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**Walla Walla County Commissioners**  
**PO BOX 1506**  
**Walla Walla, WA 99362**

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

**Ordinance No. 394 Adopting Comprehensive Plan Amendment 2009-002**  
**Rezone of property located at 2041 Wallula Avenue, Walla Walla**

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

Grantor

1. **Walla Walla County Commissioners**

2.

3.

Additional names on page \_\_\_\_ of document.

Grantee

1. **The Public**

2.

3.

Additional names on page \_\_\_\_ of document.

Legal description (i.e.: lot and block or section township and range)

Additional legal is on page \_\_\_\_ of document.

Assessors Parcel Number

Additional parcel number is on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. Please type or print the information. This page becomes part of document.



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

**ORDINANCE NO. 394**

**ADOPTING CPA 2009-002, A REQUEST BY ISAIAS AND SONIA MURO TO REZONE PROPERTY LOCATED AT 2041 WALLULA AVENUE, WALLA WALLA TO RURAL RESIDENTIAL 5-ACRE.**

**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 rezone the property located at 2041 Wallula Avenue from Agriculture Residential to Rural Residential 5. The application was made concurrently with an application to amend the Walla Walla County Comprehensive Plan.
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. 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.
13. The Board of County Commissioners held a public workshop on December 1, 2009.
14. 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.
15. The Board of County Commissioners held a public hearing on December 7, 2009.
16. 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.
17. On January 12, 2010 the Board of County Commissioners passed Resolution 10-015, which placed CPA 2009-002 on the final docket for 2010.
18. 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.
19. 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.
20. The Board of County Commissioners held the 2010 Non-County sponsored Comprehensive Plan and Development Regulations Amendment Final Docket hearing on November 1, 2010.
21. The Board of County Commissioners held the 2010 Non-County sponsored Comprehensive Plan and Development Regulations Amendment Final Docket hearing on November 1, 2010.
22. No testimony was received 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 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.
6. The amendment does not require additional amendments to the Comprehensive Plan.
7. The proposed revisions are in the long term interest of the County.

**Section III. Adoption of Amended County Wide Zoning Map and the Walla Walla / College Place Area Zoning Map:**

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 proposed code amendments:

The amendments to the Walla Walla County Wide Zoning Map and the Walla Walla / College Place Area Zoning Map as presented to the Board of County Commissioners on this date are adopted as shown in Exhibit A and Exhibit B. A detailed map of the changes is shown at Exhibit C.

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

This Ordinance is effective upon signing.

**Section V. Severability.**

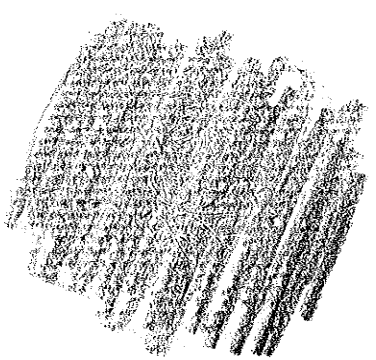
If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

