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**ORDINANCE NO. 422 - ADOPTING A REQUEST BY MICHAEL AND
AMBROSE LOCATI TO EXPAND THE CITY OF COLLEGE PLACE URBAN
GROWTH AREA BOUNDARY AND AMEND LAND USE AND ZONING
DESIGNATIONS FROM RURAL TO URBAN DESIGNATIONS**

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 Numbers

Pages 4 and 5

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. 422

ADOPTING A REQUEST BY MICHAEL AND AMBROSE LOCATI TO EXPAND THE CITY OF COLLEGE PLACE URBAN GROWTH AREA BOUNDARY AND AMEND LAND USE AND ZONING DESIGNATIONS FROM RURAL TO URBAN DESIGNATIONS.

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.

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. Michael and Ambrose Locati requested the proposed amendment on March 29, 2013.
2. The proposed amendment expands the City of College Place's Urban Growth Area (UGA) by 4.46 acres generally located on the north side of Blalock Drive between Sterling Lane and Rima Lane. Additionally, the applicant has proposed to amend the County Comprehensive Plan land use designation from Rural Residential to Medium Density Residential and the zoning district from Rural Residential 5 to R-60. Currently, there are nine lots in this proposal and they range from .25 of an acre to .82 of an acre.
3. On May 1, 2013 the Planning Commission held a public workshop.
4. On June 4, 2013 the Board of County Commissioners held a public workshop.
5. On May 23, 2013 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
6. On June 5, 2013 the Planning Commission held a public hearing and recommended the proposed amendment be included on the County's 2013 final docket.



7. On June 10, 2013 the Board of County Commissioners concurred in the recommendation of the Planning Commission.
8. On June 11, 2013 the Department of Commerce acknowledged receiving the proposed amendment.
9. No comments were received from the Department of Commerce or any other public entity during the 60 day comment period.
10. On August 13, 2013, the Walla Walla Joint Community Development Agency issued a SEPA determination of non-significance. No appeal was filed.
11. On August 22, 2013 a Notice of Informational Public Meeting and Public Hearing was published in the Waitsburg Times, Walla Walla Union Bulletin, and Tri-City Herald.
12. On September 4, 2013 an Informational Public Meeting and Planning Commission Public Workshop were held.
13. On September 19, 2013 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union Bulletin and Tri-City Herald.
14. On October 2, 2013 the Planning Commission held the 2013 Comprehensive Plan and Development Regulations Amendment Final Docket hearing.
15. On October 7, 2013 the Planning Commission issued resolution 13-03 recommending approval of the proposed amendment.
16. On November 7, 2013 the Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin and Tri-City Herald.
17. The Board of County Commissioners held the 2013 Comprehensive Plan and Development Regulations Amendment Final Docket Hearing on November 25, 2013.

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).
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 the Washington Administrative Code.
5. Due to the small area of the UGA expansion, the likelihood of a high number of new lots is unlikely. The potential health benefit of allowing the lots to utilize the City of College Place's sewage system in an efficient manner provides the primary basis for approving this amendment.



Section III. Adoption of the Proposed City of College Place Urban Growth Area Expansion:

Based on its review of the requirements of RCW 36.70A and the Washington Administrative Code, the proposed amendment 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 amendment:

The amendment to Walla Walla County Comprehensive Land Use Map LU-1, LU-3 and applicable county zoning maps as presented to the Board of County Commissioners on this date is adopted as shown in Exhibit A. The Director of the Walla Walla Joint Community Development Agency is directed to replace the existing maps with the amended maps.

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.

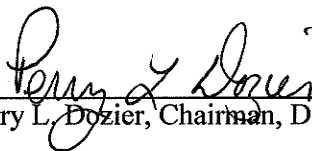
This Ordinance will be published by an approved summary consisting of the title.

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 16th day of December, 2013.

