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ORDINANCE NO. 429 - ADOPTING A REQUEST BY THE CITY OF COLLEGE PLACE TO EXPAND ITS URBAN GROWTH AREA BY 0.13 ACRES BY AMENDING COMPREHENSIVE PLAN MAP LU-1 AND MAP LU-3.

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)

n/a

Additional legal is on page ____ of document.

Assessors Parcel Numbers

n/a

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. 429

ADOPTING A REQUEST BY THE CITY OF COLLEGE PLACE TO EXPAND ITS URBAN GROWTH AREA BY 0.13 ACRES BY AMENDING COMPREHENSIVE PLAN MAP LU-1 AND MAP LU-3.

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

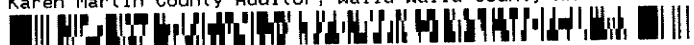
WHEREAS, RCW 36.70A.470 requires that the County include a procedure that for any interested person to suggest amendments to the comprehensive plan or development regulations, and that the amendments must be docketed and considered on at least an annual basis.

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. On October 27, 2014, the Board of County Commissioners consented to the addition of the proposed amendment to the 2014 Final Docket.
2. The City of College Place requested the proposed amendment on October 30, 2014.
3. The amendment expands the College Place Urban Growth Area (UGA) by 0.13 acres. The property in question is currently in the City of College Place's Water Service Area, but outside the Urban Growth Area. A specific land use designation and rezone of the property has not been requested by the applicant.
4. On November 18, 2014, the Department of Commerce granted expedited review of the proposed amendment.
5. On November 3, 2014, the Walla Walla Joint Community Development Agency issued a SEPA determination of non-significance. No appeal was filed.
6. On November 6, 2014, a Notice of Informational Public Meeting and Public Hearing was published in the Waitsburg Times and Walla Walla Union Bulletin.
7. On November 19, 2014, an Informational Public Meeting was held.



8. On November 19, 2014, the Planning Commission held a public hearing to consider the proposed amendments.
9. On November 19, 2014, the Planning Commission issued Resolution 14-04, recommending approval of the proposed amendment.
10. On December 4, 2014 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union Bulletin, and Tri-City Herald.
11. The Board of County Commissioners held the 2014 Comprehensive Plan and Development Regulations Amendment Final Docket Hearing on December 15, 2014.

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, as it is a technical map amendment to ensure that a public roadway is entirely within the City of College Place's Urban Growth Area.
4. The proposed amendments are in compliance with RCW 36.70A and the Washington Administrative Code.

Section III. Adoption of the Proposed City of College Place Urban Growth Area Expansion and Amended Land Use Maps:

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 adjustment of the Urban Growth Area and amendment to Walla Walla County Comprehensive Land Use Map LU-1 and LU-3 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 15th day of December, 2014.

Attest:

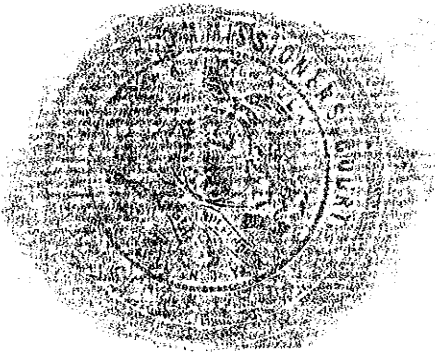
Connie R. Vinti
Connie R. Vinti, Clerk of the Board

