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Ordinance No. 406 - ADOPTING A REQUEST BY WALLA WALLA COUNTY FOR AMENDMENTS TO COMPREHENSIVE PLAN LAND USE MAPS AND COUNTY ZONING MAPS IN ORDER TO ESTABLISH MAP CONSISTENCY.

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. 406

**ADOPTING A REQUEST BY WALLA WALLA COUNTY FOR AMENDMENTS
TO COMPREHENSIVE PLAN LAND USE MAPS AND COUNTY ZONING
MAPS IN ORDER TO ESTABLISH MAP CONSISTENCY.**

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 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; and

WHEREAS, as a result of the docketing process, changes to the County's Comprehensive Land Use Maps and Zoning Maps were proposed by the County and by private applicants; and

WHEREAS, as a result of the docketing process, the Board has adopted, by separate Ordinances on this date, changes to the County Comprehensive Plan Land Use and Zoning maps.

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. The application deadline was March 31, 2011.
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.
18. As a result of the process, the Board of County Commissioners has adopted, by separate Ordinances on this date, changes to the County Comprehensive Plan Land Use designations and changes to the County Zoning.

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

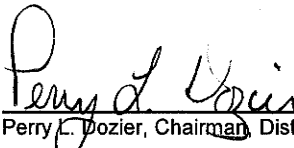
1. The proposed amendment is in compliance with Walla Walla County Code Sections 14.10.070(B)(3) and 14.15.070(B)(3).
2. The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.

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



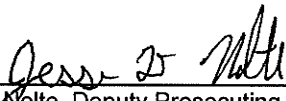
Gregg C. Loney, Commissioner, District 1



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



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 the Washington Administrative Code.

Section III. Adoption of Comprehensive Plan Land Use Maps and County-Wide 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, and in accord with the changes enacted by separate Ordinances on this date, the Board of County Commissioners hereby adopts the following proposed Comprehensive Plan and Zoning amendments:

Walla Walla County Comprehensive Plan Land Use Map LU-1 and Map LU-3 as shown at Exhibit A are adopted. The Director of the Walla Walla Joint Community Development Agency is directed to replace the existing maps with the amended maps.

The Walla Walla County – County-Wide Zoning Map and College Place / Walla Walla Area Zoning Map as shown at Exhibit B are adopted.

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.

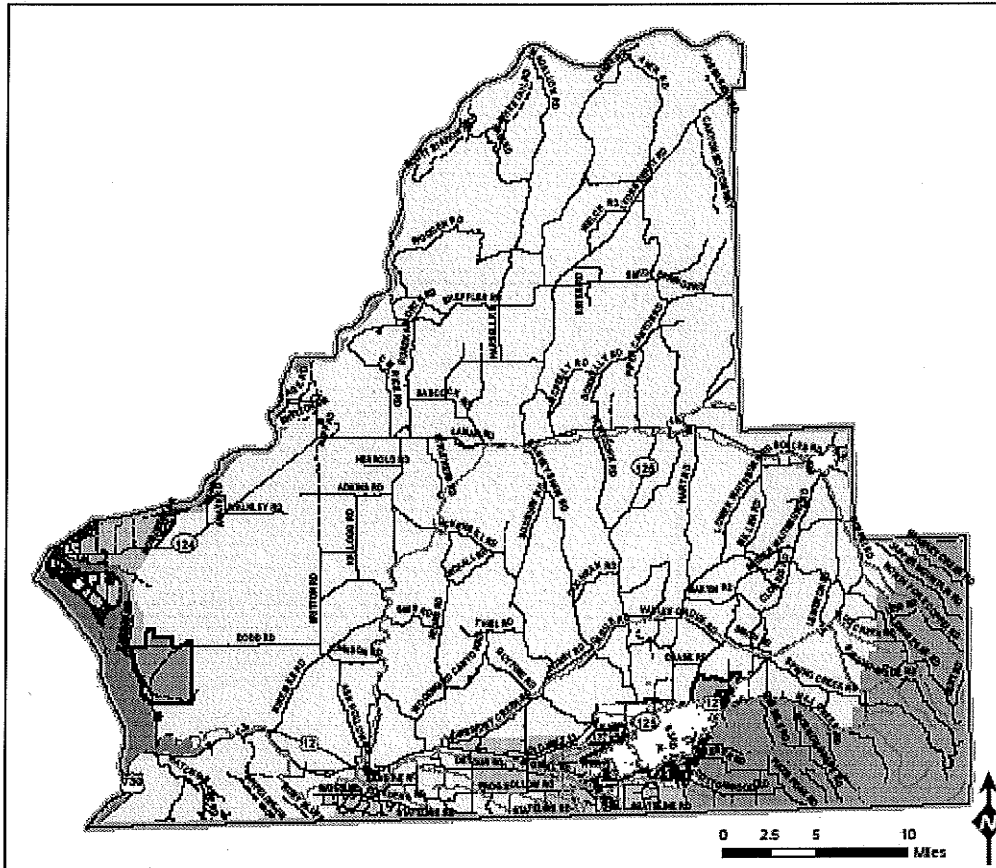
This Ordinance will be published by an approved summary consisting of the title.



