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**Ordinance No. 381**

Auditor File Number(s) of document being assigned or released:

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2.

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Grantee

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12/31/2009 12:49:06 PM Page 1 of 12 Fees: 0.00  
Karen Martin County Auditor, Walla Walla County WA



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

**ORDINANCE NO. 381**

**ADOPTING A MAP AMENDMENT BY THE CITY OF COLLEGE PLACE TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN, AMENDING MAP LU-1 AND MAP LU-3, FOR A TECHNICAL, NON-SUBSTANTIVE CORRECTION, TO INCLUDE PROPERTY ADJACENT TO THE MT. HOPE CEMETERY AND WALLA WALLA UNIVERSITY INTO THE URBAN GROWTH AREA OF THE CITY OF COLLEGE PLACE, AND AMENDING MAP LU-1 AND MAP LU-3 LAND USE DESIGNATIONS FOR THE PROPERTY FROM RURAL RESIDENTIAL 5 TO PUBLIC RESERVE, AND REZONING THE PROPERTY FROM RURAL RESIDENTIAL TO PUBLIC RESERVE.**

**WHEREAS**, the Growth Management Act requires that the County take legislative action to review and revise, if necessary, its comprehensive land use plan to ensure that it complies 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**, Walla Walla County Code, Chapter 14.10.030(A)(4) allows staff to make technical, non-substantive corrections to the plan when errors have been made; and

**NOW THEREFORE,**

**BE IT ORDAINED**, by the Walla Walla County Board of County Commissioners that:

**Section I. The Board of County Commissioners Makes the Following Findings of Fact:**

Procedural History and Public Information:

1. The Board of County Commissioners met on September 21, 2009 to discuss the request from the City of College Place to place this Comprehensive Plan amendment on the 2009 amendment docket.
2. On September 21, 2009, in a public meeting, the Board of County Commissioners determined that the request met the requirements of Walla Walla County Code

Section 14.10.030(4), and directed staff to place the request on the final docket as a technical, non-substantive correction.

3. A formal written application for this amendment was received by the City of College Place on October 22, 2009.
4. A threshold determination of Non-Significance (DNS) was issued for the City of College Place application per requirements of the State Environmental Policy Act (SEPA) by the Community Development Director on November 9, 2009 [DNS (File No. EA2009-031)].
5. The publication of the SEPA threshold determination for the City of College Place application was published in the in the Union Bulletin on November 11, 2009, and in the Waitsburg Times on November 12, 2009.
6. The City of College Place SEPA threshold determination was placed on the SEPA Registry on November 10, 2009.
7. The comment period for the Determination of Non-Significance closed on November 23, 2009.
8. The County received no comments on the SEPA threshold determination issued November 9, 2009.
9. On October 30, 2009 the County sent notice to the Washington State Department of Commerce of the County's intent to adopt amendments to the Comprehensive Plan, and of the commencement of the 60-day review and comment period as required by RCW 36.70A.106.
10. The comment period for the 60-day review period closed December 30, 2009.
11. The County received no comments from the Department of Commerce, or any other agency, to the final docket.
12. A legal notice announcing a public hearing held by the Walla Walla County Planning Commission on November 4, 2009 was published in the Waitsburg Times and the Union Bulletin newspapers on October 22, 2009, and in the Tri-City Herald newspaper on October 23, 2009.
13. An article appeared in the Union-Bulletin newspaper on November 3, 2009 describing the public hearing set for November 4, 2009, and summarizing each of the proposed Comprehensive Plan amendments.
14. A public hearing was held by the Walla Walla County Planning Commission on November 4, 2009 to consider staff's analysis and recommendations regarding the



Final Docket, to receive testimony regarding the Final Docket, and to make a recommendation concerning each of the amendment applications to the Board of County Commissioners.

