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

**Ordinance No. 393 Adopting Comprehensive Plan Amendment 2009-002**

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

Grantor

1. **Walla Walla County Commissioners**

2.

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Grantee

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

**ORDINANCE NO. 393**

**ADOPTING CPA 2009-002, A REQUEST BY ISAIAS AND SONIA MURO TO AMEND WALLA WALLA COUNTY COMPREHENSIVE PLAN LAND USE MAP-1 AND LAND USE MAP-3 FOR PROPERTY LOCATED AT 2041 WALLULA AVENUE, WALLA WALLA.**

**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

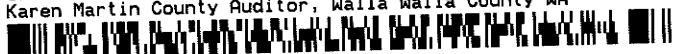
**WHEREAS**, RCW 36.70A.470 requires that the County include a procedure that for any interested person to suggest amendments to the comprehensive plan or development regulations, and that the amendments must be docketed and considered on at least an annual basis.

**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:**

1. Application was made by Isaias and Sonia Muro in May 2009 to amend the comprehensive plan designation for the property located at 2041 Wallula Avenue from Agriculture Residential to Rural Residential 5.
2. Notices of a Planning Commission Workshop, open to the public, were published in the Waitsburg Times on June 18, 2009, the Walla Walla Union Bulletin on June 19, 2009 and the Tri-City Herald on June 19, 2009.
3. The Planning Commission held a workshop on July 1, 2009.
4. Notices of a County Commissioner's Workshop, open to the public, were published in the Waitsburg Times on July 9, 2009 and the Walla Walla Union Bulletin on July 7, 2009.
5. The Board of County Commissioners held a workshop on July 20, 2009.



6. Notices of a Planning Commission Public Hearing for the 2009 Preliminary Docket were published in the Waitsburg Times on July 23, 2009, the Walla Walla Union Bulletin on July 23, 2009 and the Tri-City Herald on July 23, 2009.
7. The Planning Commission held a public hearing on August 5, 2009.
8. Notices of a Board of County Commissioner's Public Hearing to establish the 2009 Final Docket were published in the Waitsburg Times on August 20, 2009, the Walla Walla Union Bulletin on August 20, 2009 and the Tri-City Herald on August 20, 2009.
9. The Board of County Commissioners held a public hearing on August 31, 2009.
10. Notices of a Planning Commission Public Hearing for the 2009 Final Docket were published in the Waitsburg Times on October 22, 2009, the Walla Walla Union Bulletin on October 22, 2009 and the Tri-City Herald on October 23, 2009.
11. The Planning Commission held a public hearing on November 4, 2009.
12. The Board of County Commissioners held a public Workshop on December 1, 2009.
13. Notices of the Board of County Commissioners Public Hearing for the 2009 Comprehensive Plan and Development Regulations Amendment Final Docket were published in the Waitsburg Times on November 26, 2009, the Walla Walla Union Bulletin on November 24, 2009 and the Tri-City Herald on November 24, 2009.
14. The Board of County Commissioners held a public hearing on December 7, 2009.
15. At the December 7, 2009 public hearing the Board decided not to act on the Isaias and Sonia Muro (CPA2009-002) application, but to review it further in 2010.
16. On January 12, 2010, the Board of County Commissioners passed Resolution 10-015, which placed CPA-2009-002 on the final docket for 2010.
17. On June 21, 2010 the Board of County Commissioners placed the Isaias and Sonia Muro (CPA2009-002) application on the 2010 Final Docket for Comprehensive Plan and Development Regulation Amendments.
18. Notices of the Board of County Commissioners Public Hearing for the 2010 Non-County sponsored Comprehensive Plan and Development Regulations Amendment Final Docket were published in the Waitsburg Times on October 21, 2010, the Walla Walla Union Bulletin on October 21, 2010 and the Tri-City Herald on October 21, 2010.
19. The Board of County Commissioners held the 2010 Non-County sponsored Comprehensive Plan and Development Regulations Amendment Final Docket hearing on November 1, 2010.
20. No comments were submitted in opposition to the proposed amendment.

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

1. The proposed amendments are in compliance with RCW 36.70A, RCW 36.70B and the Washington Administrative Code.
2. The proposal meets a definable public need.