James K. Johnson
James K. Johnson, Chairman, District 1

Perry L. Dozier
Perry L. Dozier, Commissioner, District 2

Gregory A. Tompkins
Gregory A. Tompkins, Commissioner, District 3

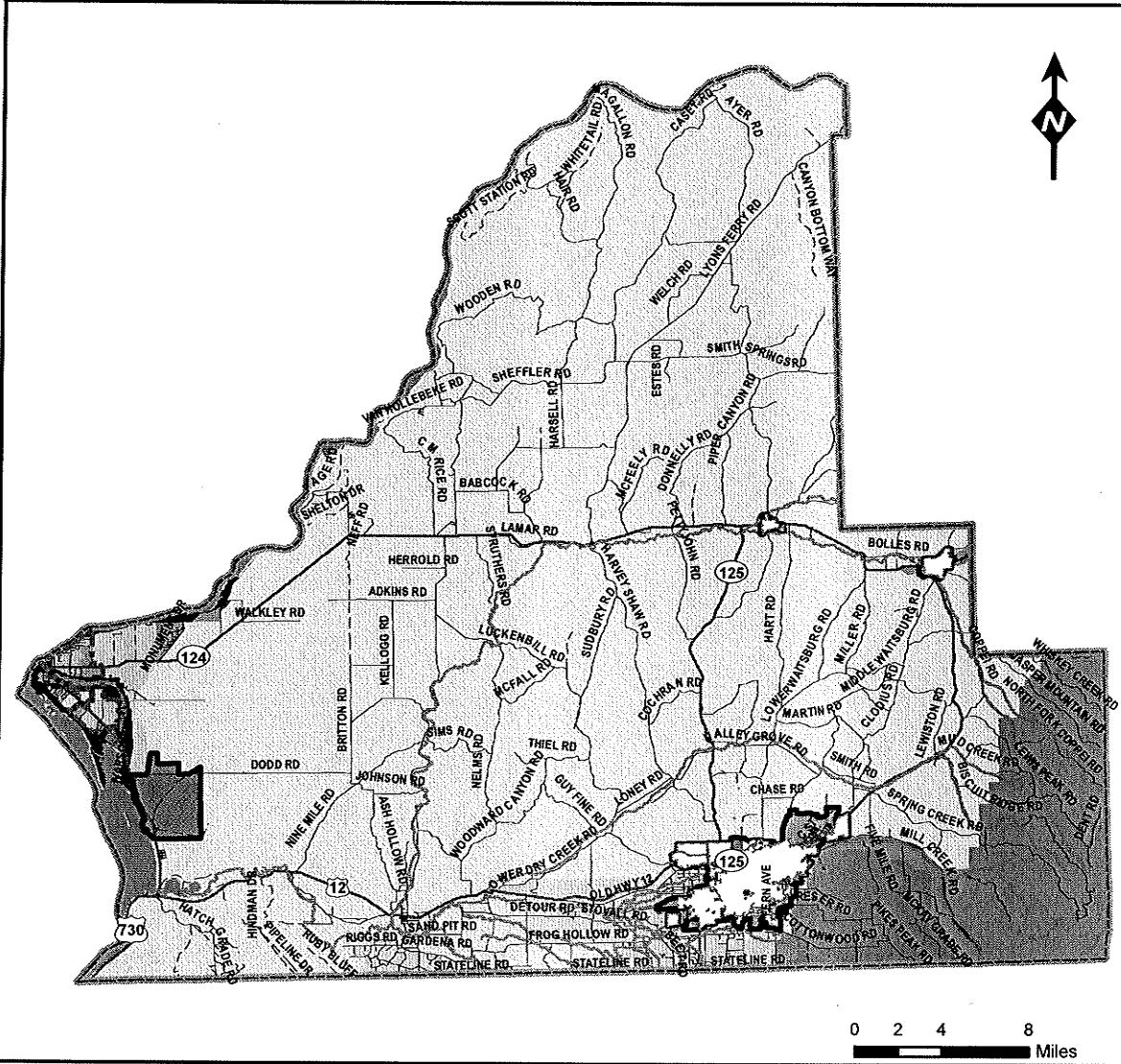
Constituting the Board of County Commissioners
of Walla Walla County, Washington