15. At the November 4, 2009 public hearing the Planning Commission received one public comment in favor of the proposal, from the Planning Director of the City of College Place, and no public comments opposed to the amendment request.
16. On November 16, 2009 the Board of County Commissioners received from the County Planning Commission Resolution No. 09-04 summarizing recommendations the Planning Commission made at the November 4, 2009 public hearing regarding the Final Docket.
17. On November 16, 2009 the Board of County Commissioners signed Resolution No. 09-330 setting a public hearing date for December 7, 2009.
18. A legal notice announcing a public workshop held by the County Commissioners on December 1, 2009 was published in the Waitsburg Times and Union Bulletin newspapers on November 19, 2009, and in the Tri-Cities Herald on November 20, 2009.
19. A legal notice announcing a public hearing held by the County Commissioners on December 7, 2009 was published in the Waitsburg Times on November 26, 2009, and in the Union Bulletin and Tri-Cities Herald on November 24, 2009.
20. The Walla Walla Board of County Commissioners held a public workshop for public information purposes only on December 1, 2009 to review all Comprehensive Plan Amendment Applications comprising the Final Docket and the Planning Commission recommendations.
21. The Board of County Commissioners held a public hearing on December 7, 2009 to review the Final Docket, to consider the Planning Commission recommendations, to receive testimony, and to provide direction to staff. One comment was received in favor of the proposed amendment, and no comments were received opposed to the proposed amendment.

**Section II. The Board of County Commissioners Makes the Following Conclusions of Law:**

1. The amendment request meets a definable public need because it will provide greater accuracy to the land use designation maps of the Comprehensive Plan, and the official county zoning maps.



2. The public need was not recognized in the existing comprehensive plan due to a technical map error that went unnoticed in the 2002, 2005, and 2007 Comprehensive Plan update processes.
3. The defined need does not conflict with the policy directives of the comprehensive plan and countywide planning policies.
4. The proposed amendments and rezones will not require any additional amendments to current policies in other areas of the comprehensive plan.
5. The proposed amendments will not adversely affect adopted level of service standards and if approved, permitted uses for the sites will be very limited. Inclusion into the Urban Growth Area of the City of College Place will eventually allow the properties to be annexed.
6. 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.
7. The basis for the proposal is that it is a technical map correction.
8. The goals and policy that support the proposed amendments are:
  - Goal LU-3: To recognize public institutions, essential public facilities and open space as important parts of the County land use pattern.
  - Policy LU-12: Designate sufficient land to accommodate present and planned public or semi-public institutions, essential facilities, and recreation areas.
  - Goal LU 4: To consider those UGA boundaries, policies, and procedures that have been adopted through prior planning processes and agreements.
9. The proposed amendment is not likely to result in probable significant adverse impacts to the County's transportation network, capital facilities, utilities, parks, and environmental features that cannot be mitigated, and is not likely to place uncompensated burdens upon existing or planned service capabilities. Topography extremely limits the type of development that would be able to take place at that location. Only limited public services and facilities and improvements would ever be needed.
10. The sites are physically suitable for the requested land use designation. The Public Reserve land use designation will help ensure that suitable uses take place on the properties. Additionally, the proposed amendments will continue to allow the sites to be compatible with surrounding land uses.

11. The proposed amendment is not likely to create pressure to change the land use designation of other properties to Public Reserve.
12. The subject properties are used as cemetery and athletic fields. It is unlikely those uses will impact any land use and population growth projections.
13. The current uses, along with the amended land use designation to Public Reserve, assure that any future use of this land under continued current conditions is not likely to directly affect the adequacy of urban facilities and services to the immediate area and the overall UGA.
14. The amendment is consistent with the Growth Management Act, and Walla Walla County Code Section 14.10.030(A)(4), which allows staff to make technical, non-substantive corrections to the Comprehensive Plan when errors have been discovered.