Exhibit A

Chapter 5, Map LU-1

County Land Use



BARE MAP LAYERS	BOUNDARIES	Urban	Rural
RAILROADS	URBAN GROWTH AREA	PUBLIC RESERVE	PUBLIC RESERVE
HIGHWAYS	BURBANK RURAL ACTIVITY CENTER	AIRPORT	LAMRD
PUBLIC ROADS	CITY LIMITS	COMMERCIAL	RURAL RESIDENTIAL 5
PRIVATE ROADS	COUNTY BOUNDARY	INDUSTRIAL	RURAL RESIDENTIAL 2-5 (BURBANK 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
	PRIMARY AGRICULTURE	MULTIPLE FAMILY RESIDENTIAL	RURAL REMOTE
	GENERAL AGRICULTURE	MASTER PLANNED COMMUNITY	RURAL AGRICULTURE
	AGRICULTURE RESIDENTIAL		

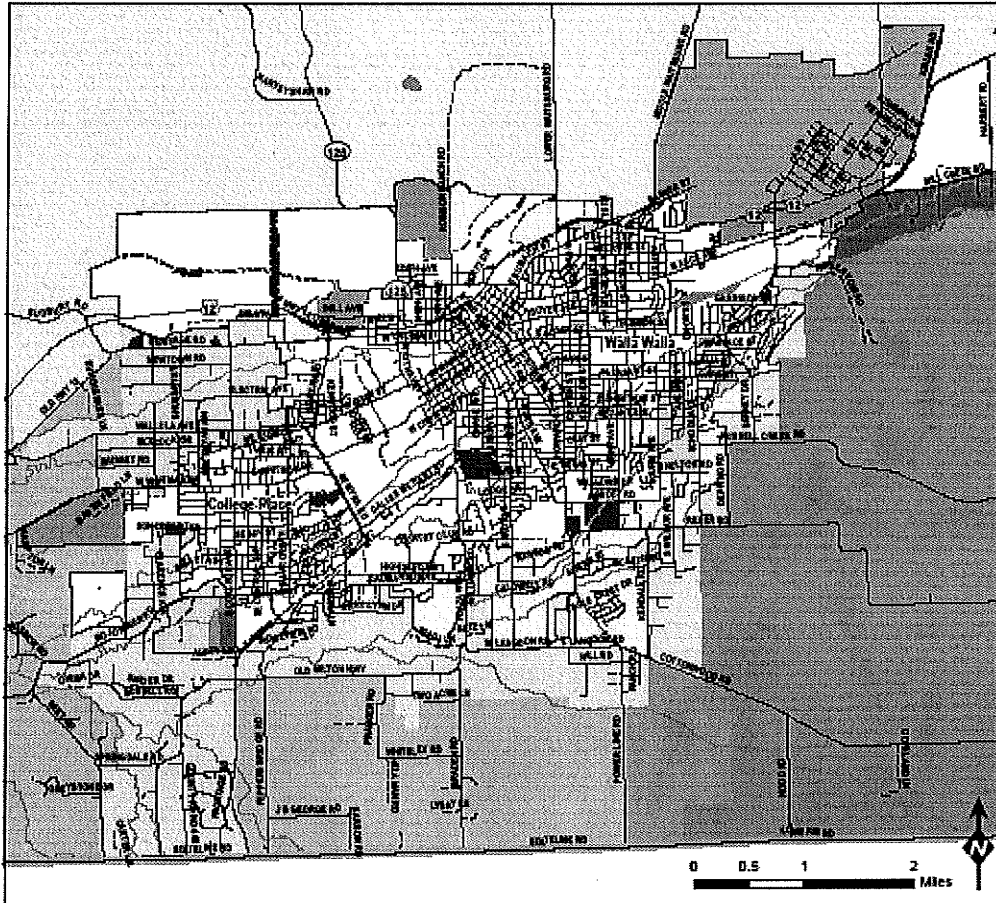
Print Date: 03/30/2011

Walla Walla Joint Community Development Agency - 65 E. Noose Street, Walla Walla WA 99062 - (509) 824-4710