**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  
Gregg C. Loney, Chairman

Perry L. Dozier  
Perry L. Dozier, Commissioner

Gregory A. Tompkins  
Gregory A. Tompkins, Commissioner

Constituting the Board of County Commissioners of Walla Walla County

ATTEST

By: Connie R. Vinti  
Connie R. Vinti, Clerk of the Board

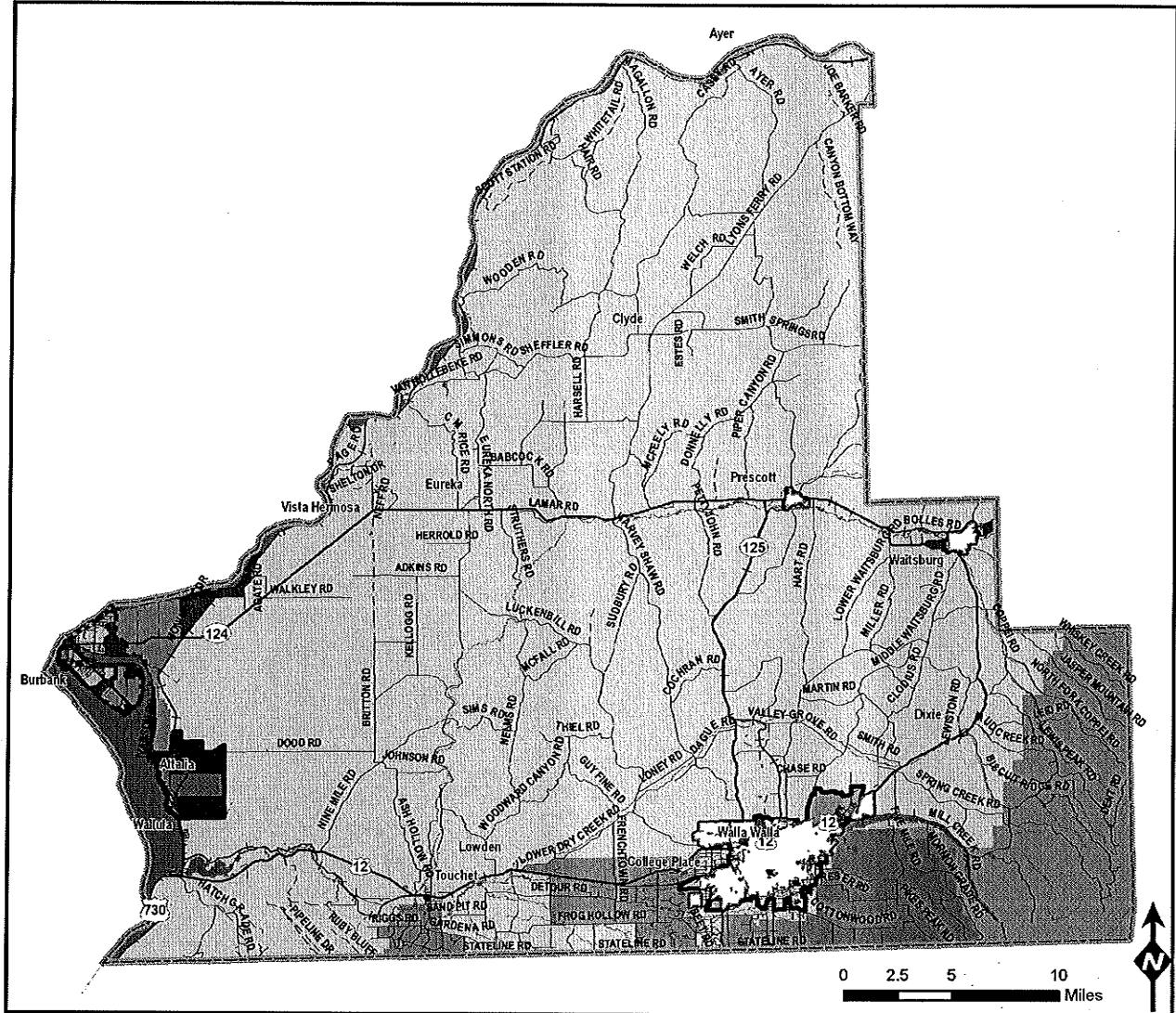
APPROVED AS TO FORM:

By: Jesse D. Nolte  
Jesse D. Nolte, Deputy Prosecuting Attorney



# EXHIBIT A

## County Zoning



### BASE MAP LAYERS

- RAILROADS
- HIGHWAYS
- PUBLIC ROADS
- PRIVATE ROADS
- RIVERS/STREAMS
- BOUNDARIES
- URBAN GROWTH AREA
- BURBANK RURAL ACTIVITY CENTER
- CITY LIMITS
- COUNTY BOUNDARY

### ZONING DISTRICTS

- EXCLUSIVE AGRICULTURE 120
- PRIMARY AGRICULTURE 40
- GENERAL AGRICULTURE 20
- AGRICULTURE RESIDENTIAL 10
- PUBLIC RESERVE
- AIRPORT DEVELOPMENT
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- INDUSTRIAL AGRICULTURE HEAVY
- INDUSTRIAL AGRICULTURE MIXED

- INDUSTRIAL/BUSINESS PARK
- GENERAL COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- BURBANK COMMERCIAL
- URBAN PLANNED COMMUNITY
- MULTIPLE FAMILY RESIDENTIAL
- R-60 SINGLE-FAMILY RESIDENTIAL
- R-72 SINGLE-FAMILY RESIDENTIAL
- R-96 SUBURBAN RESIDENTIAL
- BURBANK RESIDENTIAL
- RURAL ACTIVITY CENTER

- RURAL FARMWORKER COMMUNITY
- RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL
- RURAL DEVELOPMENT - RESIDENTIAL
- RURAL AGRICULTURE 10
- RURAL AGRICULTURE 5
- RURAL RESIDENTIAL 5
- RURAL RESIDENTIAL MILL CREEK 5
- RURAL RESIDENTIAL 2
- RURAL REMOTE 20
- RURAL REMOTE 40