3. The defined need conforms to policy directives of the comprehensive plan and countywide planning policies.
4. The proposed revisions are consistent with the County Comprehensive Plan and Growth Management Act.
5. The amendment does not require additional amendments to the Comprehensive Plan.
6. 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.
7. The proposed revisions are in the long term interest of the County.
8. The subject parcel is suitable for development under the requested land use designation and the zoning standards of the Rural Residential 5 zoning district.
9. The proposed amendment will not create pressure to change the land use designation of other properties in the area.
10. The proposed amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area.

**Section III. Adoption of amendments to Walla Walla County Comprehensive Plan Land Use Map-1 and Land Use Map-3 for property located at 2041 Wallula Avenue, Walla Walla:**

Based on its review of the requirements of RCW 36.70A, RCW 36.70B and the Washington Administrative Code, the proposed amendments prepared by the applicant, staff analysis and the recommendation proposed by the Planning Commission, the Board of County Commissioners hereby adopts the following land use designation amendments:

Walla Walla County Comprehensive Plan Land Use Map-1 and Land Use Map-3 for property located at 2041 Wallula Avenue, Walla Walla, as presented to the Board of County Commissioners on this date are adopted as shown in Exhibit A. The Community Development Department is directed to replace the existing maps with the amended maps. A detailed map of the change is shown at Exhibit B.

**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.

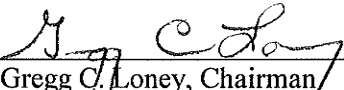
**Section VI. Publication.**

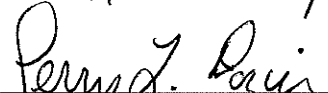
This Ordinance will be published by an approved summary consisting of the title.

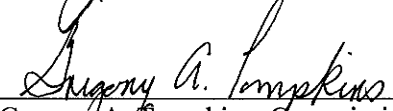


PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 20<sup>th</sup> day of December, 2010.



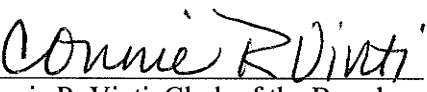
  
Gregg C. Loney, Chairman

  
Perry L. Dozier, Commissioner


  
Gregory A. Tompkins, Commissioner

Constituting the Board of County Commissioners of Walla Walla County

ATTEST

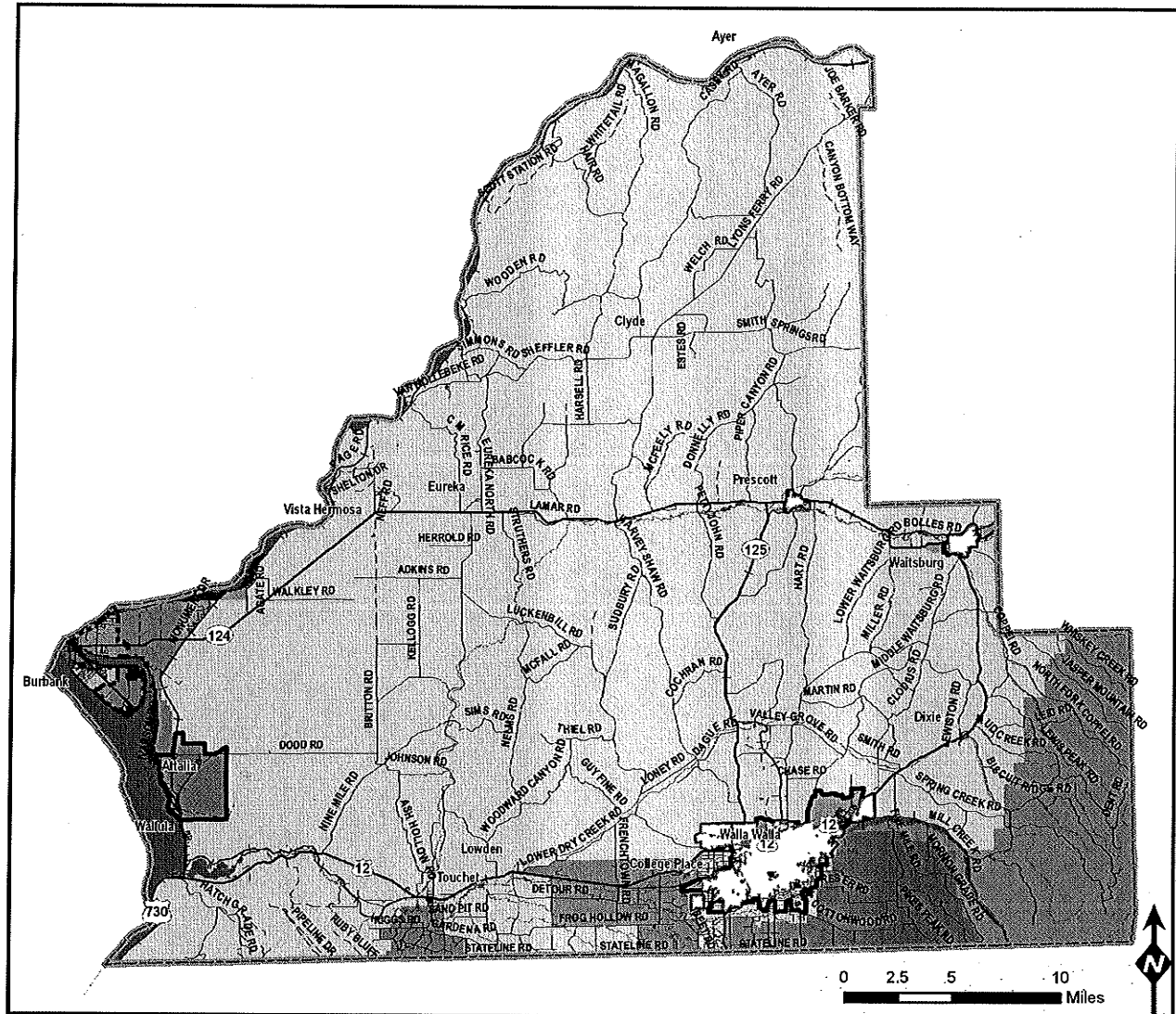
By:   
Connie R. Vinti, Clerk of the Board