**Section III. Adoption of the Walla Walla County amendment to the Walla Walla County Comprehensive Plan and Official Zoning Map, Amendment CPA2009-006.**

Based on its review of the requirements of RCW 36.70A, the analysis and proposed amendment prepared by County staff, the recommendation proposed by the Planning Commission, and the public comments received, the Board of County Commissioners hereby adopts the following proposed map amendments:

A. The amendments to the Walla Walla County Comprehensive Plan Land Use Maps LU-1 and LU-3, as presented to the Board of County Commissioners on this date, are adopted as shown in Exhibit A (Land Use Vicinity Map), Exhibit B (County Land Use Map LU-1), and Exhibit C (County Land Use Map LU-3).

B. The amendments to the Walla Walla County Official Zoning Map, as presented to the Board of County Commissioners on this date, are adopted as shown in Exhibit D (Zoning Vicinity Map) and Exhibit E (Countywide Zoning Map). Exhibit E is a representation of the Official Zoning Map of Walla Walla County which is located in the Community Development Department and will be signed by the Chairman of the Board of County Commissioners pursuant to WWCC 17.06.010.

**Section IV. Effective Date and Savings.**

This Ordinance is effective upon signing.

**Section V. 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 VI. Publication.**

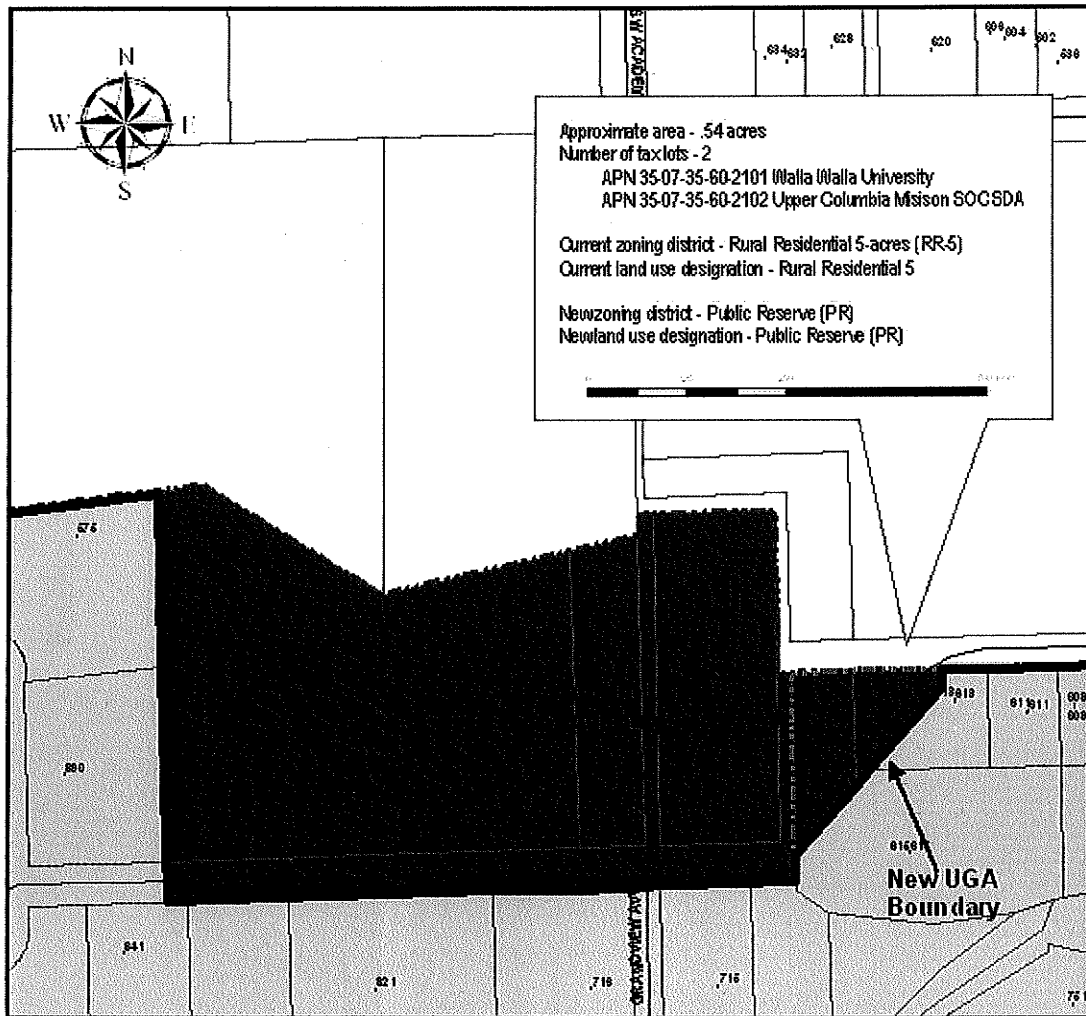
This Ordinance will be published by an approved summary consisting of the title.



