

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

ORDINANCE NO. 370

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR AMENDMENTS TO THE WALLA WALLA COUNTY CODE, TITLE 14, DEVELOPMENT CODE ADMINISTRATION, TO ENSURE COMPLIANCE WITH THE GROWTH MANAGEMENT ACT.

WHEREAS, the Growth Management Act requires that the County take legislative action to review and revise, if necessary, its comprehensive land use plan and development regulations to ensure that they comply with the requirements of the Growth Management Act, as described in RCW 36.70A.130; and

WHEREAS, the Growth Management Act requires that updates, amendments, or revisions to the comprehensive plan may not be considered more frequently than once a year except for certain limited circumstances; and

WHEREAS, the County must establish a public participation program that identifies procedures and schedules for consideration of proposed updates, amendments, or revisions to the comprehensive plan; and

WHEREAS, RCW 36.70A.470 requires that the County include a procedure for any interested person (including staff of other agencies) to suggest amendments to the comprehensive plan or development regulations, and that the amendments must be docketed and considered on at least an annual basis; and

WHEREAS, the Growth Management Act requires that development regulations be consistent with and implement the comprehensive plan; and

WHEREAS, amendments to development regulations must be docketed and considered on at least an annual basis; and

WHEREAS, on April 8, 2008 the County entered into an agreement with Bill Stalzer, Stalzer and Associates, for professional planning services to assist Community Development staff in preparing a biennial comprehensive plan amendment option, a revised comprehensive plan review and approval process, and review and approval criteria for rezones; and

WHEREAS, a SEPA threshold Determination of Non-Significance was issued by the Community Development Director on February 2, 2009 [DNS (File No. EA2008-045)]; and

WHEREAS, publication of the SEPA threshold determination was published in the Waitsburg Times on February 5, 2009, the Walla Walla Union Bulletin on February 4, 2009, and the Tri-City Herald on February 7, 2009; and

WHEREAS, the SEPA threshold determination was placed on the SEPA Registry on February 4, 2009; and

WHEREAS, the Board of County Commissioners held a public workshop on March 9, 2009 to review recommended amendments; and

WHEREAS, a Notice of Public Hearing was published in the Waitsburg Times, the Walla Walla Union Bulletin, and the Tri-Cities Herald on March 19, 2009; and again in those same newspapers on July 2, 2009; and

WHEREAS, the Board of County Commissioners reviewed staff recommendations and provided direction to staff in public meetings on May 26, 2009 and June 8, 2009; and

WHEREAS, the Board of County Commissioners held public hearings on March 30, 2009 and July 13, 2009 to receive testimony and to consider the final draft of the recommended amendments; and

WHEREAS, no public comments or letters were received before or during the Public Hearing; and

WHEREAS, any/all changes approved by the Board of County Commissioners at the public hearings on March 30, 2009 and the July 13, 2009 have been incorporated into a final draft document (see Exhibit A, attached).

WHEREAS, The Board of County Commissioners on March 30, 2009 adopted Resolution 09-078, setting forth the schedule and criteria for the 2009 Comprehensive Plan amendment process;

NOW THEREFORE,

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

Section 1. Adoption of Title 14 amendments.

Title 14, Development Code Administration, is amended as shown on Exhibit A.

Section 2. Effective Date and Savings.

This Ordinance is effective upon signing. Any previous ordinance amended by this Ordinance shall remain in force and effect until the effective date of this Ordinance. The dates specified in Walla Walla County Code section 14.10.015 B, and Walla Walla County Code 14.10.040 A, as

amended by this Ordinance, shall not apply to the 2009 Comprehensive Plan amendment process, which shall be governed by the dates specified in Resolution 09-078.

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 20th day of July, 2009.

Attest:



Connie R. Vinti, Clerk of the Board



Gregory A. Tompkins, Chairman, District 3




Gregg C. Loney, Commissioner, District 1



Perry L. Dozier, Commissioner, District 2

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

Approved as to form



Jesse D. Nolte
Deputy Prosecuting Attorney

Exhibit A

Part A: Amendments to WWCC Title 14

Chapters:

- 14.01 Introduction
- 14.03 Administration
- 14.05 Application Forms
- 14.07 Application Process
- 14.09 Application Review and Approval Process
- 14.10 Comprehensive Plan and ~~CMA~~ Implementing Regulations
Amendment Process
- 14.11 Appeals
- 14.13 Enforcement and Penalties
- 14.15 ~~Comprehensive Plan~~ Development Regulations Amendment
Process

Part B: Amendments to WWCC Chapter 14.01

Chapter 14.01

INTRODUCTION

Sections:

- 14.01.010 Purpose and applicability.
- 14.01.020 Supersedes where conflict exists.
- 14.01.030 Rules of interpretation.
- 14.01.040 Definitions.

14.01.010 Purpose and applicability.

The purpose of this title is to prescribe the manner in which permits for development and construction are classified and processed, and the general procedures and practices for development permit administration, and the procedures for amending the comprehensive plan and development regulations.

The purpose of Chapters 14.01, 14.03, 14.05, 14.07 and 14.09 of this code is to enact the processes and time lines for local land development permitting. The objectives of these chapters are to encourage the preparation of appropriate information early in the permitting process, to process permit applications in a timely manner, to provide the general public with an adequate op-

portunity for review and comment, to integrate environmental review with development project review, and to provide the development community with a standardized process and predictability.

The purpose of Chapters 14.10 and 14.15 is to enact the processes, criteria, and timelines for amending the comprehensive plan and development regulations.

This title shall apply to permit applications for land development under the following titles of the Walla Walla County Code:

- Title 15, Buildings and Construction;
- Title 16, Subdivisions;
- Title 17, Zoning;
- Title 18, Environment.