Approved as to form

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

County Land Use

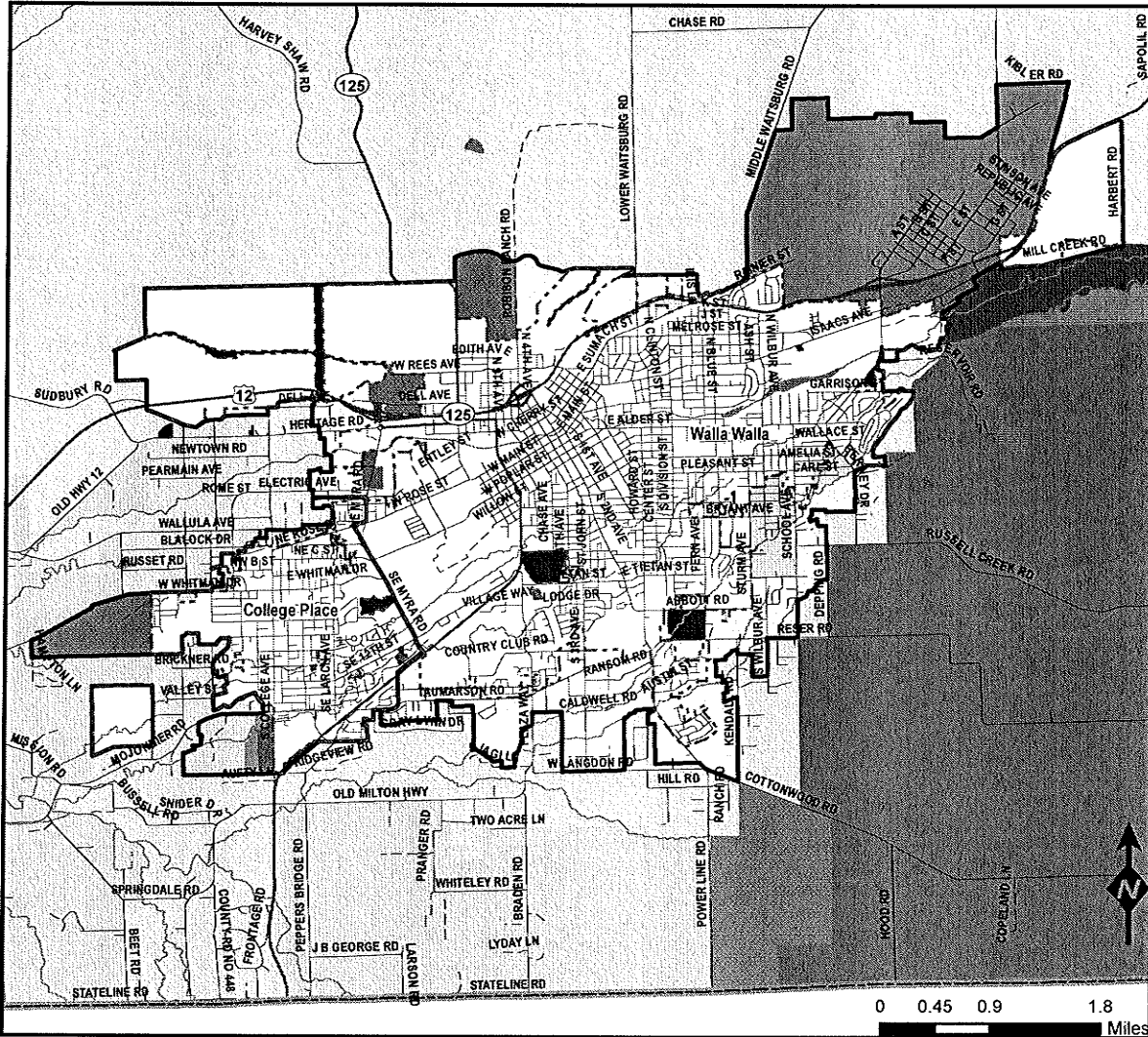


BASE MAP LAYERS	BOUNDARIES	Urban	Rural
RAILROADS	URBAN GROWTH AREA	PUBLIC RESERVE	PUBLIC RESERVE
HIGHWAYS	BURBANK RURAL ACTIVITY CENTER	AIRPORT	LAMIRD
PUBLIC ROADS	CITY LIMITS	COMMERCIAL	RURAL RESIDENTIAL 5
PRIVATE ROADS	COUNTY BOUNDARY	INDUSTRIAL	RURAL RESIDENTIAL 2-5 (BURBANK RAC)
RIVERS/STREAMS	LAND 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		