## EXHIBIT A

### City of College Place Technical Map Amendment (CPA2009-006)

#### Vicinity Map - Land Use



#### BASE MAP LAYERS

- SITE ADDRESSES
- PUBLIC ROADS

#### BOUNDARIES

- TAX LOTS
- COLLEGE PLACE CITY LIMITS
- URBAN GROWTH AREA
- CURRENT URBAN GROWTH AREA

#### LAND USE DESIGNATIONS

- RURAL RESIDENTIAL 5
- PUBLIC RESERVE



Print Date: 12/22/2009

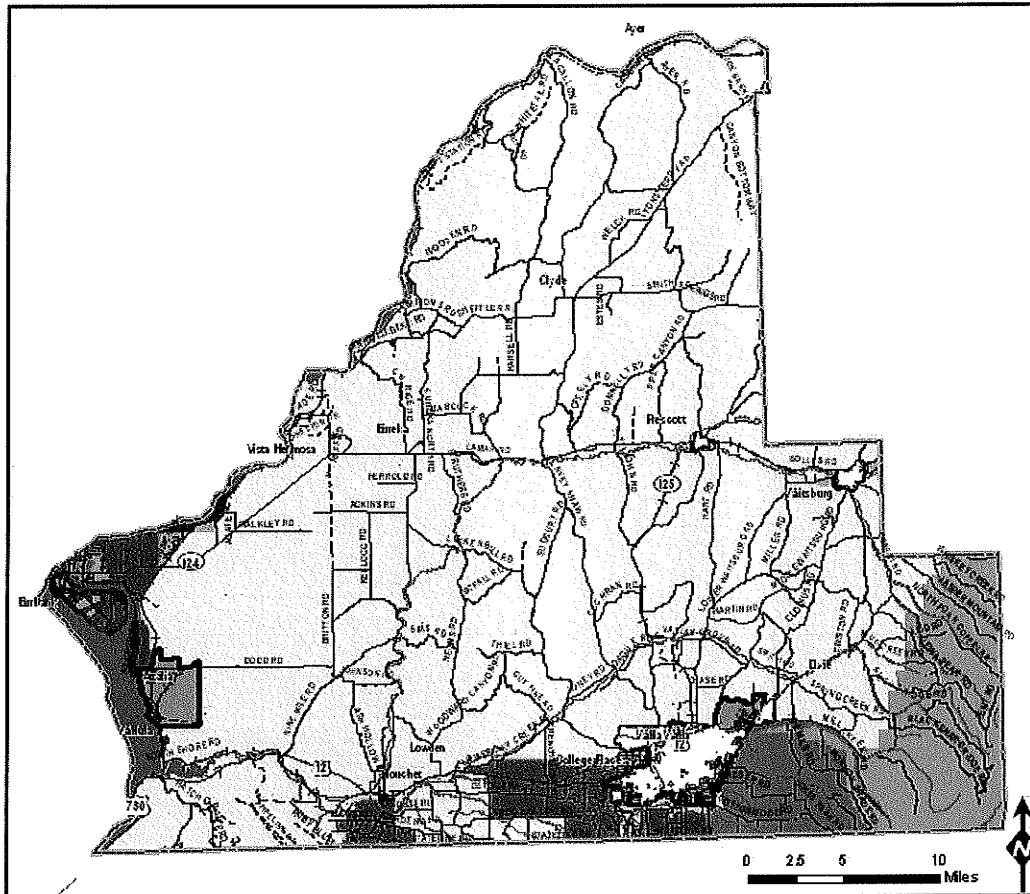
Walla Walla County Community Development Department - 310 W Poplar, Walla Walla WA 99362 - (509) 524-2610