Certain chapters within this title may apply to other titles within the Walla Walla County Code (WWCC), as indicated elsewhere in the WWCC. Other laws, ordinances, regulations and plans have a direct impact on the development of land. These include, but are not limited to, the Walla Walla County Comprehensive Land Use Plan, the Six-Year Transportation Improvement Program, the Walla Walla County Code (WWCC), particularly Titles 12, 13, 15, 16, 17 and 18, the International Building Code, and the laws, ordinances, regulations and plans of federal, state and local agencies. (Ord. 317 §3(part), 2005)

14.01.040 Definitions.

Unless the context clearly requires otherwise, the definitions in this section apply throughout this title:

"Application" means a request for any land use permit required from the county for proposed development or action, including, without limitation, building permits, conditional uses, binding site plans, planned developments, subdivisions, variances, site plan reviews, permits or approvals required by critical area ordinances, and site-specific rezones.

"Closed record appeal" means an appeal on the record with no new evidence or information allowed to be submitted and only appeal argument allowed.

"Director" or "community development director" means the duly appointed director of the Walla Walla County community development department or his or her designee.

"Open record hearing" means a hearing that creates the record through testimony and submission of evidence and information. An open record hearing may be held on an appeal if no open record hearing has previously been held on the application.

"Public meeting" means an informal meeting, hearing, workshop, or other public gathering to obtain comments from the pub-

lic or other agencies on an application. A public meeting does not constitute ~~an open record~~ hearing. (Ord. 317 §3(part), 2005)

Part C: Amendments to WWCC Chapter 14.09

Chapter 14.09

APPLICATION REVIEW AND APPROVAL PROCESS

Sections:

- 14.09.010 Application review criteria.
- 14.09.020 Application review classification.
- 14.09.030 Type I administrative review of applications.
- 14.09.040 Type II administrative review of applications.
- 14.09.050 Type III quasi-judicial review of applications.
- 14.09.060 Type IV Legislative review of applications.
- 14.09.070 Procedures for public hearings.
- 14.09.080 Procedures for closed record decisions and appeals.
- 14.09.090 Notice of final decision.
- 14.09.100 Term of permits.

14.09.010 Application review criteria.

A. Review of an application and proposed development shall be governed by and be consistent with the fundamental land use planning policies and decisions which have been made in the county's adopted comprehensive plans and development regulations. The review process shall consider the type of land use permitted at the proposed site, the density and intensity of the proposed development, the infrastructure available and needed to serve the development, the character of the development and its consistency with the comprehensive plan and development regulations. In the absence of applicable development regulations, the applicable development criteria in the comprehensive plan or sub-area plan adopted under RCW 36.70A shall be determinative. (Ord. 317 §3(part), 2005)

B. An application for a rezone not of general applicability shall meet the following review criteria:

1. Is consistent with the goals and policies in the land use, rural and resource lands, and/or Burbank subarea plan elements of the comprehensive plan including the land use maps; and

2. Is consistent with Title 16 Subdivisions, Title 17 Zoning, and other applicable land use laws and policies of Walla Walla County; and

3. Is not materially detrimental to uses or property in the immediate vicinity of the proposed rezone and to the general public; and

4. Does not create excessive additional requirements at public cost for public facilities and services; and

5. Is warranted:

a. to achieve consistency with the comprehensive plan; or

b. because of a need for additional property in the proposed zoning district to meet county population and/or employment projections; or

c. because there are changed conditions since the zoning in the area was adopted to warrant the proposed rezone. "Changed conditions" include public improvements, permitted private development or other conditions or circumstances affecting the subject property that have undergone substantial and material changes not anticipated or contemplated when the zoning and/or subarea plan was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.

14.09.020 Application review classification.

A. Following the issuance of a determination of completeness and a notice of application, an application shall be reviewed at one of four levels:

1. Type I administrative review;
2. Type II administrative review;
3. Type III quasi-judicial review;
4. Type IV ~~H~~ legislative review.

B. If this title or the Walla Walla County Code (WWCC) provides that a proposed development is subject to a specific type of review, or a different review procedure is required by law, then the application for such development shall be processed and reviewed accordingly. If this title does not provide for a specific type of review, or if a different review procedure is not required by law, then the community development director shall determine the type of review to be used for the type and intensity of the proposed development.

C. Any public meeting or required open public hearing may be combined with any public meeting or open record public hear-

ing that may be held on the proposed development by another local, state, federal or other agency. Hearings shall be combined if requested by the applicant. However, joint hearings must be held within the county and within the time limits of this title and RCW Chapter 36.70B. (Ord. 317 §3(part), 2005)

14.09.060 Type IV Legislative review of applications.

A. Legislative review shall be used when the proposed development involves the creation, implementation or amendment of county policy or law. Projects reviewed through this process are not subject to the requirements of Chapter 14.07 of this title. This type of review includes, but is not limited to, comprehensive plan, sub-area plan, zoning code (including zone map amendments of general applicability) and/or other development code reviews, amendments and updates.

B. Legislative review shall be conducted as follows:

1. Legislative review generally requires at least one public hearing before the planning commission, and at least one public hearing before the board of county commissioners.

2. When an application by a private individual is part of the proposed legislative action, the application shall contain all information and material requirements, including the appropriate fee(s), required by the appropriate application form and any preapplication meeting.

3. At least ten calendar days before the date of the first planning commission hearing, not including the date of the hearing, the community development director shall issue public notice of the date, time, location and purpose of the hearing pursuant to Section 14.07.090 of this title. The notice may include notice of the SEPA threshold determination issued by the community development director.

4. The county will issue a written staff report, integrating the SEPA review and threshold determination and recommendation regarding the application(s) prior to the date of the public hearing, which will generally be seven days before the date of the public hearing. A copy of the staff report will be mailed to the planning commission, the applicant or the applicant's designated representative and will be made available to the public for review and inspection. The county shall make available a copy of the staff report, subject to payment of a reasonable charge, to other parties who request it.

5. Following the public hearing of the planning commission, in accordance with RCW 36.70, a recommendation of the planning commission shall be forwarded to the board of county commissioners ~~at the next regularly scheduled meeting.~~ Upon re-

ceiving the recommendation from the planning commission, the board of county commissioners shall set a public meeting to consider the proposal, at which they may either accept or reject the recommendation.

