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Ordinance No. 402 - ADOPTING A REQUEST BY BEN DAWSON TO AMEND THE LAND USE AND ZONING DESIGNATION FOR 36 ACRES GENERALLY LOCATED AT 103 OWENS ROAD, WALLA WALLA COUNTY.

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)

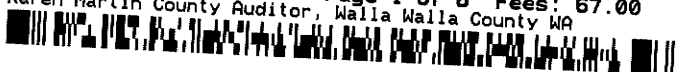
Additional legal is on page ____ of document.

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.

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11/16/2011 03:39:07 PM Page 1 of 6 Fees: 67.00
Karen Martin County Auditor, Walla Walla County WA



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

ORDINANCE NO. 402

ADOPTING A REQUEST BY BEN DAWSON TO AMEND THE LAND USE AND ZONING DESIGNATION FOR 36 ACRES GENERALLY LOCATED AT 103 OWENS ROAD, WALLA WALLA COUNTY.

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, it is desirable for the County to ensure that development regulations are not established in a manner that hinder prospective subdivision of property; and

WHEREAS, RCW 36.70A.470 requires that the County include a procedure 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. On March 31, 2011 the application was submitted to the Walla Walla Joint Community Development Agency.
2. On May 4, 2011 the Planning Commission held a public workshop.
3. On May 16, 2011 the Board of County Commissioners held a public workshop.
4. On May 19, 2011 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
5. On June 1, 2011 the Planning Commission held a public hearing and recommended the proposed amendment be included on the County's 2011 final docket.
6. On June 6, 2011 the Board of County Commissioners concurred in the recommendation of the Planning Commission.

7. On June 8, 2011 the Department of Commerce acknowledged receiving the proposed amendment.
8. On July 28, 2011 a Notice of Informational Public Meeting was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
9. On August 10, 2011 an informational public meeting was held.
10. No comments were received from the Department of Commerce or any other public agency during the 60 day comment period.
11. On August 25, 2011 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
12. On September 7, 2011 the Planning Commission held a public hearing and recommended the proposed amendment be approved by the Board of County Commissioners.
13. On September 29, 2011 a Notice of Public Workshop was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
14. On October 3, 2011 the Board of County Commissioners held a public workshop.
15. On October 6, 2011 and Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
16. Notices of the Board of County Commissioners' Public Hearing for the 2011 Comprehensive Plan and Development Regulations Amendment Final Docket were published in the Waitsburg Times, the Walla Walla Union-Bulletin, and the Tri-City Herald on October 6, 2011.
17. The Board of County Commissioners held the 2011 Comprehensive Plan and Development Regulations Amendment Final Docket hearing on October 17, 2011.

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

1. The proposed amendment is in compliance with Walla Walla County Code Sections 14.10.070(B)(3) and 14.15.070(B)(3).
2. The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
3. As proposed, the amendment will not have a significant adverse impact on public welfare and safety.
4. The proposed amendments are in compliance with RCW 36.70A, RCW 36.70B and WAC 395-190-050.

Section III. Adoption of the Amended Land Use and Zoning Designations for 36 Acres Generally Located at 103 Owens Road, 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 proposed Comprehensive Plan and Zoning amendments:

The amendments to Walla Walla County Comprehensive Land Use Map as presented to the Board of County Commissioners on this date are detailed in Exhibit A.

The amendments to the Walla Walla County – County Zoning Map and College Place / Walla Walla Area Zoning Map as presented to the Board of County Commissioners on this date are detailed in Exhibit B.

Section IV. Effective Date and Savings.

This Ordinance is effective upon signing.

Section V. Severability.

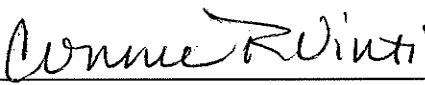
If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section VI. Publication.

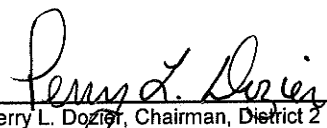
This Ordinance will be published by an approved summary consisting of the title.