Attest:



Connie R. Vinti, Clerk of the Board



Perry L. Dozier, Chairman, District 2



James K. Johnson, Commissioner, District 1



Gregory A. Tompkins, Commissioner, District 3

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

Approved as to form

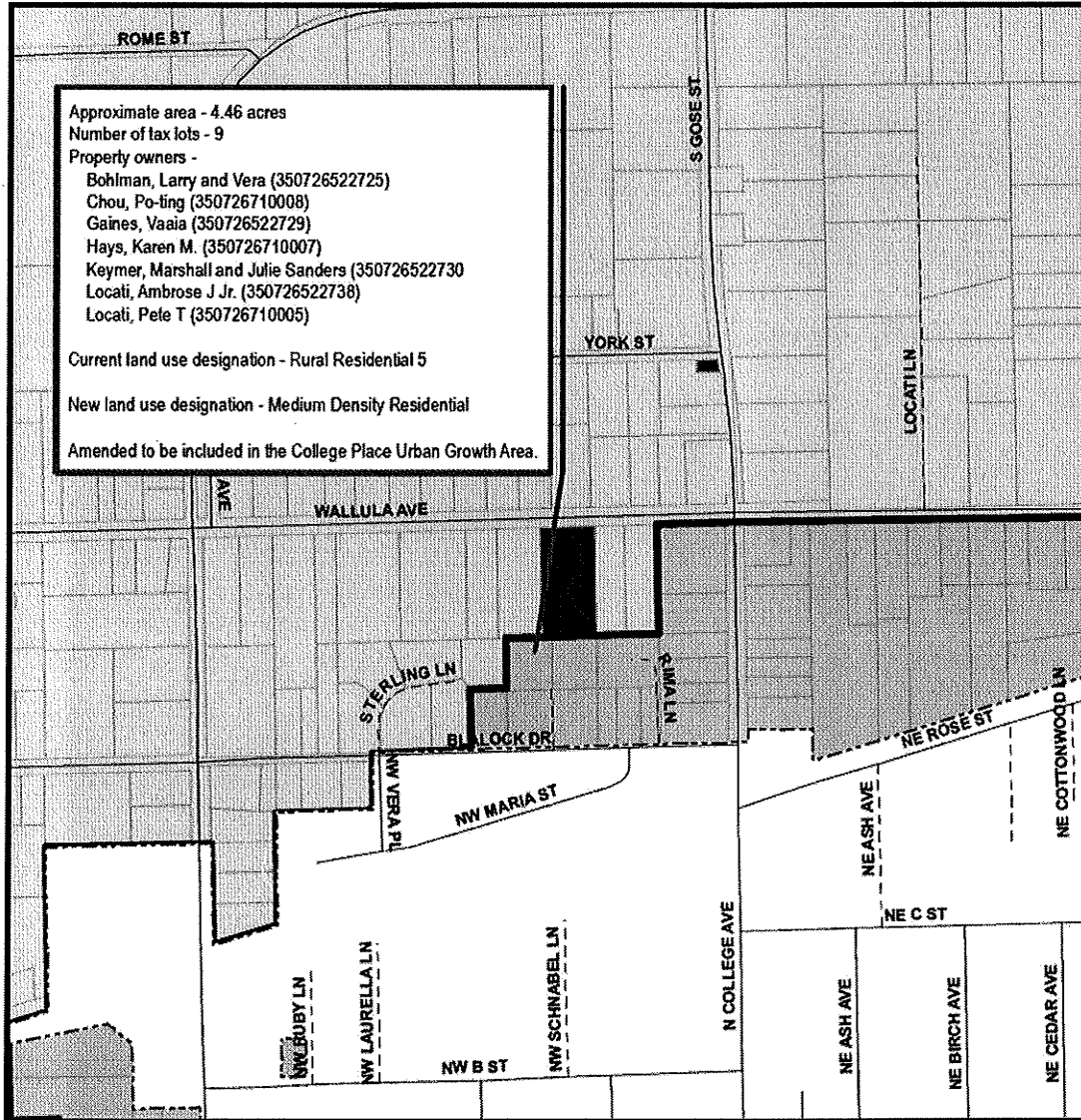


Jesse D. Nolte, Deputy Prosecuting Attorney



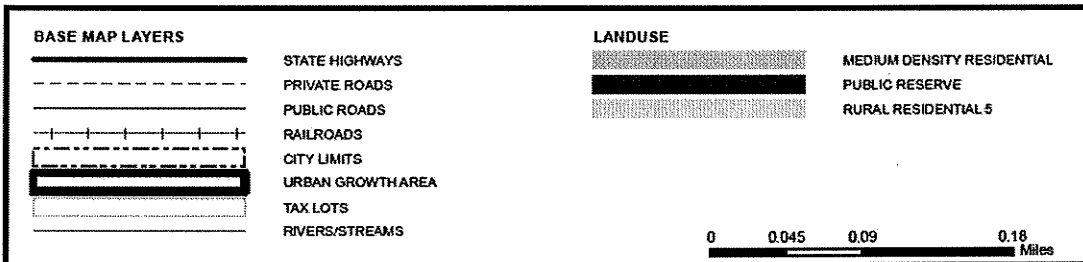
Exhibit A

Locati Land Use Map Amendment (CPA2013-002)



Approximate area - 4.46 acres
 Number of tax lots - 9