6. The board of county commissioners must hold a public hearing to consider any changes to the recommendation of the planning commission. The board of county commissioners may approve, approve with conditions, deny or remand the proposal back to the planning commission for further review after such public hearing.

7. In the event the board of county commissioners determines that the public hearing record of the planning commission is insufficient or otherwise flawed, the board of county commissioners may remand the matter back to the planning commission to correct the deficiencies. The board of county commissioners shall specify the items or issues to be considered and the time frame for completing the additional work.

8. The final decision of the board of county commissioners shall be by ordinance, resolution or motion, as appropriate. Where the final decision of the board of county commissioners is made by motion, it shall be in writing and shall include those items described in Section 14.09.090 of this chapter. (Ord. 317 §3(part), 2005)

Part D: Amendments to WWCC Chapter 14.10

Chapter 14.10

COMPREHENSIVE PLAN AND ~~GMA~~ IMPLEMENTING REGULATIONS-AMENDMENT PROCESS

Sections:

- 14.10.010 ~~Amendments--Purpose and introduction.~~
- 14.10.015 General procedures--Review schedule and types of annual reviews.
- 14.10.020 Annual amendments--Consideration of cumulative effects.
- 14.10.030 ~~Exceptions to the annual amendment process~~once a year limitation.
- 14.10.040 Applications for comprehensive plan amendments.
- 14.10.050 Public participation--Purpose and basic elements.
- 14.10.060 ~~Review of p~~Preliminary docket--Adoption of final docket.

14.10.070 Final docket--~~Regional planning office r~~Review and recommendation.--SEPA review.

14.10.080 Final docket--~~Planning commission and board of county commissioners review.~~

14.10.080⁵ Amendments to urban growth areas--Joint review.

14.10.090 Amendments to GMA implementing regulations.

14.10.010 Amendments--Purpose and introduction.

~~-----~~ A. The purpose of this chapter is to establish the procedures and review criteria for updating, amending or revising the Walla Walla County ~~comprehensive~~ Comprehensive planPlan and to provide for public participation. Amendments to the comprehensive plan are the means by which the county may modify its twenty-year plan in response to changing county needs or circumstances. All amendments will be reviewed in accordance with the Growth Management Act (GMA) and other applicable state laws, the adopted Walla Walla County Comprehensive Plan, and the county-wide planning policies. All amendments will be afforded appropriate public review as provided in this chapter., defined for the purposes of this chapter as including the plan text and/or the land use map. The Growth Management Act (GMA, Chapter 36.70A.RCW) generally allows amendments to comprehensive plans no more often than once per year, except in emergency situations. This chapter is intended to provide the following:

~~-----~~ 1. A **process** whereby the county will compile and maintain a preliminary docket of proposed amendments to the comprehensive plan and then select which proposed amendments will be placed on the final docket for review;

~~-----~~ 2. **Timelines and procedures** for reviewing applications for amendments on the final docket, no more often than once annually; and

~~-----~~ 3. **Criteria** for review of the final docket by the Walla Walla County planning commission and the board of county commissioners.

~~-----~~ B. Public Participation. The public participation process set forth in this chapter is intended to solicit from the public suggested amendments to the Walla Walla County comprehensive plan for future consideration, and to provide an opportunity for public comment on any proposed amendments. This is achieved by early and continuous public involvement with broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provisions for open discussion, and consideration and response to public comments.

~~(Res. 02118 (part), 2002)~~

14.10.015 General procedures-Review schedule and types of annual reviews.

A. The Walla Walla County Comprehensive Plan shall be amended pursuant to this chapter, whereby, in compliance with RCW 36.70A.130(2), amendments are considered by the board of county commissioners no more frequently than once a year except as provided in Section 14.10.030.

B. Review Schedule. Prior to December 1st of each year the director of community development shall submit to the board of county commissioners a recommendation specifying the type of review(s) to be conducted in the following year and a general schedule of the review process. After consideration of the director's recommendation the board of county commissioners shall adopt a resolution prior to December 31st specifying the type of review(s) to be conducted in the following year and a general schedule of the review process.

C. Annual Review. Every year, the Board may limit its review to consideration of only the following proposed Comprehensive Plan amendments:

1. Technical amendments to correct errors in policies or text; and

2. Technical amendments to correct mapping errors that do not require interpretation of the criteria for the various land use designations; and

3. Text or policy changes to resolve inconsistencies or unnecessary duplication among policies; and

4. Changes to comprehensive plan appendices; and

5. Site-specific land use map amendments that do not require substantive changes to existing policy language and that do not alter the urban growth area boundary except to correct a mapping error as provided in Section 14.10.015(C)(2); and

6. Changes required by amendments to countywide planning policies; and

7. Other amendments placed on the final docket by the Board of County Commissioners.

D. Biennial Review. Every odd-number year, the Board may limit its review to consideration of only the following proposed Comprehensive Plan amendments:

1. Annual review amendments as provided in Section 14.10.015(C); and

2. Updates to a subarea plan; and

3. County proposed substantive changes to existing text or policy language including the introduction of new text or policy language; and

4. Non-county proposed substantive changes to existing text or policy language necessary due to the demonstrated consequences of adopted text or policy language not anticipated or contemplated when the text or policy language was last adopted; and

5. Land use map changes related to a proposed text or policy as provided in Sections 14.10.015(D) (3) and 14.10.015(D) (4); and

6. Land use map changes necessary due to changed conditions on the subject property or its surrounding area not anticipated or contemplated when the land use map designation for the property was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.

E. Optional Urban Growth Area Review. Once every five years the comprehensive plan policies and map of one or more urban growth areas may be amended.

F. Mandatory Update. Once every seven years the comprehensive plan shall be updated in accordance with the requirements of the Growth Management Act.

G. Mandatory Urban Growth Areas Review. At least once every ten years the urban growth areas in the Comprehensive Plan shall be reviewed in accordance with the requirements of the Growth Management Act.

