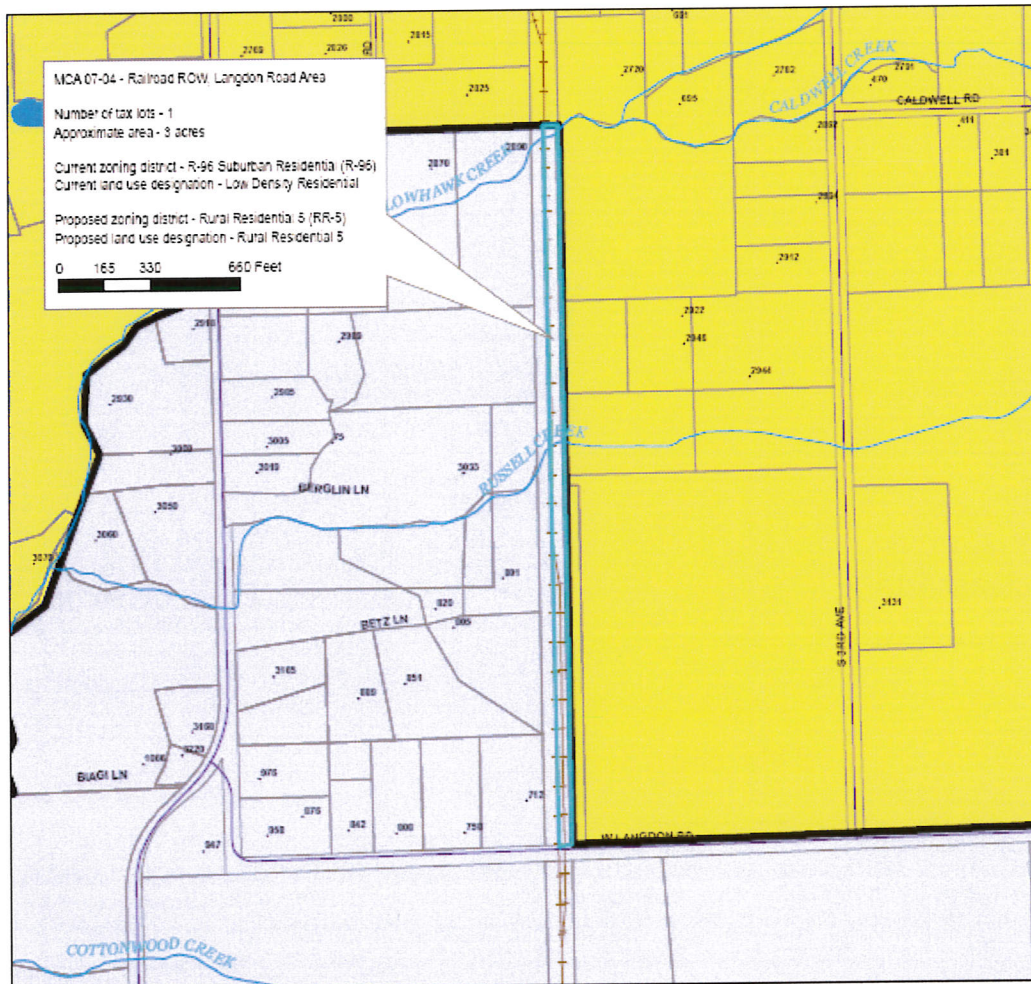


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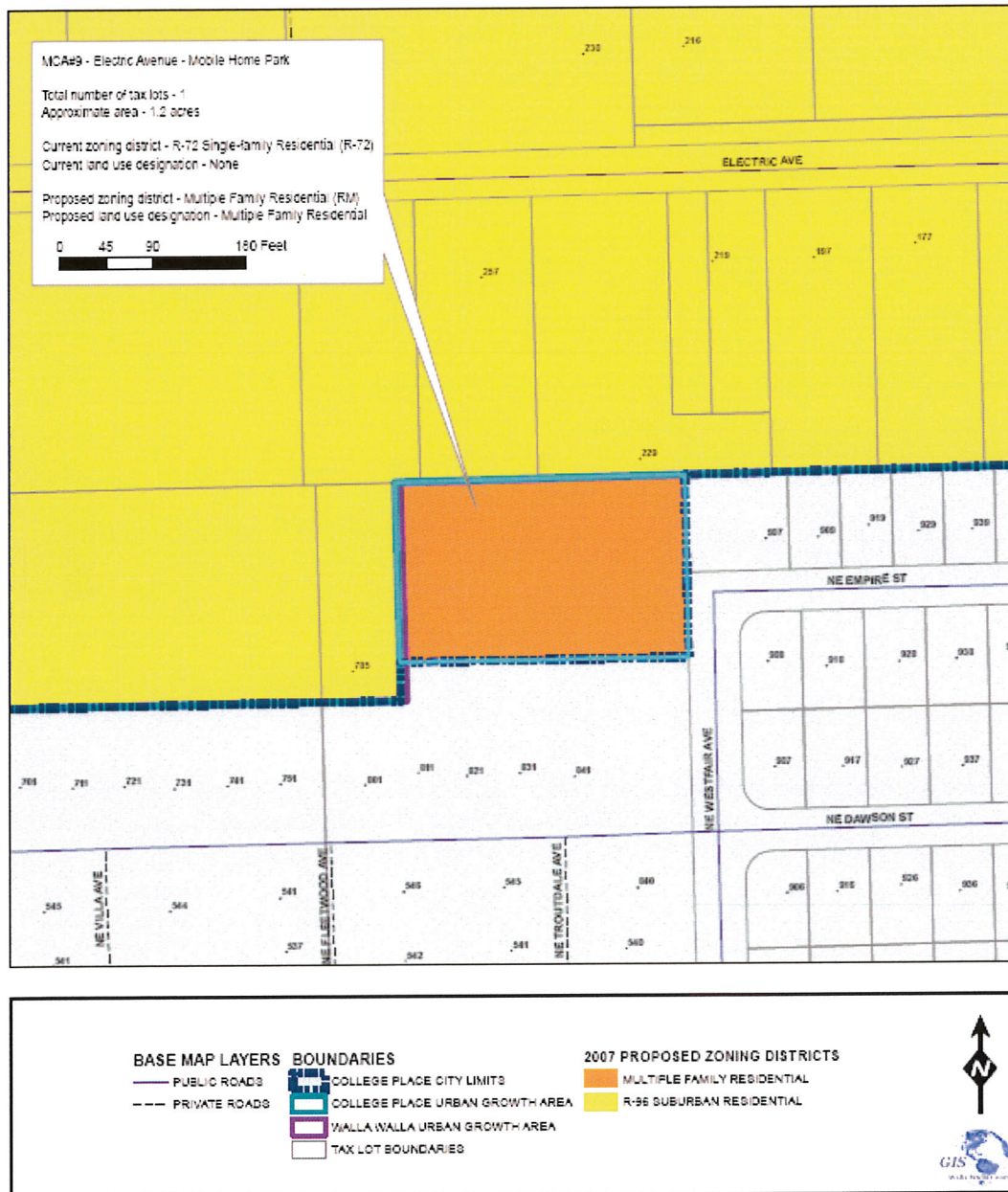
Walla Walla County Community Development Department - 310 W. Poplar, Walla Walla WA 99062 - (509) 524-2610