Print Date: 11/29/2010

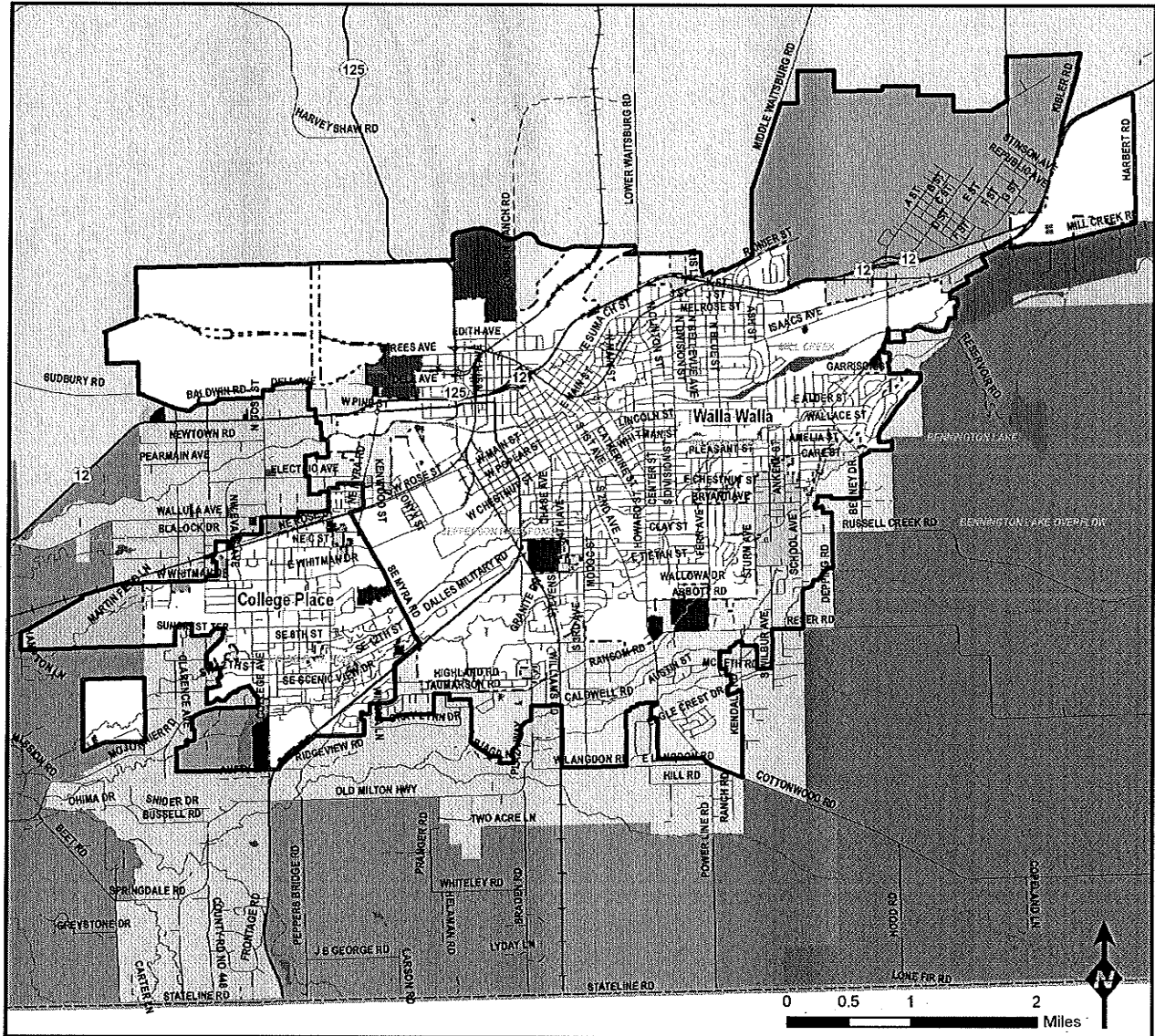
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EXHIBIT B

# County Zoning

## College Place / Walla Walla Area



<b>BASE MAP LAYERS</b>	<b>BOUNDARIES</b>	<b>AGRICULTURE RESIDENTIAL 10</b>	<b>MULTIPLE FAMILY RESIDENTIAL</b>
— HIGHWAYS	□ URBAN GROWTH AREA	■ PUBLIC RESERVE	■ R-60 SINGLE-FAMILY RESIDENTIAL
— PUBLIC ROADS	--- CITY LIMITS	■ AIRPORT DEVELOPMENT	■ R-72 SINGLE-FAMILY RESIDENTIAL
--- PRIVATE ROADS	□ COUNTY BOUNDARY	■ HEAVY INDUSTRIAL	■ R-96 SUBURBAN RESIDENTIAL
+ RAILROADS	<b>ZONING DISTRICTS</b>	■ LIGHT INDUSTRIAL	■ RURAL RESIDENTIAL MILL CREEK 5
■ RIVERS/STREAMS	■ EXCLUSIVE AGRICULTURE 120	■ GENERAL COMMERCIAL	■ RURAL RESIDENTIAL 5
	■ PRIMARY AGRICULTURE 40	■ NEIGHBORHOOD COMMERCIAL	■ RURAL REMOTE 20
	■ GENERAL AGRICULTURE 20	■ URBAN PLANNED COMMUNITY	