# EXHIBIT B

Chapter 5, Map LU-1

## County Land Use



BASE MAP LAYERS	BOUNDARIES	Urban	Rural
RAILROADS	URBAN GROWTH AREA	PUBLIC RESERVE	PUBLIC RESERVE
HIGHWAYS	SUBURBAN/RURAL ACTIVITY CENTER	AIRPORT	LAND
PUBLIC ROADS	CITY LIMITS	COMMERCIAL	RURAL RESIDENTIAL 5
PRIVATE ROADS	COUNTY BOUNDARY	INDUSTRIAL	RURAL RESIDENTIAL 2-5 (SUBURBAN/RAC)
RIVERS/STREAMS	LAND USE DESIGNATIONS	RESIDENTIAL SINGLE FAMILY	RURAL RESIDENTIAL MILL CREEK
	Resource	LOW DENSITY RESIDENTIAL	RURAL ACTIVITY CENTER
	EXCLUSIVE AGRICULTURE	MEDIUM DENSITY RESIDENTIAL	RURAL FARM WORKER COMMUNITY
	PRIORITY AGRICULTURE	MULTIPLE FAMILY RESIDENTIAL	RURAL REMOTE
	GENERAL AGRICULTURE	MASTER PLANNED COMMUNITY	RURAL AGRICULTURE
	AGRICULTURE RESIDENTIAL		

Print Date: 12/10/2009

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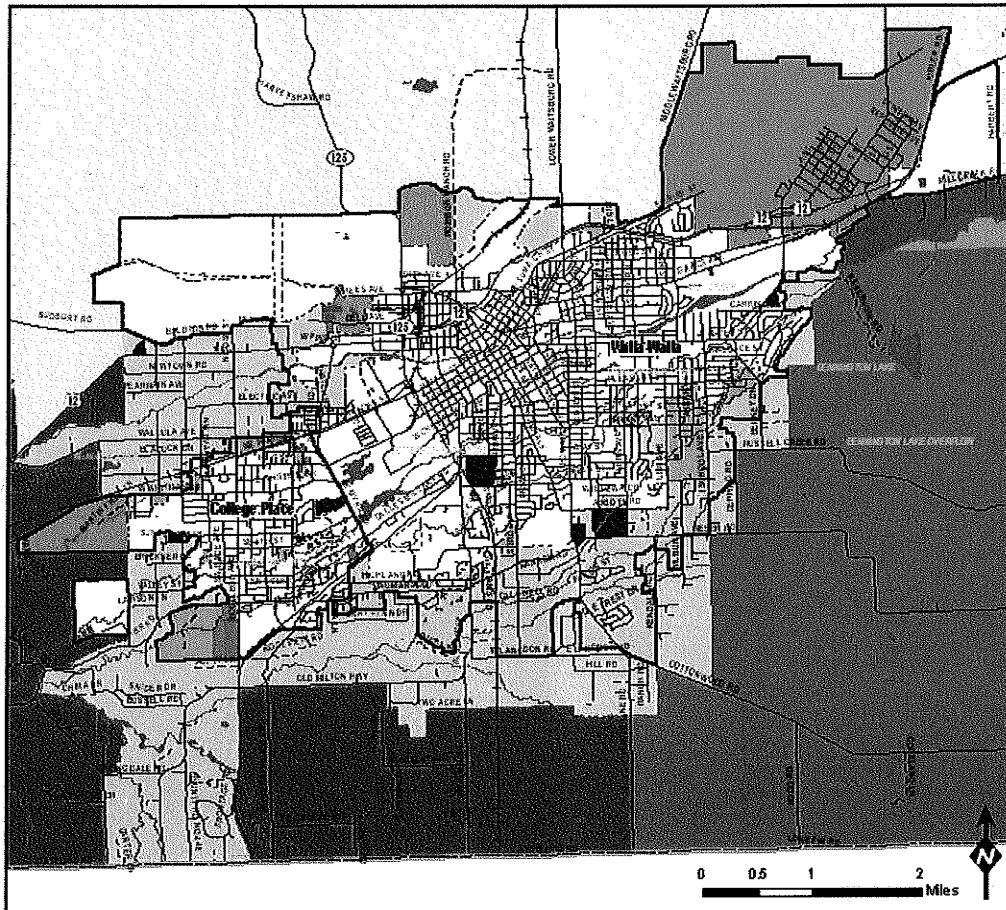