 Property owners -
 Bohlman, Larry and Vera (350726522725)
 Chou, Po-ling (350726710008)
 Gaines, Vaaia (350726522729)
 Hays, Karen M. (350726710007)
 Keymer, Marshall and Julie Sanders (350726522730)
 Locati, Ambrose J Jr. (350726522738)
 Locati, Pete T (350726710005)

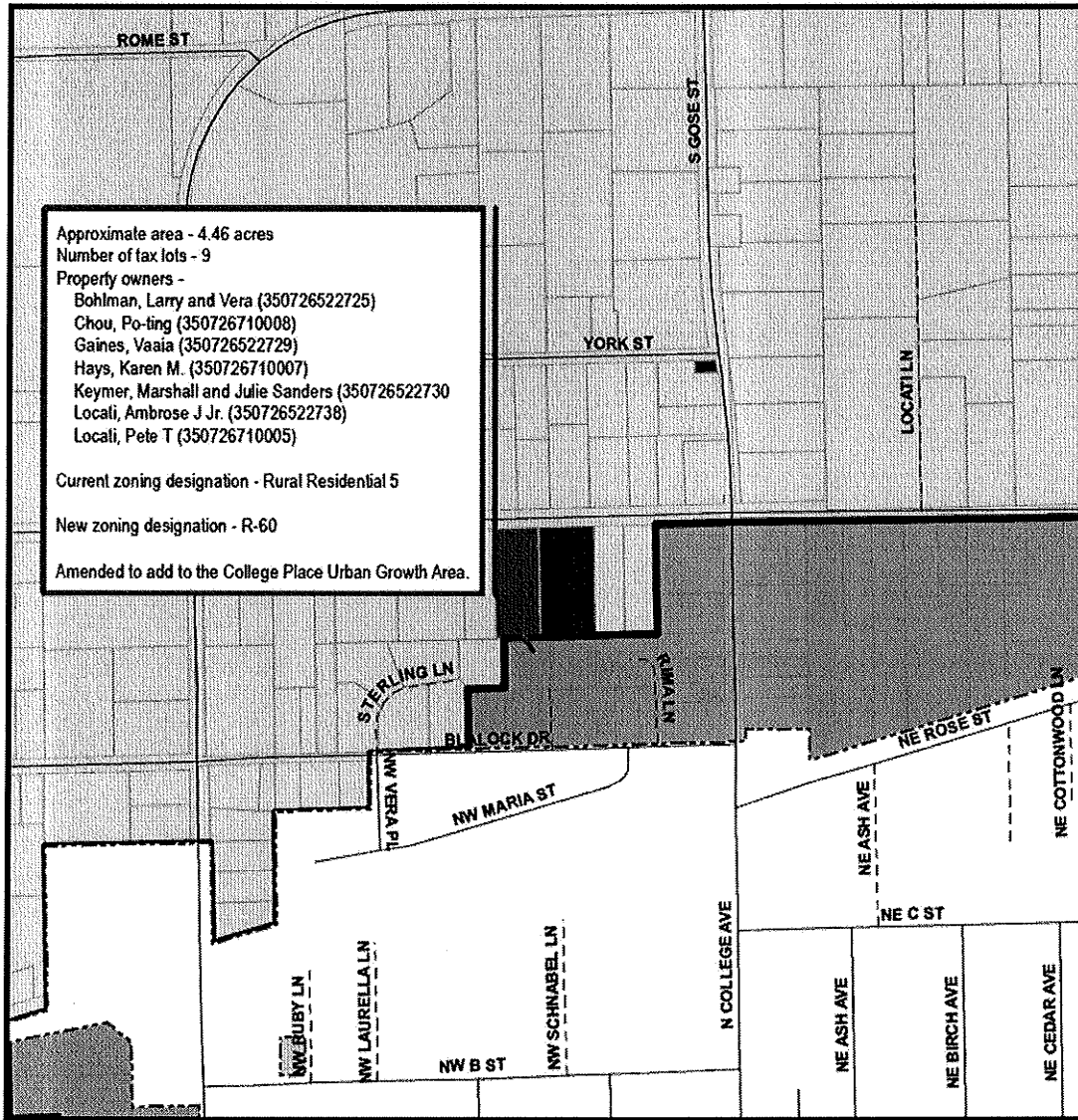
Current land use designation - Rural Residential 5
 New land use designation - Medium Density Residential
 Amended to be included in the College Place Urban Growth Area.