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 15th day of November, 2011.

Attest:



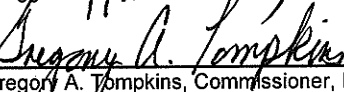
Connie R. Vinti, Clerk of the Board



Perry L. Dozier, Chairman, District 2



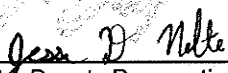
Gregg C. Loney, Commissioner, District 1



Gregory A. Tompkins, Commissioner, District 3

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

Approved as to form



Jesse Nolte, Deputy Prosecuting Attorney



Exhibit A

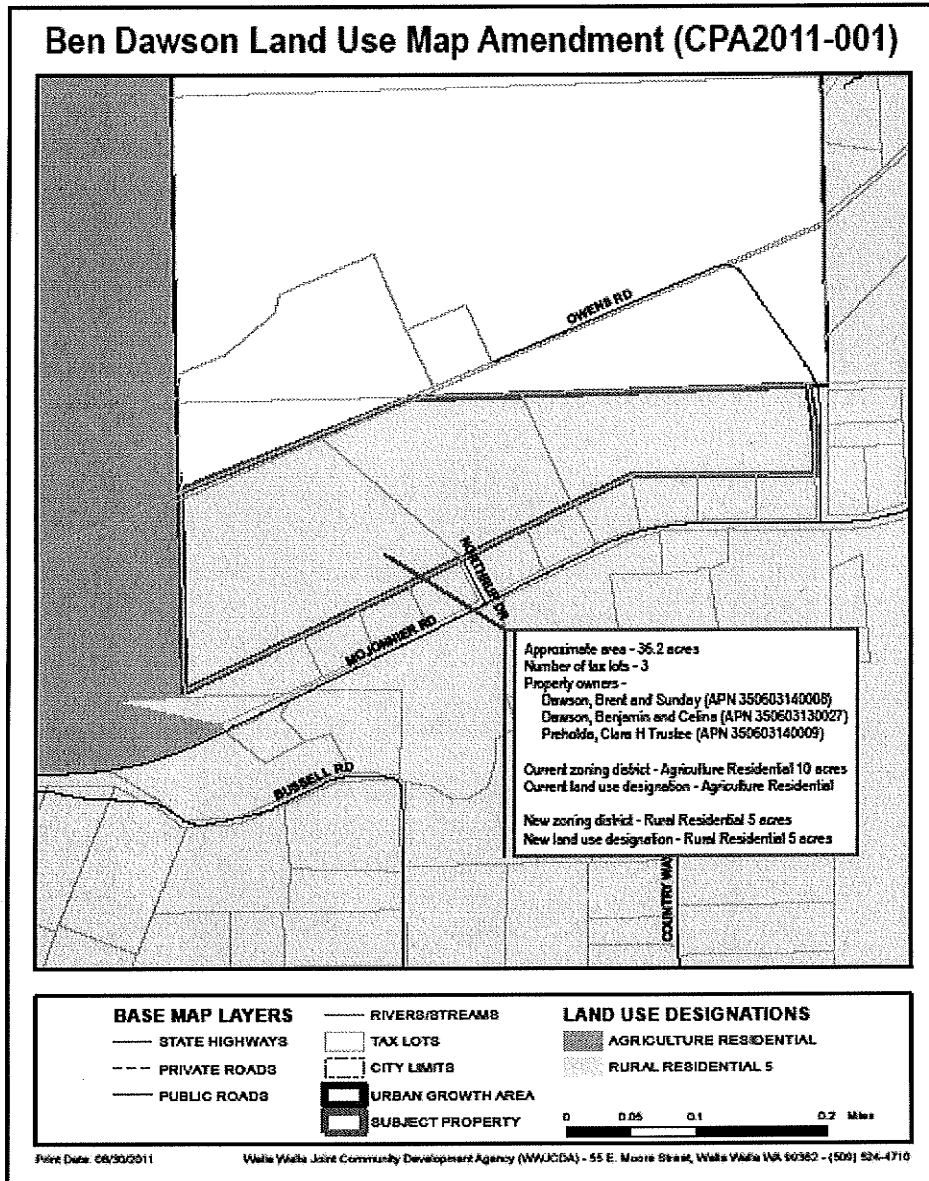
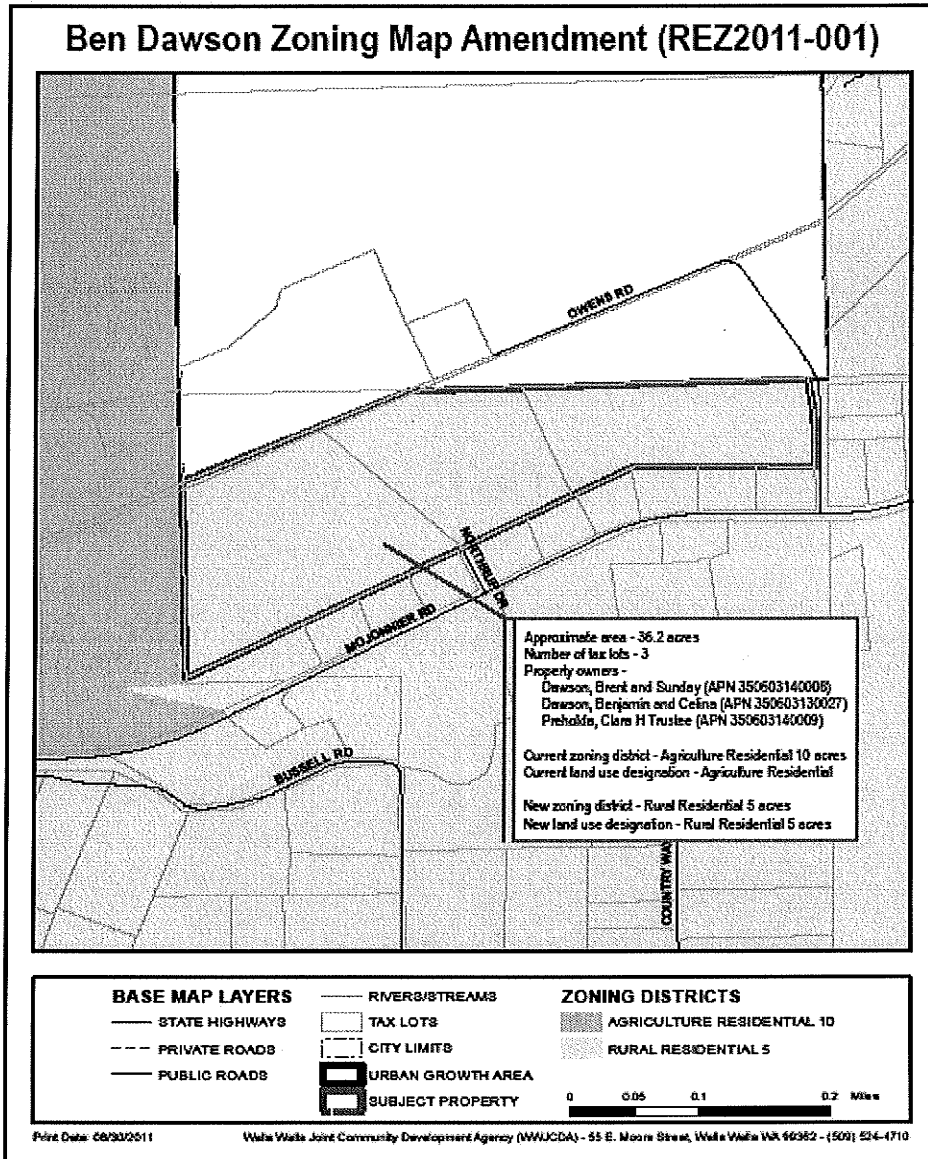


Exhibit B



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