County Land Use

College Place / Walla Walla Area

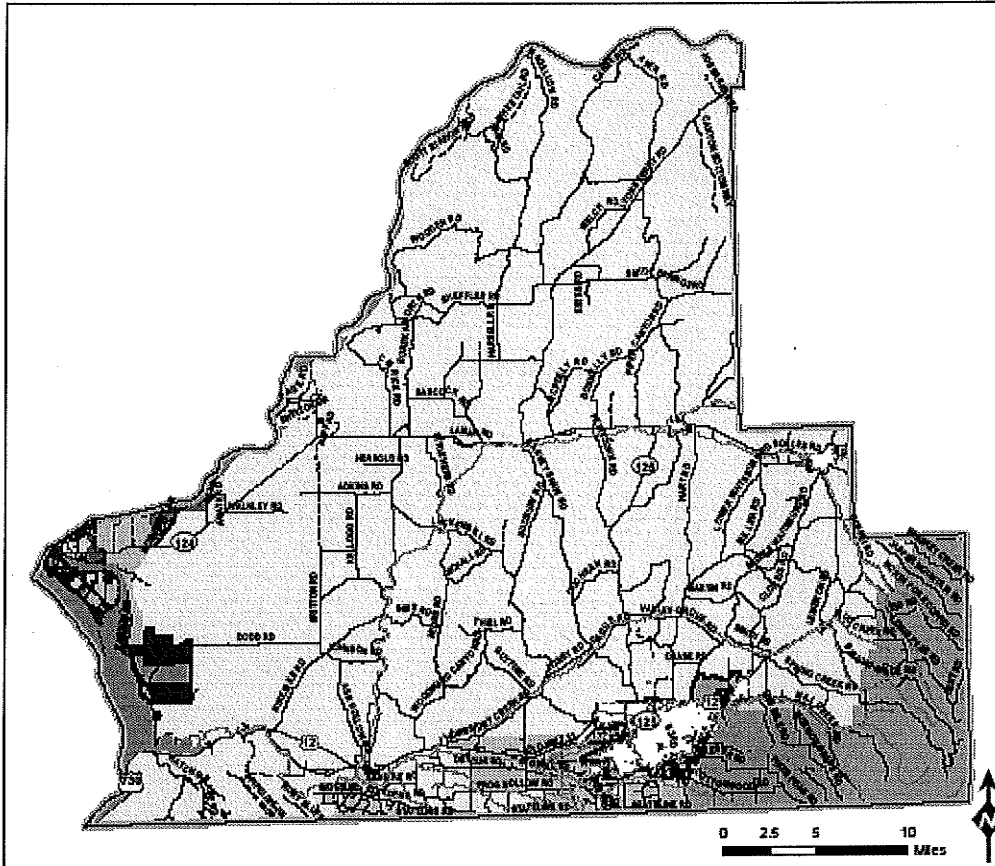


ROADS	BOUNDARIES	LAND USE DESIGNATIONS	Urban	Rural
— HIGHWAYS	□ BOUNDARIES	Resource	□ LOW DENSITY RESIDENTIAL	■ PUBLIC RESERVE
— PUBLIC ROADS	□ COUNTY BOUNDARY	■ EXCLUSIVE AGRICULTURE	■ MEDIUM DENSITY RESIDENTIAL	■ RURAL RESIDENTIAL B
--- PRIVATE ROADS		■ PRIMARY AGRICULTURE	■ MULTIPLE FAMILY RESIDENTIAL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

Print Date: 08/30/2011 Walla Walla Joint Community Development Agency - 65 E. Moore Street, Walla Walla WA 99362 - (509) 624-4710

Exhibit B

County Zoning



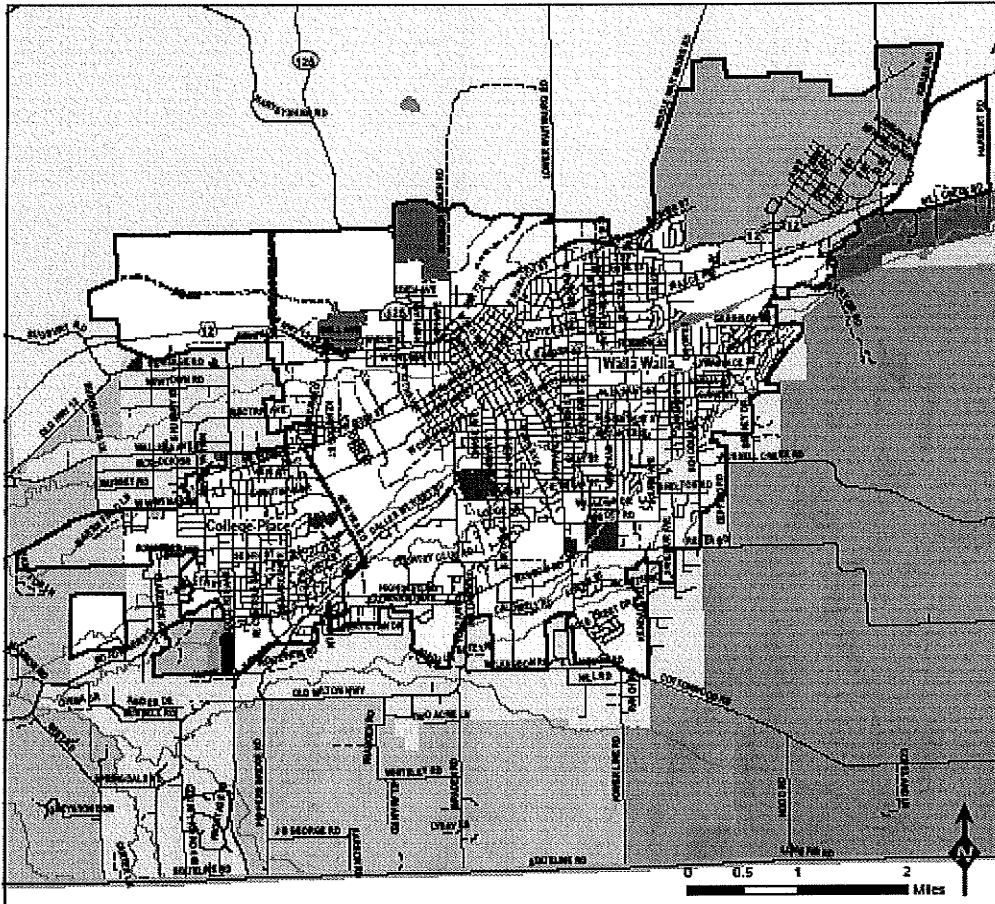
BASE MAP LAYERS	ZONING DISTRICTS	INDUSTRIAL/BUSINESS PARK	RURAL FARMWORKER COMMUNITY