APPROVED AS TO FORM:

By:   
Jesse D. Nolte, Deputy Prosecuting Attorney



# County Land Use



## BASE MAP LAYERS

- RAILROADS
- HIGHWAYS
- PUBLIC ROADS
- PRIVATE ROADS
- RIVERS/STREAMS

## BOUNDARIES

- URBAN GROWTH AREA
- BURBANK RURAL ACTIVITY CENTER
- CITY LIMITS
- COUNTY BOUNDARY

## LAND USE DESIGNATIONS

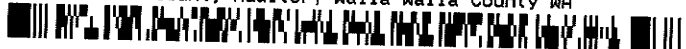
- Resource
- EXCLUSIVE AGRICULTURE
- PRIMARY AGRICULTURE
- GENERAL AGRICULTURE
- AGRICULTURE RESIDENTIAL

## Urban

- PUBLIC RESERVE
- AIRPORT
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL SINGLE FAMILY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MASTER PLANNED COMMUNITY

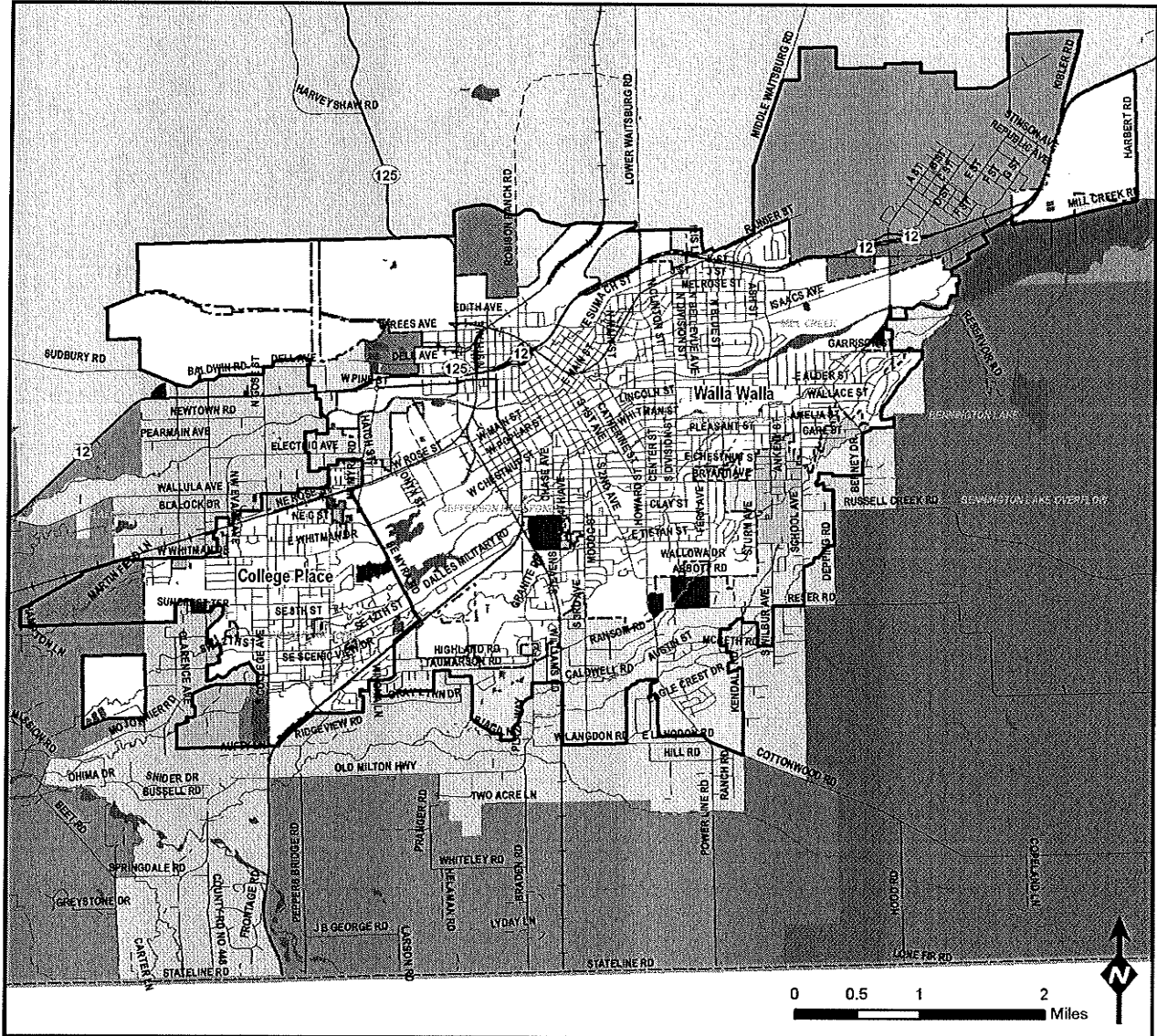
## Rural

- PUBLIC RESERVE
- LAMIRD
- RURAL RESIDENTIAL 5