14.10.020 Annual amendments--Consideration of cumulative effects.

~~Except as provided in Section 14.10.030 below, proposals for amendments to the Walla Walla County comprehensive plan shall be considered by the board of county commissioners no more frequently than once every year. Proposals for plan amendments shall be considered concurrently so that the cumulative effect of all items on the final docket will be ascertained. Proposals may be considered at separate meetings or hearings, so long as the final action taken considers the cumulative effect of all the proposed amendments to the comprehensive plan. (Res. 02118 (part), 2002)~~

14.10.030 Exceptions to the annual amendment once a year process limitation.

~~A.~~ In addition to the amendment process set forth in this chapter, the board of county commissioners may amend the Walla Walla County comprehensive plan more often than once a year in any of the following circumstances:

~~1A.~~ Resolution of an emergency condition or situation that involves public health, safety or welfare and when adherence to

the amendment process set forth in this chapter would be detrimental to the public health, safety or welfare;

2B. Initial adoption of a sub-area plan consistent with the policies and land use designations identified in the Walla Walla County comprehensive plan;

3C. The adoption of or amendments to the Walla Walla County shoreline master program;

~~4. Technical, non-substantive corrections to manifest land use mapping errors which do not involve interpretations of the criteria for the various land use designations contained in the comprehensive plan;~~

5D. Resolution of a decision by an administrative agency or court of competent jurisdiction; and

6E. The amendment of the capital facilities element of the comprehensive plan that occurs concurrently with the adoption or amendment of the county's budget;

~~B. Determination of Emergency. F. Situations involving official legal or administrative action (e.g., decisions by the Eastern Washington Growth Management Hearings Board, state or federal courts, actions of a state agency or office, or the state legislature) affecting Walla Walla County will be reviewed by the Walla Walla board of county commissioners to determine whether an emergency exists warranting an emergency comprehensive plan amendment. (Res. 02118 (part), 2002)~~

14.10.040 Applications for comprehensive plan amendments.

A. Application Deadline. All applications shall be submitted on or before March 31st.

B. Applicants. Applications may be submitted by any interested person, including applicants, citizens, hearing examiners, staff of other agencies, county staff, and the board of county commissioners. Only a property owner or an authorized agent of the property owner may submit a site-specific land use map amendment application unless such map amendment is necessary for consistency between comprehensive plan policies and land use map designations.

C. Required Information. Applications must be submitted to the community development department on forms provided by the department and must include at least the following information:

1. Name and address of applicant; and
2. Name and address of property owner of record (site-specific amendments only); and
3. Description of the proposed amendment including proposed text or policy language; and

4. Map and reason(s) for a proposed map correction or change; and

5. County assessor's map outlining the subject property and including the section, township and range (site-specific amendments only); and

6. Explanation of how the proposed amendment meets the requirements of Section 14.10.015 and 14.10.040(F), and the applicable criteria in Sections 14.10.060(D)(3) and 14.10.070(B)(3), (4), and (5); and

7. A completed environmental checklist; and

8. Such other information or forms as required by the community development department.

D. Optional additional information - Development regulations and/or zoning. Comprehensive plan amendments may be accompanied by amendments to development regulations, including zoning, necessary to implement the proposed amendment. Such other proposed amendments are subject to the application requirements and approval criteria for amendments to development regulations and if applicable, for rezones not of general applicability.

E. Fees. Application fees must be paid in full prior to acceptance of an amendment application by the community development department.

14.10.050 Public participation-Purpose and basic elements.

A. Purpose. The public participation process set forth in this chapter is intended to solicit from the public and outside agencies proposed amendments to the comprehensive plan and to provide an opportunity for public comment on proposed amendments. This purpose is achieved by broad dissemination of proposed amendments, opportunity for written comments, public meetings after effective notice, provisions for open discussion, and consideration of public comments.

B. Basic Elements. The county shall provide for early and continuous public participation in the amendment of the comprehensive plan. At a minimum public participation shall include the following elements:

1. Broad dissemination of the schedule adopted pursuant to ch.14.10.015(B), proposed amendments, and meeting notices. Methods may include, but are not limited to use of the following: notice in a publication of general circulation and other appropriate publications; news media notification; mailed notice to property owners whose property is directly affected; posting on the internet; and displays in public facilities; and

2. At least one informational public meeting; and

3. Public notice of all comprehensive plan related workshop meetings, public hearings, and other meetings of the planning commission and board of county commissioners; and

4. Availability of all proposed amendments and amendment applications for that year in the community development department during normal business hours.

14.10.060 Review of Preliminary docket--Adoption of final docket.

A. Required Information. The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:

1. Docket number; and
2. Name and address of the person or agency proposing the amendment; and
3. Type of amendment and summary of the proposed amendment; and
4. Date of application; and
5. Address or section, township and range of the location of the amendment, if applicable.

B. Available for Public Review. The community development department shall keep the preliminary docket available for public review during normal business hours.

~~AC. Regional Planning Office's~~ Community Development Department Review of Preliminary Docket. After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending concerning which suggested proposed amendments the director believes should be placed on the final docket for consideration during the annual amendment process. The staff report shall address the need and appropriateness of each proposed suggested amendment and its compliance with the applicable annual review criteria in Section 14.10.015 and the requirements of Section 14.10.040(F).

~~BD. Planning Commission Review Hearing--Report and Recommendation.~~ All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director. ~~The planning commission shall~~

1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)

2. Public Hearing. The planning commission shall ~~hold~~ conduct a public hearing to accept public comment regarding on the proposed suggested amendments on the preliminary docket. Notice of the public hearing shall be as required ~~set forth in~~ Section 14.07.040-090 of this title.

3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. ~~prepare a report and recommendation identifying those suggested amendments that it is recommending for consideration by the board of county commissioners during the annual amendment process.~~ The planning commission's recommendation shall be based upon the perceived need, urgency and appropriateness of each proposed suggested amendment and its compliance with the applicable annual review criteria in Section 14.10.015 and the requirements of Section 14.10.040(F).