# EXHIBIT C

Chapter 5, Map LU-3

## County Land Use College Place / Walla Walla Area



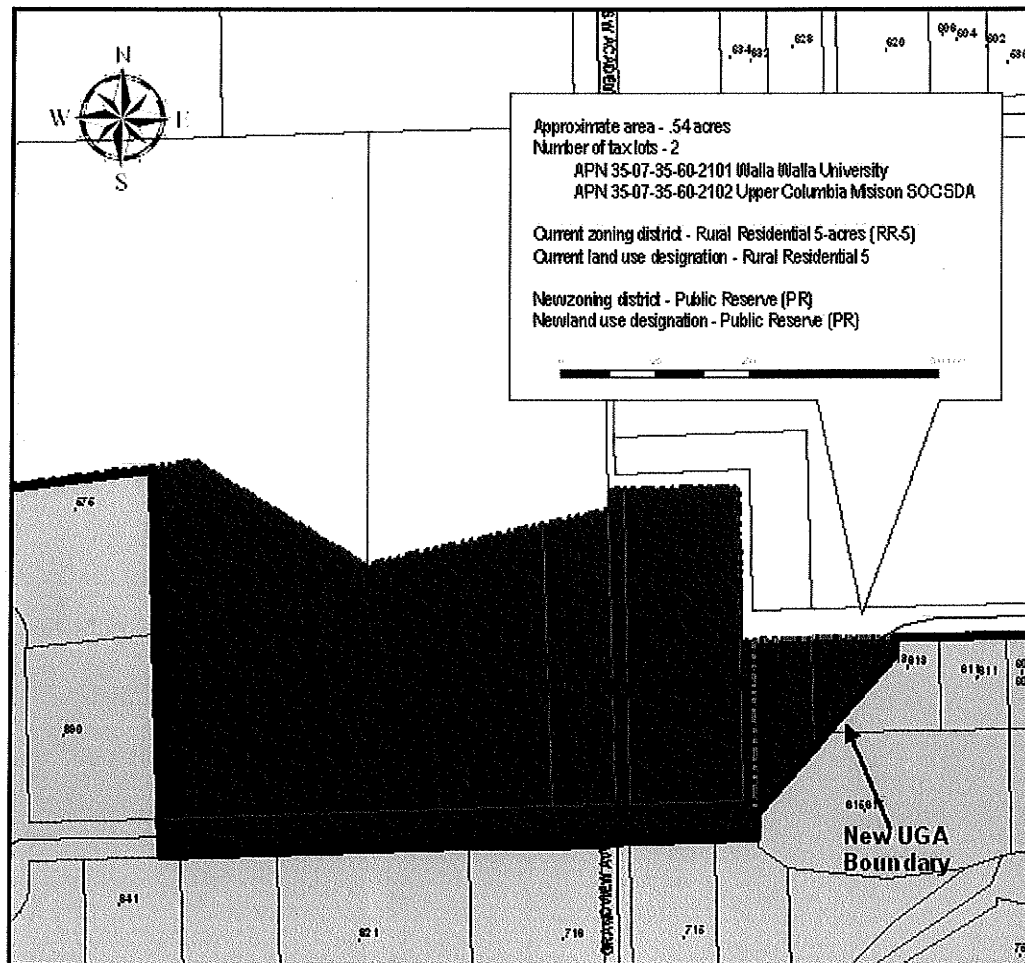
ROADS	BOUNDARIES	LAND USE DESIGNATIONS	Urban	Rural
— HIGHWAY	— BOVNDARIES	— RIVER	— LOW DENSITY RESIDENTIAL	— PUBLIC RESERVE
— PUBLIC ROAD	— CITY LIMITS	— PRIMARY AGRICULTURE	— MEDIUM DENSITY RESIDENTIAL	— RURAL RESIDENTIALS
— PRIVATE ROAD	— COUNTY BOUNDARY	— GENERAL AGRICULTURE	— MULTIPLE FAMILY RESIDENTIAL	— RURAL RESIDENTIAL MILL CREEK
— RAILROAD		— AGRICULTURE RESIDENTIAL	— MASTER PLANNED COMMUNITY	— RURAL RESERVE
— RIVER/COASTAL			— PUBLIC RESERVE	
			— AIRPORT	
			— COMMERCIAL	
			— INDUSTRIAL	