- RURAL RESIDENTIAL 2-5 (BURBANK RAC)
- RURAL RESIDENTIAL MILL CREEK
- RURAL ACTIVITY CENTER
- RURAL FARM WORKER COMMUNITY
- RURAL REMOTE
- RURAL AGRICULTURE



# County Land Use

## College Place / Walla Walla Area



ROADS	BOUNDARIES	LAND USE DESIGNATIONS	Urban	Rural
— HIGHWAYS	— BOUNDARIES	Resource	LOW DENSITY RESIDENTIAL	PUBLIC RESERVE
— PUBLIC ROADS	- - - CITY LIMITS	EXCLUSIVE AGRICULTURE	MEDIUM DENSITY RESIDENTIAL	RURAL RESIDENTIAL 5
- - - PRIVATE ROADS	— COUNTY BOUNDARY	PRIMARY AGRICULTURE	MULTIPLE FAMILY RESIDENTIAL	RURAL RESIDENTIAL MILL CREEK
— RAILROADS		GENERAL AGRICULTURE	MASTER PLANNED COMMUNITY	RURAL REMOTE
■ RIVERS/STREAMS		AGRICULTURE RESIDENTIAL	PUBLIC RESERVE	
			AIRPORT	
			COMMERCIAL	
			INDUSTRIAL	

