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**Ordinance No. 359**

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Walla Walla County, WA

ORD

**2007-14401**

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

**ORDINANCE NO. 359**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.16.014 TO ALLOW GROWING OF CROPS IN ALL RESOURCE ZONING DISTRICTS, THE RR-40, RR-20 AND RA-10 RURAL ZONING DISTRICTS AND IN THE INDUSTRIAL AGRICULTURE AND COMMERCIAL ZONING DISTRICTS

**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 Walla Walla County Code Section 17.16.014;, 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 zoning code text amendment, 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; 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 "Growing of Crops" in the zoning districts listed above; and



**WHEREAS**, the "Growing of Crops" was not shown to be a permitted use in the current development regulations and therefore did not reflect the historical use of land in Walla Walla County; and

**WHEREAS**, the proposed permitted use table amendments conform to the policy directives of the Resource Lands Element in the proposed Comprehensive Plan update and countywide planning policies; 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 zoning code text 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.

**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 17.16.014**

Resource Land Uses	
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
PA =	Primary Agriculture
EA =	Exclusive Agreement
GA =	General Agriculture
AR =	Agriculture Residential
RR =	Rural Remote



RA = Rural Agriculture
RMC = Residential Mill Creek
RR = Rural Residential
RT = Rural Transition
RAC = Rural Activity Center

	Zone												
	Resource					Rural							
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RMC-5	RR-2	RR-5	RT-1/2	RAC
<b>SPECIFIC USE</b>													
<b>AGRICULTURE</b>													
Growing of Crops	P	P	P	P	P	P	P						
Raising Livestock, Large Scale Commercial	P	P	P	C	P	P	C						
Processor for Animal Killing & Dressing (large scale processing greater than 1,500 square feet of gross floor area)													
Processor for Animal Killing & Dressing (equal to or less than 1,500 square feet of gross floor area)	P		P		P	P	AC						
<b>FISH/WILDLIFE</b>													
Hatcheries	P	P	P	P	P	P	P		P				
<b>MINERAL</b>													
Asphalt Plant													
Concrete Batch Plant													
Rock Crushers	P	P	P	P	P		P						
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC	AC	AC	AC	AC	AC						
Quarries, gravel/rock extractions (non-designated mineral lands)	C	C	C	C	C	C	C	C	C				
<b>ACCESSORY USES</b>													
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1			

<b>Key</b>
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 IA-M = Industrial Agriculture Mixed
AI-H = Agriculture Industrial Heavy IA-H = Industrial Agriculture 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 IA-M	AI-H IA-H	HI	LI	I/BP	NC	BC	BR	PR
<b><u>SPECIFIC USE</u></b>									
AGRICULTURE									
Growing of Crops	P	P				P	P		
Raising Livestock, Large Scale Commercial	P	P	P						
Processor for Animal Killing & Dressing (large scale processing greater than 1,500 square feet of gross floor area)	C	C	C						
Processor for Animal Killing & Dressing (equal to or less than 1,500 square feet of gross floor area)	P	P	P	P					
FISH/WILDLIFE									
Hatcheries	P	P							
MINERAL									
Asphalt Plant	P	P							
Concrete Batch Plant	P	P	P						
Rock Crushers									
Quarries, gravel/rock extractions (designated mineral lands)	AC	AC							
Quarries, gravel/rock extractions (nondesignated mineral lands)	C	C							
ACCESSORY USES									



* Accessory Use	P1	P1	P1	P1					
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**F. Resource 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.

**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.


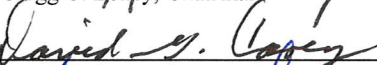
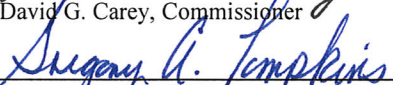
**Section 4. Publication.** This ordinance will be published by an approved summary consisting of the title.

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