Print Date: 11/29/2010

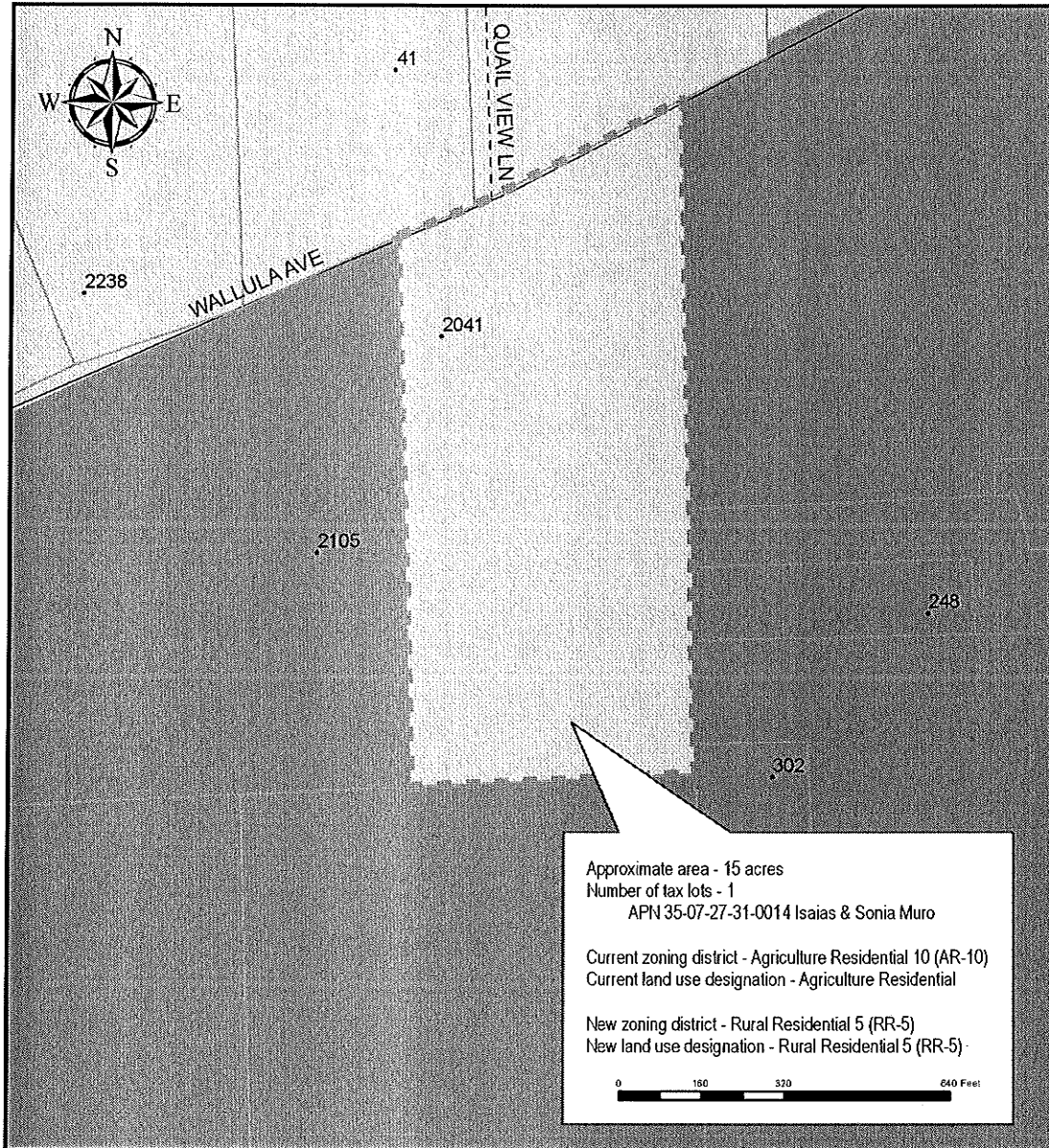
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EXHIBIT C

# Muro Zoning Map Amendment (CPA2009-002)



• SITE ADDRESSES

BOUNDARIES

ZONING DISTRICTS

TAX LOTS

AGRICULTURE RESIDENTIAL 10 (AR-10)

SUBJECT PROPERTY

RURAL RESIDENTIAL 5 (RR-5)



Print Date: 12/3/2010

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