County Land Use

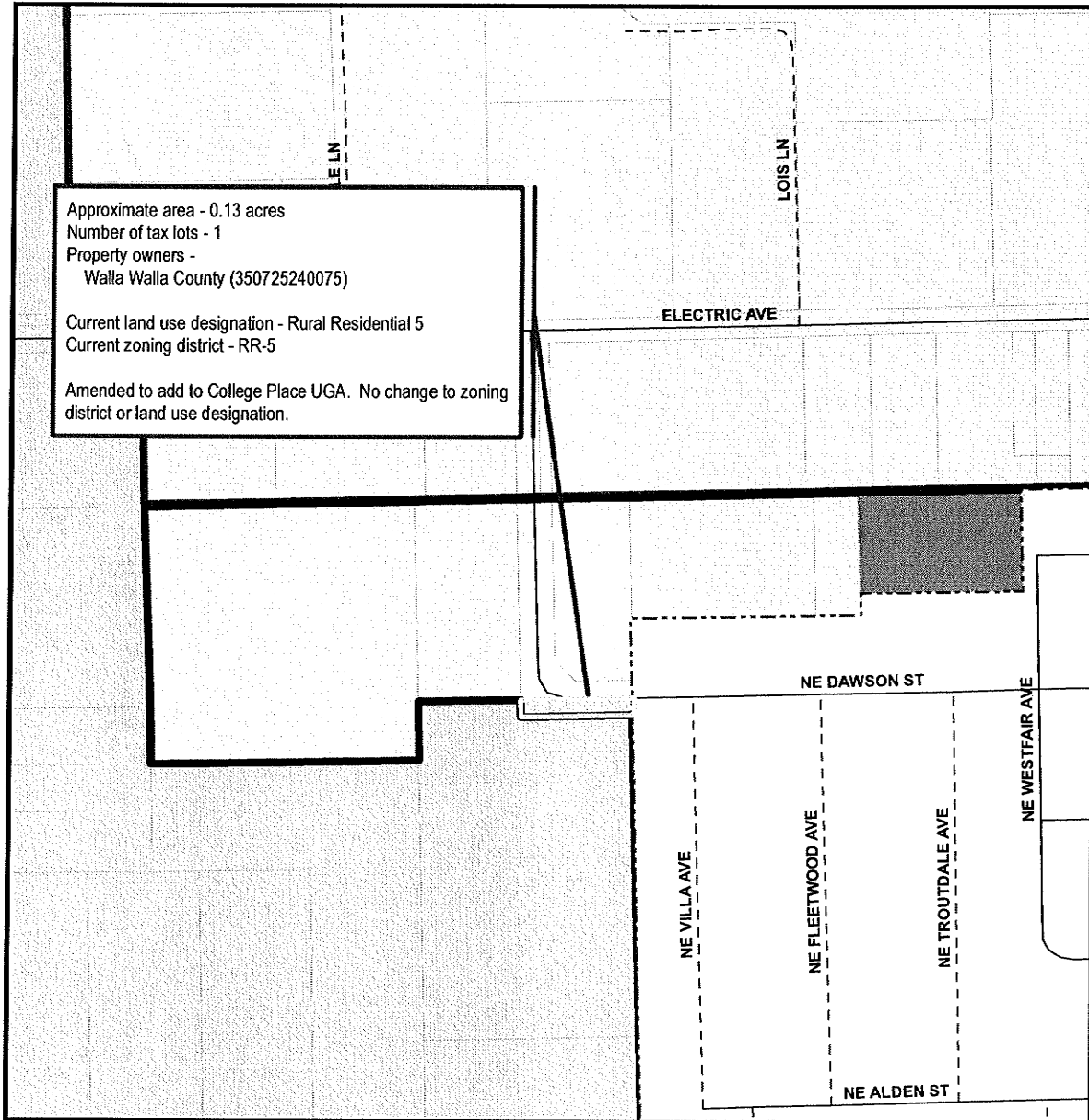
College Place / Walla Walla Area



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



College Place Land Use Map Amendment (P14-157)



BASE MAP LAYERS		LANDUSE	
	STATE HIGHWAYS		COLLEGE PLACE URBAN GROWTH AREA
	PRIVATE ROADS		WALLA WALLA URBAN GROWTH AREA
	PUBLIC ROADS		LOW DENSITY RESIDENTIAL
	RAILROADS		MULTIPLE FAMILY RESIDENTIAL
	CITY LIMITS		RURAL RESIDENTIAL 5
	TAX LOTS		
	RIVERS/STREAMS		

0 0.025 0.05 0.1 Miles

Print Date: 12/10/2014

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