EE. Board of County Commissioner's Decision--Adoption of Final Docket.

1. Review and Decision Process. The board of county commissioners shall review and consider the planning commission's report and recommended final docket at a regularly scheduled commissioner's meeting. The board of county commissioners may adopt the planning commission's recommended final docket without a public hearing; however, in the event that a majority of the board of county commissioners decides to add or subtract proposed suggested amendments, it shall first ~~hold~~ conduct a public hearing. ~~Notice of the public hearing shall be given as required in as set forth in~~ Section 14.07.040-090 of this title.

2. Effect of Final Adopted Docket. The decision of the board of county commissioners to adopt the final docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments proposals shall be considered by the county after adoption of the final docket for that year; except for exceptions and emergencies as set forth in Section 14.10.030 or amendments initiated by a majority vote of the board of county commissioners ~~above.~~ (Res. 02118 (part), 2002)

14.10.070 Final docket--Regional planning office review-Review and recommendation--SEPA review.

A. Community Development Department Review. The final docket as adopted by the board of county commissioners shall first be reviewed and assessed by the ~~regional planning office-~~ community development department, and the director shall prepare

a staff report and recommendation on each proposed amendment based on the applicable criteria in Sections 14.10.070 (B) (3) (4) and (5). ~~The regional planning office~~Community Development Department shall also be responsible for conducting ~~SEPA the environmental~~ review of all items on the final docket. ~~As appropriate, the director shall solicit comments regarding the proposed amendments from the public and/or government agencies. The director shall also provide notice and opportunity for public comment from the public and/or other agencies. as deemed appropriate given the nature of the proposed amendments and consistent with RCW 36.70A.140 and SEPA (Chapter 43.21C RCW and Chapter 197-11 WAC). (Res. 02118 (part), 2002)~~

14.10.080 Final Docket--Planning commission and board of county commissioners review.

AB. Planning Commission Review. All proposed amendments on the final docket shall be reviewed and assessed by the planning commission, which shall make ~~a recommendation~~recommendations to the board of county commissioners after considering the staff report prepared by the director. ~~holding at least one open record public hearing, noticed as required in Section 14.07.040 of this title.~~

1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)

2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments as set forth in Section 14.07.090 of this title.

3. ~~Required Findings~~Recommendations--Generally. For ~~all each~~ proposed amendments, the planning commission shall ~~develop findings and conclusions and a recommendation which includes~~ recommend that a proposed amendment be approved, approved with modifications, or denied based on the following criteria:

a. The proposal meets a definable public need; and

b. The public need was not recognized in the existing comprehensive plan due to:

(1) a change in circumstances in the community ~~or not~~ anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or

(2) ~~due to an error in development of the~~ comprehensive plan as it currently exists; and

c. The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and

d. ~~The proposed amendemental does or does not require amendment of current policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies;~~ and

e. ~~The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.~~

24. ~~Additional Required Findings~~ Review Criteria--
Site-Specific Amendments. ~~In addition to the required findings set forth above, in order to recommend approval of a~~ For each site-specific proposal to amend the comprehensive plan land use map, the planning commission shall recommend must also make that a proposed amendment be approved, approved with modifications, or denied based on the review criteria set forth above and the following findings ~~additional review criteria:~~

~~a. The proposed site-specific amendment meets concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services (e.g., sheriff, fire and emergency medical services, parks, fire flow, and general governmental services);~~

~~b. The proposed site-specific amendment is consistent with the goals, policies and implementation strategies of the various elements of the Walla Walla County comprehensive plan;~~

~~c. The proposed site-specific amendment will not result in probable significant adverse impacts to the county's transportation network, capital facilities, utilities, parks, and environmental features that cannot be mitigated, and will not place uncompensated burdens upon existing or planned service capabilities;~~

~~da. In the case of a site-specific amendment to the land use map, that the~~ The subject parcel(s) are is physically suitable for development under the requested land use designation and the anticipated land use development zoning standards of one or more potential implementing zoning district(s); and, including but not limited to the following:

~~i. Access,~~
~~ii. Provision of utilities, and~~
~~iii. Compatibility with existing and planned surrounding land uses;~~

~~eb. The proposed site-specific amendment will not create a pressure to change the land use designation of other properties in the area, unless the change of land use design-~~

~~nation for other properties is in the long-term best interests of the county as a whole; and~~

~~f. The proposed site-specific amendment does not affect the land use and population growth projections that are the bases of the comprehensive plan;~~

~~gc. The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area; and. If within an unincorporated urban growth area (UGA), the proposed site-specific amendment does not affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA; and~~

~~h. The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), the county-wide planning policies for Walla Walla County, any other applicable inter-jurisdictional policies or agreements, and any other local, state or federal laws.~~

5. Additional Review Criteria--Urban Growth Area Amendments. For each proposal to amend an urban growth area policy or land use map the planning commission shall consider certain additional information and review criteria.

a. For each proposed amendment to an urban growth area policy or land use map the planning commission shall consider the following information:

(1) The 20-year population and/or employment projections for the county; and

(2) The extent to which the urban growth occurring within the county has located within each city and the unincorporated urban growth areas; and

(3) The allocation of projected county population and/or employment to the urban growth areas; and

(4) The buildable lands analysis for each urban growth area; and

(5) Existing urban growth area boundaries; and

(6) Other proposed changes affecting urban growth areas.

b. For each proposed amendment to an urban growth area the planning commission shall recommend that a proposed amendment be approved, approved with modifications, or denied based on the review criteria in Section 14.10.070(B)(3) and Section 14.10.070(B)(4) if applicable, and the following additional criteria:

a(1). The proposed amendment population projection in the comprehensive plan has been reviewed and the proposal does or does not necessitate:

(a) reallocation of population and/or employment within the county; and

(b) related map and/or boundary changes; and/or

b(2). The proposed amendment buildable lands analysis of the comprehensive plan has been reviewed and does or does not requires modification based on the proposal of the map and/or boundary of one or more urban growth areas. (Res. 02118 (part), 2002: Ord. 322 Attach. F (part), 2005)

3. Recommendation. The planning commission's findings and conclusions shall include a recommendation to the board of county commissioners that the proposed amendment(s) be denied, approved, or approved with conditions or modifications.