Print Date: 12/18/2009

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## EXHIBIT D

### City of College Place Technical Map Amendment (CPA2009-006) Vicinity Map - Zoning



#### BASE MAP LAYERS

- SITE ADDRESSES
- PUBLIC ROADS

#### BOUNDARIES

- TAX LOTS
- COLLEGE PLACE CITY LIMITS
- URBAN GROWTH AREA
- CURRENT URBAN GROWTH AREA

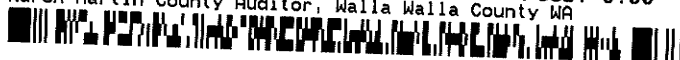
#### ZONING DISTRICTS

- RURAL RESIDENTIAL 5 (RR-5)
- PUBLIC RESERVE (PR)



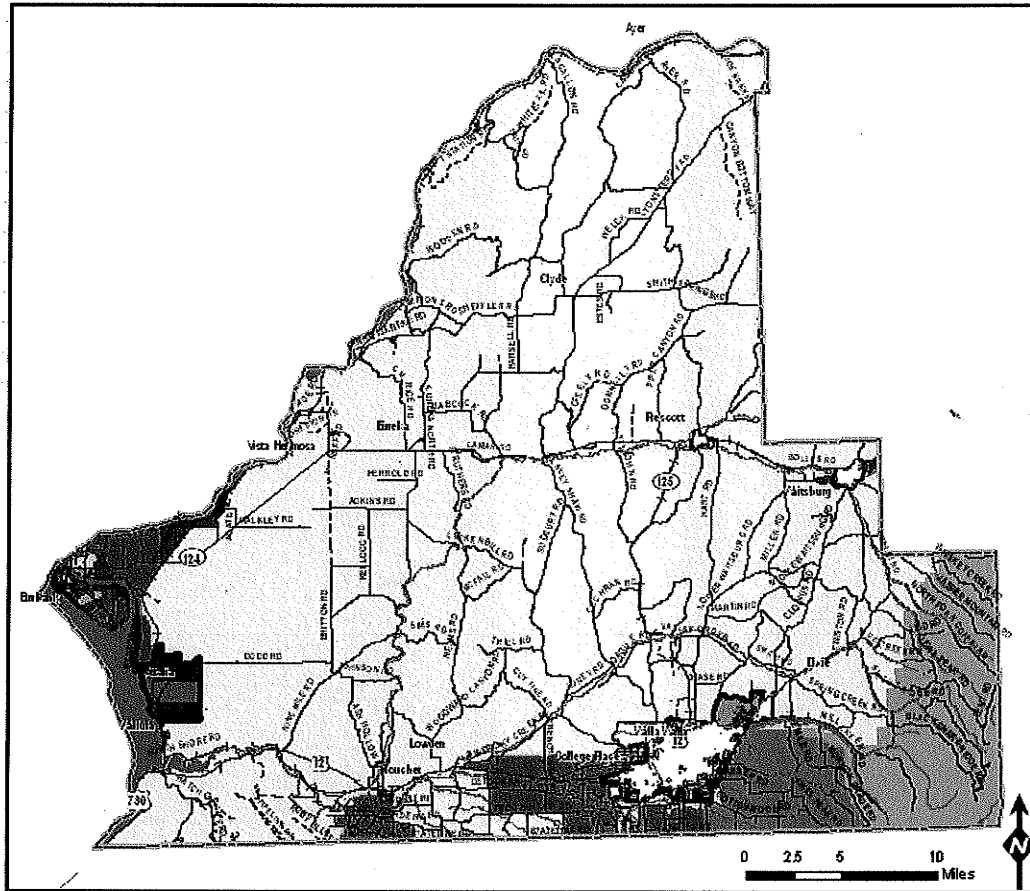
Print Date: 12/22/2009

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# EXHIBIT E

## County Zoning



<b>BASE MAP LAYERS</b>	<b>ZONING DISTRICTS</b>	<b>INDUSTRIAL/COMMERCIAL PARK</b>	<b>RURAL FARM/PRINTER COMMUNITY</b>
RAILROADS	EXCLUSIVE AGRICULTURE 100	GENERAL COMMERCIAL	RURAL DEVELOPMENT-COMMERCIAL/INDUSTRIAL
HOVWAY	PRIMARY AGRICULTURE 40	NEIGHBORHOOD COMMERCIAL	RURAL DEVELOPMENT-RESIDENTIAL
PUBLIC ROAD	GENERAL AGRICULTURE 20	SUBSANT COMMERCIAL	RURAL AGRICULTURE 10
PRIVATE ROAD	AGRICULTURE RESIDENTIAL 10	URBAN PLANNED COMMUNITY	RURAL AGRICULTURE 5
R/RECREATION	PUBLIC RESERVE	MULTIPLE FAMILY RESIDENTIAL	RURAL RESIDENTIAL 5