RAILROADS	EXCLUSIVE AGRICULTURE 120	GENERAL COMMERCIAL	RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL
HIGHWAYS	PRIMARY AGRICULTURE 40	HIGH DENSITY COMMERCIAL	RURAL DEVELOPMENT - RESIDENTIAL
PUBLIC ROADS	GENERAL AGRICULTURE 20	URBAN COMMERCIAL	RURAL AGRICULTURE 10
PRIVATE ROADS	AGRICULTURE RESIDENTIAL 10	URBAN PLANNED COMMUNITY	RURAL AGRICULTURE 5
RIVERS/STREAMS	PUBLIC RESERVE	MULTIPLE FAMILY RESIDENTIAL	RURAL RESIDENTIAL 5
BOUNDARIES	AIRPORT DEVELOPMENT	R-03 SINGLE-FAMILY RESIDENTIAL	RURAL RESIDENTIAL MILL CREEK 5
URBAN GROWTH AREA	LIGHT INDUSTRIAL	R-72 SINGLE-FAMILY RESIDENTIAL	RURAL RESIDENTIAL 3
URBAN RURAL ACTIVITY CENTER	HEAVY INDUSTRIAL	R-08 SUBURBAN RESIDENTIAL	RURAL REMOTE 20
CITY LIMITS	INDUSTRIAL AGRICULTURE HEAVY	URBAN RESIDENTIAL	RURAL REMOTE 40
COUNTY BOUNDARY	INDUSTRIAL AGRICULTURE MIXED	RURAL ACTIVITY CENTER	