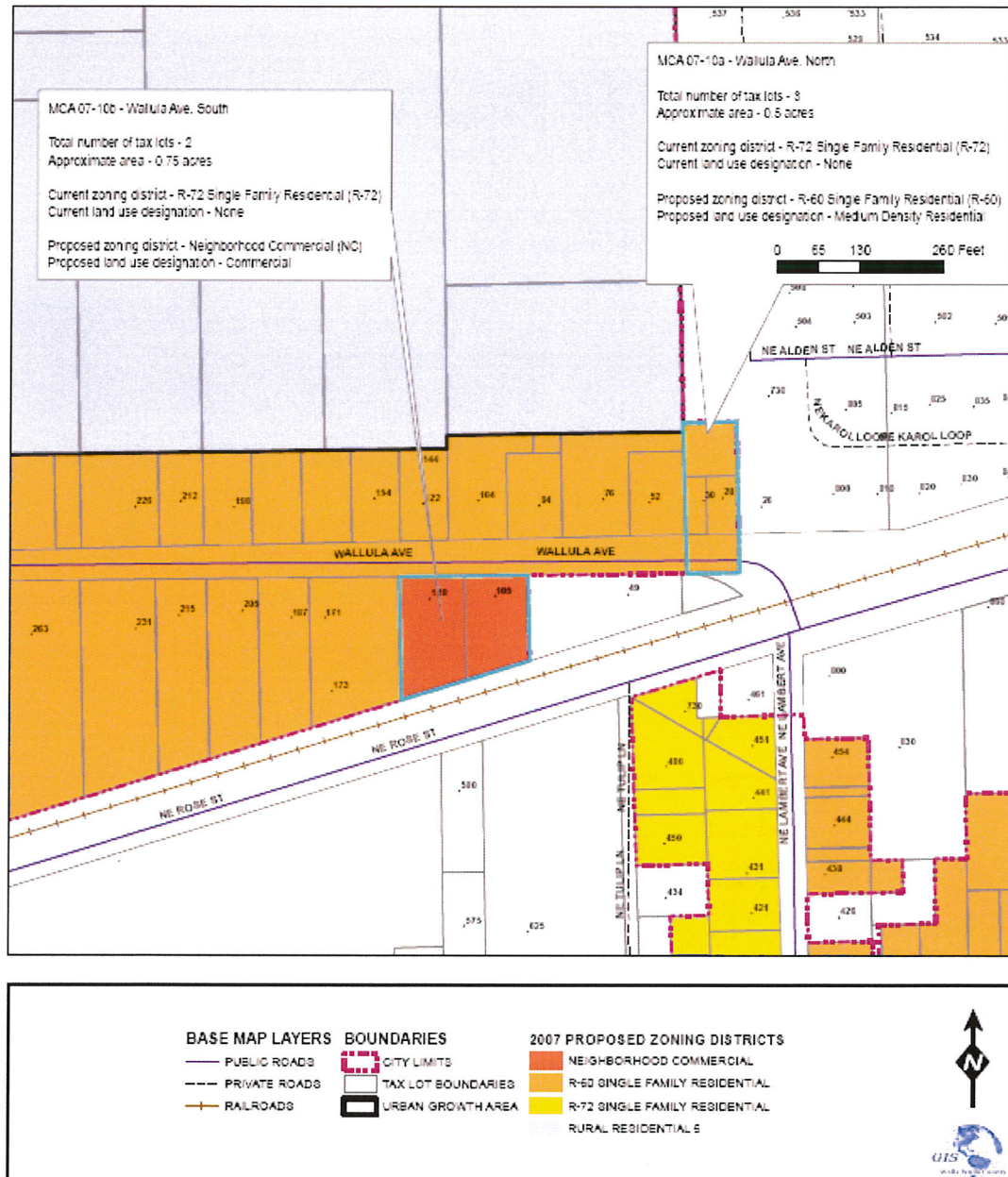
MCA 07-04 Zoning Vicinity Map - Railroad ROW, Langdon Road Area