BC. Board of County Commissioners Review Decision.

1. Board of County Commissioners Workshop Meeting.

The board of county commissioners may first review the recommendations of the planning commission in a workshop meeting(s).

2. Board of County Commissioners Public Hearing. The board of county commissioners shall consider the proposed amendments to the comprehensive plan at a regularly scheduled meeting and conduct a public hearing, noticed as set forth in Section 14.07.040-WWCC090 of this title.

3. Criteria for Evaluation of Proposed Plan Amendments. The board of county commissioners shall apply the same criteria as the planning commission as set forth in Sections 14.10.070 (B) (3) (4) and (5) 080(1) and (2) above, as applicable.

4. Adoption by Ordinance. The board of county commissioners shall adopt any amendments to the Walla Walla County comprehensive plan by ordinance.

ED. Transmittal to State. The director shall transmit a copy of any proposed amendment of the comprehensive plan to the Washington State Office of Community Development (OCD) appropriate Washington State agency at least sixty days prior to the expected date of final action by the board of county commissioners, as consistent with Chapter 36.70A RCW. The director shall transmit a copy of any adopted comprehensive plan amendment to the appropriate Washington State agency OCD within ten days after adoption by the board.

DE. Appeals. All appeals to the adoption of an amendment to the Walla Walla County comprehensive plan shall be filed with and processed by the Eastern Washington Growth Management Hearings Board in accordance with the provisions of Chapter 36.70A RCW. (Res. 02118 (part), 2002)

14.10.085080 Amendments to urban growth areas-Joint review.

~~A. Amendments to an urban growth area boundary shall be considered not more than one time within a five-year period, except for updates required by statute, commencing with the adoption of the county's 2005 comprehensive plan amendments and will be conducted jointly with the affected cities.~~

BA. Urban Growth Area Applications. The community development department shall forward a copy of any proposed amendment that modifies an urban growth area policy or land use map to the staff of the affected city, if any, within 15 calendar days of county acceptance of an amendment application. ~~For amendments impacting the map or policies of an urban growth area, the county shall provide the application to the city for review and input prior to declaring the application complete.~~

CB. Joint Meetings. ~~Upon After~~ expiration of the time for public submittal of amendment proposals ~~applications as set forth in Section 14.10.040(A), county staff shall meet with the staff of each city in the county~~ the affected city to review all accepted applications that affect that city's urban growth area. ~~and coordinate the environmental review process.~~

~~D. If one or more of the cities has indicated that amendments which affect the urban growth area of their city will be forwarded to the county, the county will not initiate its hearing process until it has received each of the cities' planning commission recommendations, except that the county planning commission may conduct joint hearings with a city planning commission for the purpose of hearing issues which affect the urban growth area if an agreement is made between jurisdictions to that effect. A joint hearing must be held within the time established by local authorities for submittal of applications.~~

~~E. Notice of the time, place and purpose of such joint public hearings shall be published in the official newspaper of the county within the time set by local authorities.~~

FC. City Recommendations. Written recommendations on proposed amendments to the comprehensive plan policies or map that affect the urban growth area of a city shall be presented to the county by the appropriate city prior to the public hearings required in Sections 14.10.060(D)(2) and 14.10.070(B)(2) in order to be considered by the board of county commissioners. ~~Where a joint city-county hearing process has been held, the county's recommendations will first be referred to the appropriate city council before being forwarded to the board of county commissioners for review and final decision.~~

GD. Dispute Resolution. Action by the board of county commissioners shall be final, ~~—~~; however, the county may enter

into an agreement process with each city which outlines a process for resolution of disputes.

~~H. Findings. In addition to the findings outlined in Section 14.10.080(A)(1) of this chapter, the following findings are required for actions which affect the location and alignment of the urban growth boundary.~~

~~1. The population projection in the comprehensive plan has been reviewed and the proposal does or does not necessitate reallocation of population within the county; and~~

~~2. The buildable lands analysis of the comprehensive plan has been reviewed and does or does not require modification based on the proposal. (Res. 02118 (part), 2002: Ord. 322 Attach. F (part), 2005)~~

~~14.10.090 Amendments to CMA implementing regulations.~~

~~A. The text of the county's adopted comprehensive plan implementing regulations may be amended at any time, provided the amendment is consistent with the Walla Walla County comprehensive plan and land use map. When inconsistent with the comprehensive plan and land use map, the amendment may be processed concurrent with any necessary plan amendments using the process and timelines for plan amendments set forth in this chapter. "Implementing regulations" mean the controls placed on development or land use activities by the county, including, but not limited to, Title 17 Zoning, Title 16 Subdivisions, the Walla Walla County Shoreline Master Program, or any other official controls required to implement the plan (see RCW 36.70A.030). Proposed amendments, changes, or modifications may be initiated as follows:~~

~~1. When consistent with the plan, at any time at the direction of the board of county commissioners or by the planning commission;~~

~~2. When inconsistent with the plan, under the process and timelines for comprehensive plan amendments by any interested person consistent with this chapter; or~~

~~3. Immediately following or concurrent with an amendment or amendments to the Walla Walla County comprehensive plan, the implementing regulations shall be amended to be consistent with the plan and land use map.~~

~~B. Planning Commission Review. The planning commission shall hold a public hearing, noticed as required in Section 14.07.040 of this title, on any amendments to the implementing regulations and shall make a recommendation to the board of county commissioners using the site-specific criteria set forth in Section 14.10.080, as applicable.~~

~~C. Board of County Commissioners Review. The board of county commissioners shall consider the proposed amendments at a regularly scheduled meeting by applying the criteria set forth in Section 14.10.080, as applicable and by conducting a public hearing. Notice of the public hearing shall be given as required in Section 14.07.040 of this title.~~