Print Date: 08/30/2011

Walla Walla Joint Community Development Agency (WVJCDA) - 65 E. Moore Street, Walla Walla WA 99362 - (509) 624-4710

County Zoning

College Place / Walla Walla Area



BASE MAP LAYERS	BOUNDARIES	ZONING DISTRICTS	ZONING DISTRICTS
— HIGHWAYS	▭ URBAN GROWTH AREA	▨ AGRICULTURE RESIDENTIAL 10	▨ MULTIPLE FAMILY RESIDENTIAL
— PUBLIC ROADS	▭ CITY LIMITS	▨ PUBLIC RESERVE	▨ R-50 SINGLE-FAMILY RESIDENTIAL
--- PRIVATE ROADS	▭ COUNTY BOUNDARY	▨ AIRPORT DEVELOPMENT	▨ R-72 SINGLE-FAMILY RESIDENTIAL
— RAILROADS	ZONING DISTRICTS	▨ HEAVY INDUSTRIAL	▨ R-96 SUBURBAN RESIDENTIAL
▨ RIVERS/STREAMS	▨ EXCLUSIVE AGRICULTURE 120	▨ LIGHT INDUSTRIAL	▨ RURAL RESIDENTIAL MILL CREEK 5
	▨ PRIMARY AGRICULTURE 40	▨ GENERAL COMMERCIAL	▨ RURAL RESIDENTIAL 5
	▨ GENERAL AGRICULTURE 20	▨ NEIGHBORHOOD COMMERCIAL	▨ RURAL REMOTE 20
		▨ URBAN PLANNED COMMUNITY	

Print Date: 08/10/2011

Walla Walla Joint Community Development Agency - 85 E. Moore Street, Walla Walla WA 99082 - (509) 824-4710

