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**Walla Walla County Commissioners**

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**Ordinance No. 358**

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Walla Walla County, WA

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

**ORDINANCE NO. 358**

**APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE  
TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.31.020.**

**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 Walla Walla County to request a Zoning Code Text Amendment to allow the creation of 20-acre lots in the General Agriculture 20-Acre zoning district on lands designated as Primary Significance; 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 code amendments, 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 Title 17 be approved concurrently with the Comprehensive Plan Update; 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**, approval of the text amendments will meet a public need by allowing the public alternatives to conserving commercial agricultural lands; and

**WHEREAS**, at the time the current development regulations were adopted it was not known that historical agricultural practices would change and that smaller scale commercial farming operations would be viable alternatives; and.



**WHEREAS**, the proposed text amendments conform to the policy directives of the Resource Lands Element in the proposed comprehensive plan update and countywide planning policies; and

**WHEREAS**, no additional amendments to the comprehensive plan are required by the County's proposed development regulation amendments; and

**WHEREAS**, the Board of County Commissioners finds that the ability of landowners to create 20-acre lots on lands designated as Primary Significance will encourage the overall agricultural economy by facilitating more intensive farming practices, such as vineyards; and

**WHEREAS**, the Board of County Commissioners finds that requiring 70-percent of each new lot created pursuant to this Ordinance to be maintained in a resource use will conserve farmland and encourage the agricultural economy; 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 code amendments; 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. Are consistent with RCW 36.70A.

**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.

The amendments read as follows:

**Section 1. Amendment to Walla Walla County Code Section 17.31.020**

Amended Section C:

- C. Land divisions on resource lands zoned Agriculture Residential -10 or that are included in the areas identified as being either "primary significance" or "unique land", as shown on maps ~~LU-16 and LU-17~~ of in the County's Comprehensive Plan



shall comply with the provisions of the chapter except as provided below in this section.

New Section F:

F. Divisions of land into 20-acre lots in the General Agriculture 20 zone on lands included in the areas identified as being either "primary significance" or "unique land" as shown on maps of the County's comprehensive Plan shall be allowed so long as a minimum of 70 percent of each lot is maintained and preserved for a resource use through a notation on the face of any recorded plat or short plat.

**Section 2. 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.

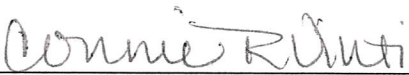
**Section 3. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**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 17th day of December, 2007.

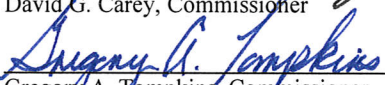
Approved this 17<sup>th</sup> day of December, 2007

Attest:

  
Connie R. Vinti, Clerk of the Board

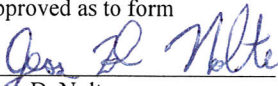
  
Gregg C. Loney, Chairman

  
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

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