Print Date: 12/10/2013 Walla Walla Joint Community Development Agency (WWJCA) - 55 E. Moore Street, Walla Walla WA 99362 - (509) 524-4710

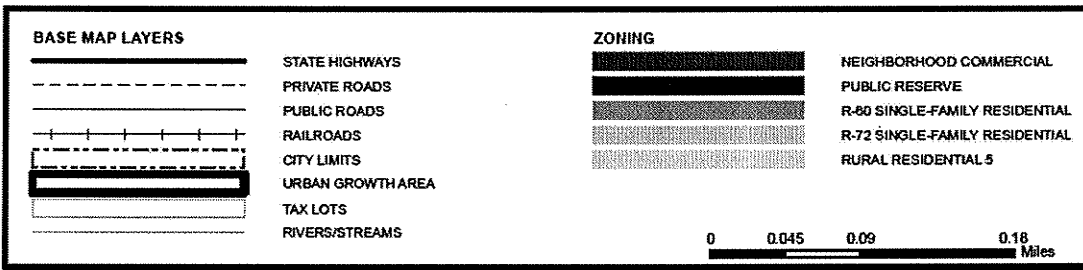


Locati Zoning Map Amendment (REZ2013-002)



Approximate area - 4.46 acres
 Number of tax lots - 9
 Property owners -
 Bohlman, Larry and Vera (350726522725)
 Chou, Po-ting (350726710008)
 Gaines, Vaia (350726522729)
 Hays, Karen M. (350726710007)
 Keymer, Marshall and Julie Sanders (350726522730)
 Locati, Ambrose J Jr. (350726522738)
 Locati, Pete T (350726710005)

Current zoning designation - Rural Residential 5
 New zoning designation - R-60
 Amended to add to the College Place Urban Growth Area.



Print Date: 12/10/2013

Walla Walla Joint Community Development Agency (WWJCDA) - 55 E. Moore Street, Walla Walla WA 99362 - (509) 524-4710

