

Return Address

**Walla Walla County Commissioners**

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

**Ordinance No. 356**

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

**2007-14398**

Page: 1 of 6

12/18/2007 02:11P

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

**ORDINANCE NO. 356**

**DENYING IN PART, MODIFYING IN PART AND APPROVING IN PART A  
REQUEST BY THE PORT OF WALLA WALLA FOR AN AREA-WIDE REZONE TO  
THE COUNTY ZONING MAP.**

**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**, application has been made by the Port of Walla Walla to request a concurrent rezoning of the Agricultural Industrial Light Industrial Zone to the Agricultural Industrial Heavy Industrial Zone; and

**WHEREAS**, application has been made by the Port of Walla Walla for amendments to Title 17 to consolidate the Agriculture Industrial Heavy Zoning District and the Agriculture Industrial Light Zoning District into one zoning district; 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 rezone, 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**, the Board received citizen comments expressing concern about the possibility of Stationary Thermal Power Plants being located within the area currently zoned Agriculture Industrial Light; and

**WHEREAS**, the Board received citizen comments expressing concern about the possibility of certain heavy industrial uses being allowed in the area currently zoned Agriculture Industrial Light; and

**WHEREAS**, there is an increased demand for heavy industrial use sites adjacent to transportation networks. The area currently zoned Agricultural Industrial Heavy does not contain enough potential sites close to transportation corridors to meet the future needs of industrial businesses; and

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

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

**NOW THEREFORE**,

**BE IT ORDAINED**, by the Walla Walla County Board of County Commissioners that they uphold the Planning Commission recommendation and approve the rezone as shown in Attachment A and described in Section 2.

**Section 1. Based on the foregoing, the Board makes the following legislative conclusions:**

1. It is unclear whether Stationary Thermal Power Plants are currently allowed in the current Agriculture Industrial Heavy District. Whether such uses are permitted in the current Agriculture Industrial Heavy District is a question of administrative interpretation under Walla Walla County Code §14.03.020. Alternatively, the Board may direct staff to propose new development regulations to address this issue.

2. It is not the Board's intent by this ordinance to prohibit any currently allowed use in the Agricultural Industrial Heavy Zone. With the exception of those uses explicitly stricken by companion ordinances passed on this date, the Board wishes to retain uses currently permitted in the Agriculture Industrial Heavy Zone but rename that zone the Industrial Agriculture Heavy Zone.

3. Based on public comment, the Board does not find that consolidating the current Agriculture Industrial Light and Agriculture Industrial Heavy zones constitutes good planning and zoning at this time.

4. The Board finds that two zoning classifications should be retained within the Attalia Urban Growth Area.

5. The Board finds that the current Agriculture Industrial Light zone should be renamed the Industrial Agriculture Mixed Zone.



6. The Board finds that allowing additional uses in the Industrial Agriculture Mixed Zone will allow for the creation of more potential industrial sites near the transportation corridors in the Attalia UGA.

7. The Board finds that the amendments shown below are consistent with the Comprehensive Plan as concurrently updated.

8. The Board finds that by allowing additional uses in the Industrial Agriculture Mixed Zone encourages economic development

9. The Board finds that the Port of Walla Walla's proposal for a rezone and the Planning Commission's recommendation should be modified as set forth below.

**Section 2. Attalia Industrial Unincorporated Urban Growth Area (UGA)**

The area shown in Attachment A is rezoned from Agriculture Industrial Light to Industrial Agriculture Mixed (IA-M) and Agriculture Industrial Heavy to Industrial Agriculture Heavy (IA-H).

**Section 3. 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.

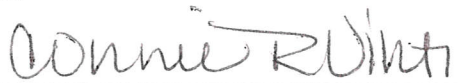
**Section 4. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

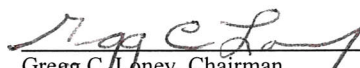
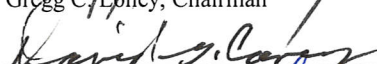
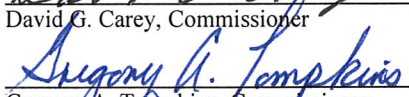
**Section 5. Publication.** This ordinance will be published by an approved summary consisting of the title.