BOUNDARIES	AIRPORT DEVELOPMENT	R-60 SINGLE-FAMILY RESIDENTIAL	RURAL RESIDENTIAL ENCLAVE 5
URBAN GROWTH AREA	LIGHT INDUSTRIAL	R-70 SINGLE-FAMILY RESIDENTIAL	RURAL RESIDENTIAL 2
SUBSANT: RURAL ACTIVITY CENTER	HEAVY INDUSTRIAL	R-650 SUBURBAN RESIDENTIAL	RURAL RESIDENTIAL 10
CITY LIMITS	INDUSTRIAL AGRICULTURE NEW	SUBSANT: RESIDENTIAL	RURAL RESIDENTIAL 40
COUNTY BOUNDARY	INDUSTRIAL AGRICULTURE REMEDIAL	RURAL ACTIVITY CENTER	

Print Date: 12/10/2009

Walla Walla County Community Development Department - 310 W Poplar, Walla Walla WA 99362 - (509) 524-2610



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 30<sup>th</sup> day of December, 2009.

Attest:

Diane L. Harris

Diane L. Harris, Acting Clerk of the Board

Gregory A. Tompkins

Gregory A. Tompkins, Chairman, District 3

Absent

Gregg C. Loney, Commissioner, District 1

Perry L. Dozier

Perry L. Dozier, Commissioner, District 2

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

Approved as to form

Jesse D. Nolte

Jesse D. Nolte  
Deputy Prosecuting Attorney

2009-12525 ORD  
12/31/2009 12:49:06 PM Page 12 of 12 Fees: 0.00  
Karen Martin County Auditor, Walla Walla County WA  