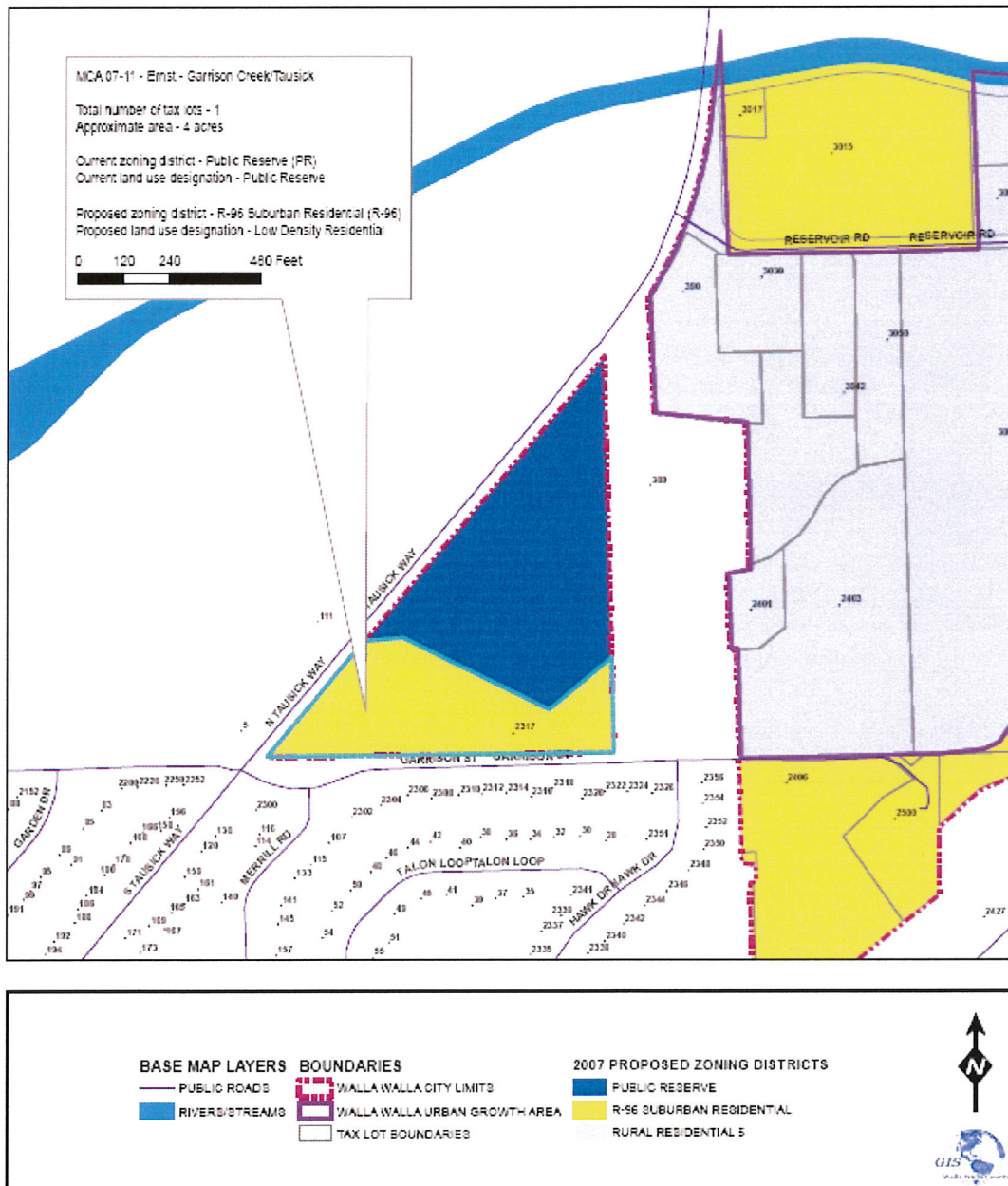
MCA 07-09 Zoning Vicinity Map - Electric Avenue - Mobile Home Park



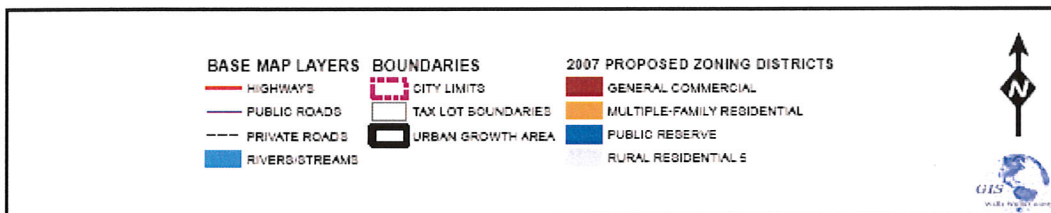
MCA 07-10 Zoning Vicinity Map - Wallula Avenue (North and South)