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 17<sup>th</sup> day of December, 2007

Attest:

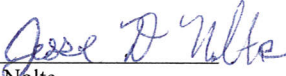
  
\_\_\_\_\_  
Connie R. Vinti, Clerk of the Board

  
\_\_\_\_\_  
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

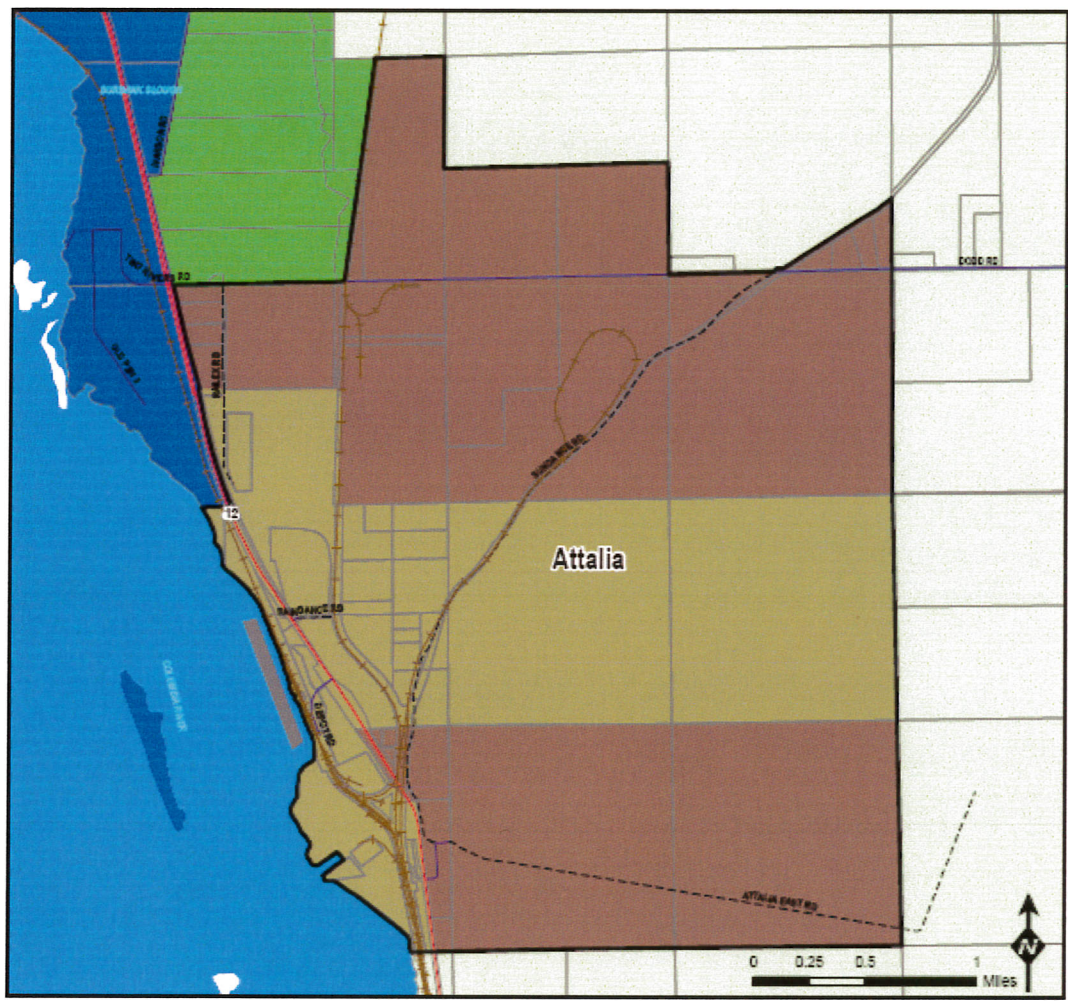
  
\_\_\_\_\_  
Jesse D. Nolte  
Deputy Prosecuting Attorney





# County Zoning

## Attalia Industrial Area



BASE MAP LAYERS	BOUNDARIES	ZONING DISTRICTS
— HIGHWAYS	■ URBAN GROWTH AREA	■ AGRICULTURE RESIDENTIAL 10
— PUBLIC ROADS	□ TAX LOTS	■ HEAVY INDUSTRIAL
— PRIVATE ROADS		■ INDUSTRIAL AGRICULTURE HEAVY
— RAILROADS		■ INDUSTRIAL AGRICULTURE MIXED
■ RIVERS/STREAMS		■ PRIMARY AGRICULTURE 40
		■ PUBLIC RESERVE

Print Date: 12/10/2007

Walla Walla County Community Development Department - 310 W. Poplar, Walla Walla WA 99382 - (509) 824-2810



2007-14398

Page: 6 of 6

12/18/2007 02:11P