~~D. Transmittal to State. The director shall transmit a copy of any proposed amendments to the implementing regulations at least sixty days prior to the expected date of final action by the board of county commissioners, as consistent with Chapter 36.70A RCW. The director shall transmit a copy of any adopted amendments to the implementing regulations to OCD within ten days after adoption by the board.~~

~~E. Appeals. All appeals to the adoption of any amendments to the implementing regulations shall be filed with and processed by the Eastern Washington Growth Management Hearings Board in accordance with the provisions of Chapter 36.70A RCW. (Res. 02118 (part), 2002)~~

Part E: Amendments to WWCC Chapter 14.15

Chapter 14.15

COMPREHENSIVE PLANDVELOPMENT REGULATIONS AMENDMENT PROCESS

Sections:

14.15.010 Amendments--Purpose.

14.15.015 General procedures--Review schedule.

14.15.020 Annual amendments--Consideration of cumulative effects.

14.15.030 Exceptions to the once a year limitation.

14.15.040 Applications for development regulations amendments.

14.15.050 Public participation--Purpose and basic elements.

14.15.060 Preliminary docket--Adoption of final docket.

14.15.070 Final docket--Review and recommendation.

14.15.010 Amendments--Purpose.

The purpose of this chapter is to establish the procedures and review criteria for amending the Walla Walla County development regulations and to provide for public participation. Development regulations are the controls placed on development or land use activities, including, but not limited to, Title 16 Subdivi-

sions, Title 17 Zoning, Title 18 Environment, the Walla Walla County Shoreline Master Program, and any other official controls required to implement the comprehensive plan. Amendments to development regulations are the means by which the county ensures that development regulations are consistent with the comprehensive plan and circumstances within the county. All amendments will be afforded appropriate public review as provided in this chapter.

14.15.015 General procedures--Review schedule.

A. The board of county commissioners shall consider amendments to the Walla Walla County development regulations once a year pursuant to the provisions of this chapter.

B. Review Schedule. Prior to December 1st of each year the director of community development shall submit a recommendation to the board of county commissioners specifying a general schedule of the review process for the following year. After consideration of the director's recommendation the board of county commissioners shall adopt a resolution prior to December 31st specifying a general schedule of the review process for the following year.

14.15.020 Amendments--Consideration of cumulative effects. Proposals for development regulations amendments shall be considered concurrently so that the cumulative effect of all items on the final docket will be ascertained. Proposals may be considered at separate meetings or hearings, so long as the final action taken considers the cumulative effect of all the proposed amendments to development regulations.

14.15.030 Exceptions to the once a year limitation.

In addition to the amendment process set forth in this chapter, the board of county commissioners may amend development regulations more often than once a year as provided in ch.14.10.030 or as determined by a majority vote of the board of county commissioners to be in the long term interests of the county.

14.15.040 Applications for development regulations amendments.

A. Application Deadline. All applications shall be submitted on or before a date pursuant to the schedule adopted in section 14.15.015(B).

B. Applicants. Applications may be submitted by any interested person, including applicants, citizens, hearing examiners, staff of other agencies, county staff, and the board of county commissioners. Only a property owner or an authorized

agent of the property owner may submit a site-specific amendment application unless such amendment is necessary for consistency between the comprehensive plan and development regulations.

C. Required Information. Applications must be submitted to the community development department on forms provided by the department and must include at least the following information:

1. Name and address of applicant; and
2. Name and address of property owner of record (site-specific amendments only); and
3. Description of the proposed amendment(s) including proposed text language; and
4. County assessor's map outlining the subject property and including the section, township and range(site-specific amendments only); and
5. Explanation of how the proposed amendment(s) meets the review criteria in Section 14.15.060(C) and 14.15.070(B) (3); and
6. A completed environmental checklist; and
7. Such other information or forms as required by the community development department.

D. Optional additional information. Amendments may be accompanied by amendments to other development regulations, including zoning necessary to implement the proposed amendment(s). Such other proposed amendments are subject to the applicable application requirements and approval criteria for those amendments.

E. Fees. Application fees must be paid in full prior to acceptance of an amendment application by the community development department.

14.15.050 Public participation-Purpose and basic elements.

A. Purpose. The public participation process set forth in this chapter is intended to solicit from the public and outside agencies proposed amendments and to provide an opportunity for public comment on proposed amendments. This purpose is achieved by broad dissemination of proposed amendments, opportunity for written comments, public meetings after effective notice, provisions for open discussion, and consideration of public comments.

B. Basic Elements. The county shall provide for early and continuous public participation in the amendment of development regulations. At a minimum public participation shall include the following elements:

1. Broad dissemination of the schedule adopted pursuant to ~~ch.~~Section 14.15.015, proposed amendments, and meeting

notices. Methods may include, but are not limited to use of the following: notice in a publication of general circulation and other appropriate publications; news media notification; mailed notice to property owners whose property is directly affected; posting on the internet; and displays in public facilities; and

2. At least one informational public meeting; and

3. Public notice of all relevant workshop meetings, public hearings, and other meetings of the planning commission and board of county commissioners; and

4. Availability of all proposed amendments and amendment applications for that year in the community development department during normal business hours.

14.15.060 Preliminary docket--Adoption of final docket.

A. Required Information. The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:

1. Docket number; and

2. Name and address of the person or agency proposing the amendment; and

3. Summary of the proposed amendment; and

4. Date of application; and

5. Address or section, township and range of the location of the amendment, if applicable.

B. Available for Public Review. The community development department shall keep the preliminary docket available for public review during normal business hours.

C. Community Development Department Review. After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending which proposed amendments should be placed on the final docket. The staff report shall address the following criteria:

1. The amendment complies with Section 14.15.040(F); and

2. The amendment is consistent with the comprehensive plan; and

3. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and

4. The amendment is appropriate for consideration at this time.

D. Planning Commission Review. All proposed amendments shall be reviewed and assessed by the planning commission, which

shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.