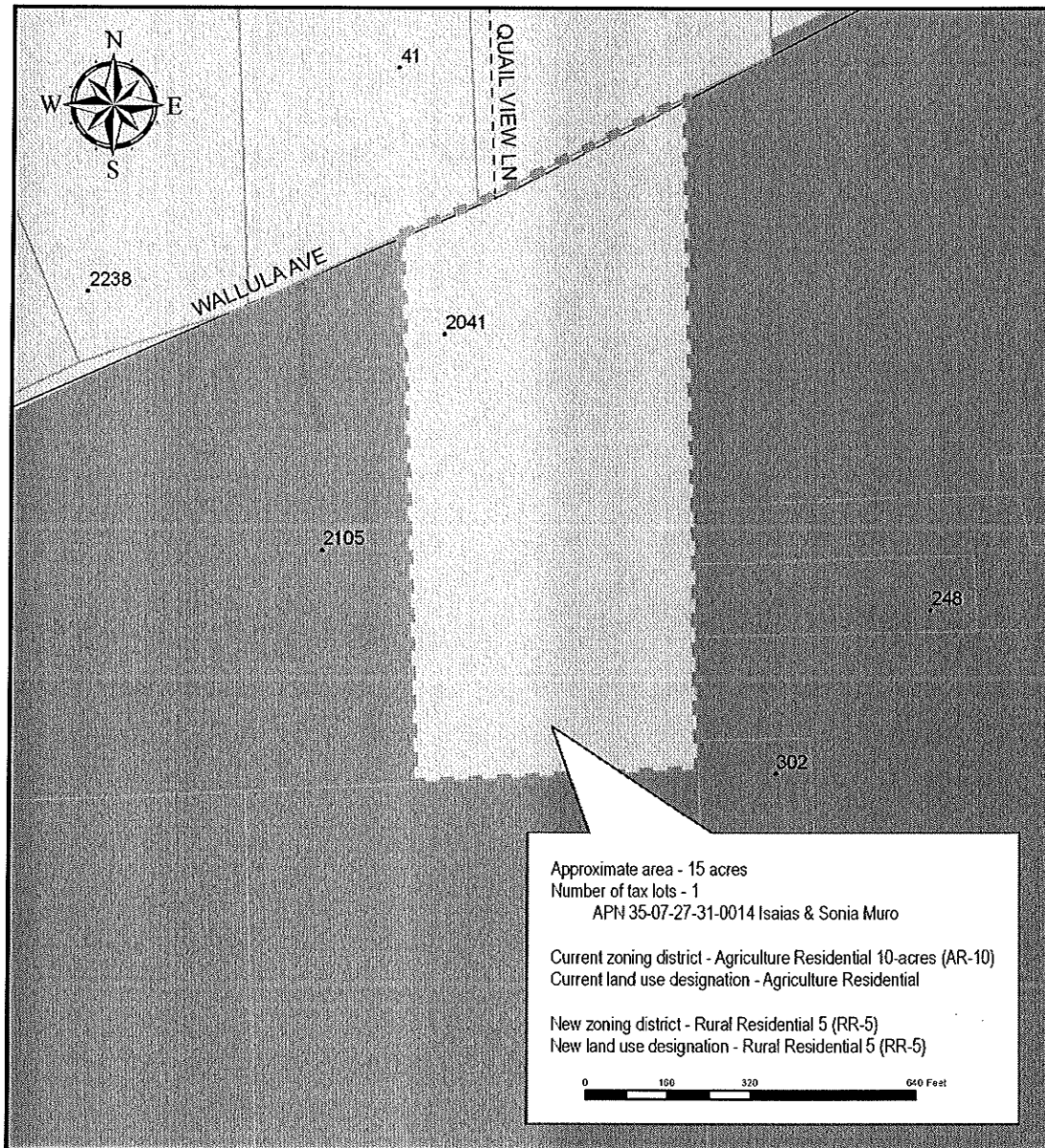
Print Date: 11/29/2010

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



EXHIBIT B

# Muro Land Use Map Amendment (CPA2009-002)



Approximate area - 15 acres  
Number of tax lots - 1  
APN 35-07-27-31-0014 Isaias & Sonia Muro

Current zoning district - Agriculture Residential 10-acres (AR-10)  
Current land use designation - Agriculture Residential

New zoning district - Rural Residential 5 (RR-5)  
New land use designation - Rural Residential 5 (RR-5)

• SITE ADDRESSES

BOUNDARIES

LAND USE DESIGNATIONS

TAX LOTS

AGRICULTURE RESIDENTIAL

SUBJECT PROPERTY

RURAL RESIDENTIAL 5



Print Date: 12/03/2010

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

