

Return Address

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

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

**ORDINANCE NO. 443 ADOPTING AN INTERIM ORDINANCE
TEMPORARILY AMENDING THE COUNTY ZONING MAP TO ASSIGN
ZONING TO TWO PARCELS RECENTLY DE-ANNEXED FROM THE
CITY OF COLLEGE PLACE, IN UNINCORPORATED 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)

n/a

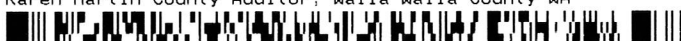
Additional legal is on page ____ of document.

Assessors Parcel Numbers

350735430057 and 350735430052

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.



ORDINANCE NO. 443

**ADOPTING AN INTERIM ORDINANCE TEMPORARILY AMENDING
THE COUNTY ZONING MAP TO ASSIGN ZONING TO TWO PARCELS
RECENTLY DE-ANNEXED FROM THE CITY OF COLLEGE PLACE, IN
UNINCORPORATED WALLA WALLA COUNTY.**

WHEREAS, the Board of County Commissioners may adopt an interim zoning map for a period of up to six months provided that the Board holds a public hearing on the proposed interim zoning map within sixty (60) days after adoption of the Ordinance (RCW 36.70A.390); and

WHEREAS, Walla Walla County Code Section 14.15.030 allows the Board of County Commissioners to amend the County development regulations more than once per year by majority vote of the Board; and

WHEREAS, the City of College Place recently de-annexed two parcels near the intersection of Grandview Avenue and Valley Street, at 1407 Grandview Avenue, identified by parcel numbers: APN 350735430057 and 350735430052; and

WHEREAS, these two parcels are within the City of College Place's Urban Growth Area; and

WHEREAS, these two parcels are without an assigned County zoning district; and

WHEREAS, Walla Walla County zoning code, Title 17, establishes zoning districts, permitted uses, and maps for Walla Walla County; and

WHEREAS, these two lots are currently vacant and used as open pasture; and

WHEREAS, medium density single-family residential zoning, such as R-60, is consistent with the City of College Place's zoning policy for areas within its UGA; and

WHEREAS, the lack of zoning on these parcels necessitates an immediate, but temporary, change in the County's zoning map to address this issue; and

WHEREAS, a SEPA checklist on this matter has been completed, and a Determination of Nonsignificance issued on May 13, 2016; and

WHEREAS, no appeal to the Determination of Nonsignificance was filed.

Now Therefore; be it **Ordained that:**



Section I. The Board of County Commissioners Makes the Following Findings of Fact:

1. Assigning zoning to these two parcels is a benefit to the County as it aligns with the County's requirement that all properties be assigned zoning, in compliance with the State's Growth Management Act.
2. The owner of these parcels cannot apply for a building permit until zoning is assigned to these parcels.
3. Notice of a Public Hearing was published in the Waitsburg Times on May 19, 2016, and in the Walla Walla Union Bulletin on May 19, 2016.
4. The Board of County Commissioners held a public hearing for this matter on May 31, 2016.

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

1. Walla Walla County is authorized by RCW 36.70A.390 to adopt interim zoning controls for a period of six months.
2. The proposed amendment is necessary to allow appropriate development of these two parcels.
3. Immediate, and temporary, action is necessary to bring these two parcels into compliance with County requirements for zoning.

Section III. Duration and Termination:

The interim requirements imposed by this Ordinance shall commence on the date of adoption of this Ordinance, and expire within six months.

Section IV. Interim Nature of Ordinance.

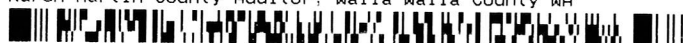
This Ordinance shall be effective only through November 30, 2016.

Section V. Public Hearing:

The Commissioners held a public hearing on May 31, 2016.

Section VI Severability:

If any section, subsection, paragraph, sentence, clause or phase 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 VII:

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

Section VIII:

Walla Walla County Zoning Map is temporarily modified as follows:

The two parcels subject to this ordinance, and identified by parcel numbers APN 350735430057 and 350735430052, are hereby assigned the zoning district of Single Family Residential (R-60).

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 31st day of May, 2016.

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

James L. Duncan

James L. Duncan, 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