MCA 07-11 Zoning Vicinity Map - Ernst - Garrison Creek/Tausick



MCA 07-13 Zoning Vicinity Map - Highway 125 ROW

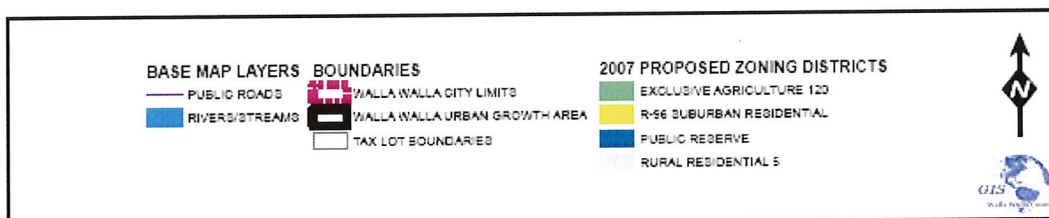
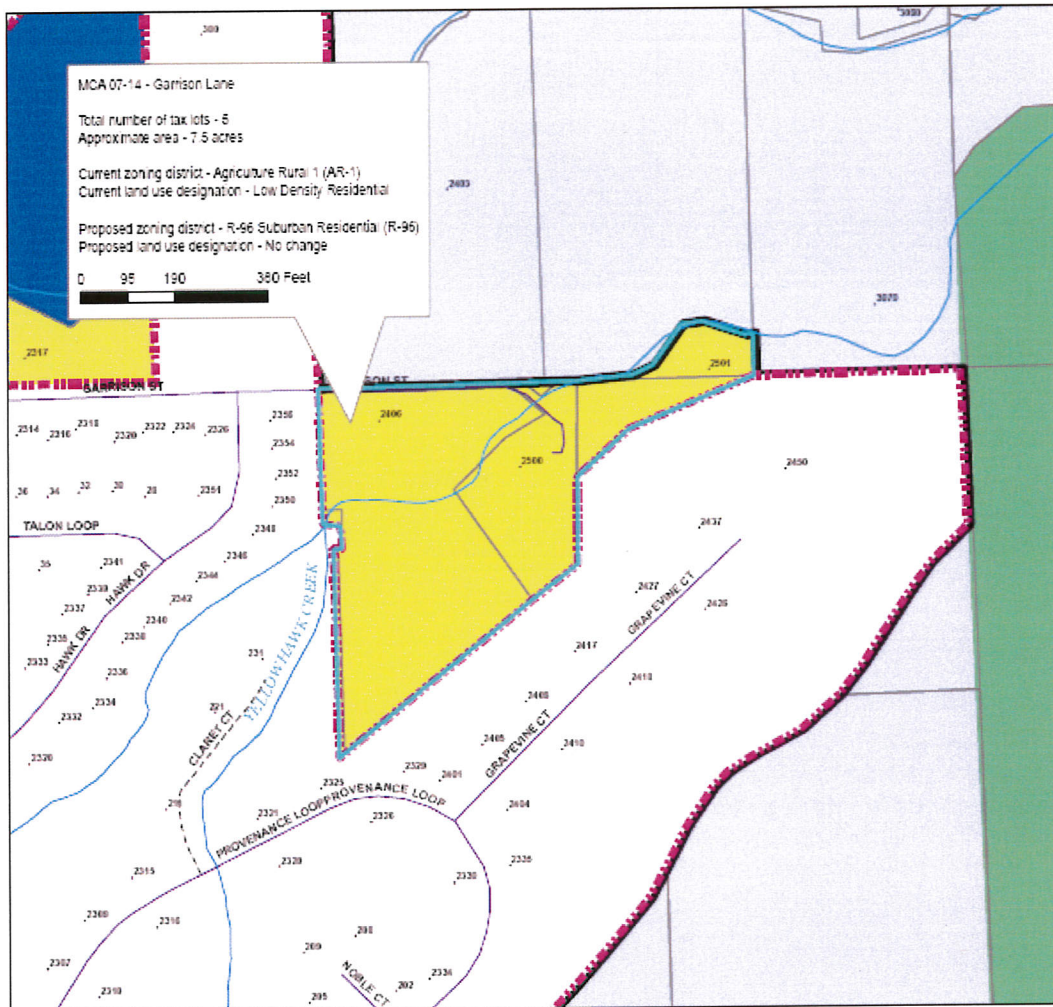


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MCA 07-14 Zoning Vicinity Map - Garrison Lane

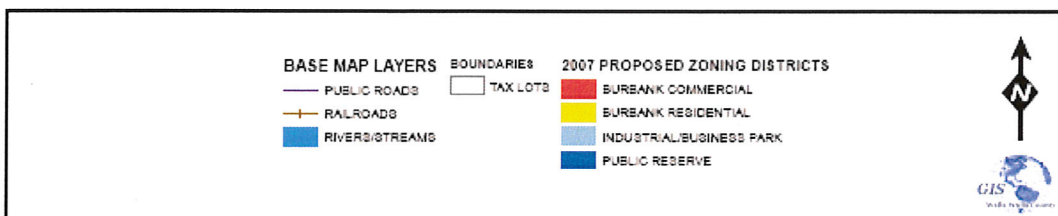


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MCA 07-15 Zoning Vicinity Map - Burbank Public Reserve



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MCA 07-16 Zoning Vicinity Map - Mount Hope Cemetery