1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)

2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Section 14.07.090 of this title.

3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based upon the following criteria:

a. The amendment complies with Section 14.15.040(F);
and

b. The amendment is consistent with the comprehensive plan; and

c. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and

d. The amendment is appropriate for consideration at this time.

E. Board of County Commissioner's Decision--Adoption of Final Docket.

1. Review and Decision Process. The board of county commissioners shall review and consider the planning commission's report and recommended final docket at a regularly scheduled commissioner's meeting. The board of county commissioners may adopt the planning commission's recommended final docket without a public hearing; however, in the event that a majority of the board of county commissioners decides to add or subtract proposed amendments, it shall first conduct a public hearing as set forth in Section 14.07.090 of this title.

2. Effect of Final Adopted Docket. The decision of the board of county commissioners to adopt the final docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments shall be considered after adoption of the final docket for that year except for exceptions as set forth in Section 14.15.030.

14.15.070 Final docket-- Review and recommendation.

A. Community Development Department Review. The final docket as adopted by the board of county commissioners shall

first be reviewed and assessed by the community development department, and the director shall prepare a staff report and recommendation on each proposed amendment based on the criteria in Section 14.15.070(B)(3). The Community Development Department shall also be responsible for conducting the environmental review of all items on the final docket. The director shall provide notice and opportunity for comment from the public and/or other agencies.

B. Planning Commission Review. All proposed amendments on the final docket shall be reviewed and assessed by the planning commission, which shall make recommendations to the board of county commissioners after considering the staff report prepared by the director.

1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)

2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments as set forth in Section 14.07.090 of this title.

3. Recommendations. For each proposed amendment, the planning commission shall recommend that a proposed amendment be approved, approved with modifications, or denied based on the following criteria:

a. The amendment is consistent with the comprehensive plan; and

b. The amendment meets a definable public need; and

c. The amendment is in the long term interest of the county.

C. Board of County Commissioners Decision.

1. Workshop Meeting. The board of county commissioners may first review the recommendations of the planning commission in a workshop meeting(s).

2. Public Hearing. The board of county commissioners shall consider the proposed amendments to the development regulations at a regularly scheduled meeting and conduct a public hearing, as set forth in Section 14.07.090 of this title.

3. Criteria for Evaluation of Proposed Amendments. The board of county commissioners shall apply the criteria set forth in Section 14.15.070(B)(3).

4. Adoption by Ordinance. The board of county commissioners shall adopt any amendments to the development regulations by ordinance.

D. Transmittal to State. The director shall transmit a copy of any proposed amendment of the development regulations to

the appropriate Washington State agency at least sixty days prior to the expected date of final action by the board of county commissioners, consistent with Chapter 36.70A RCW. The director shall transmit a copy of any adopted development regulation amendment to the appropriate Washington State agency within ten days after adoption by the board.

E. Appeals. All appeals to the adoption of an amendment to the development regulations shall be filed with and processed by the Eastern Washington Growth Management Hearings Board in accordance with the provisions of Chapter 36.70A RCW. (Res. 02118 (part), 2002)

Sections:

~~14.15.010 Effect.~~

~~14.15.020 Procedures--Adoption and amendments.~~

~~14.15.010 — Effect.~~

~~— The comprehensive plan shall serve as a basic source of reference for legislative, quasi-judicial and administrative action. The plan shall be consulted as a prerequisite to the establishment, improvement, abandonment, or vacation of public streets and roads, parks, public buildings, zoning changes and other subjects that may from time to time arise that are addressed therein. The effects of such changes on the community shall be considered by the planning commission with reference to the comprehensive plan and a recommendation made to the board of county commissioners. Deviations from the direction provided by the comprehensive plan are not permissible. Where conflicts arise between the comprehensive plan and the ordinance codified in this chapter, the provisions of the comprehensive plan shall prevail. (Ord. 317 §3(part), 2005)~~

~~14.15.020 — Procedures--Adoption and amendments.~~

~~— The adoption, amendment, modification, or alteration of the comprehensive plan shall be as follows:~~

~~A. At least sixty days prior to adoption, the Washington State Department of Community, Trade and Economic Development and other state agencies must be provided copies of the proposed changes, including the required environmental review documents prepared pursuant to SEPA, for their review and comment. The Walla Walla County department of community development shall act as lead agency pursuant to the State Environmental Policy Act and Chapter 18.04 SEPA Procedures.~~

~~B. After preparing the comprehensive plan or changes thereto, the planning commission shall hold at least one public hearing thereon. Notice of the time, place and purpose of such public hearing shall be given by at least one publication in a newspaper of general circulation in Walla Walla County at least ten days prior to the date of the hearing. In addition, map amendments shall be posted and copies mailed to adjacent property owners.~~

~~C. Upon completion of the hearing or hearings on the comprehensive plan or amendments thereto, the planning commission shall make such changes to the proposed amendments as it deems necessary or appropriate. It shall then transmit a copy of its recommendations for the comprehensive plan or amendments thereto to the board of county commissioners.~~

~~D. Within sixty days from its receipt of the recommendation for the comprehensive plan as set forth above, the board of county commissioners shall consider the same at a public hearing. The board of county commissioners shall take action to approve, disapprove, modify or remand it back to the planning commission for further consideration. The board of county commissioners shall specify the time within which the planning commission shall report back with its findings and recommendations on the matter referred to it. The final form and content of the comprehensive plan shall be determined by an ordinance of the board of county commissioners. The comprehensive plan or its amendments as approved by the board of county commissioners shall be filed with the Walla Walla County community development department and shall be available for public inspection.~~

~~E. The Walla Walla County comprehensive plan shall not be amended more than once in any calendar year except in cases of emergency, as established by RCW 36.70A.130(2)(a).~~

~~F. Walla Walla County will strive to coordinate amendments to the Walla Walla County comprehensive plan with the cities within the county, adjacent counties and state agencies. (Ord. 317 S3(part), 2005)~~