

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

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

ORDINANCE NO. 468 APPROVING A REQUEST BY JR SIMPLOT COMPANY FOR SITE-SPECIFIC COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS TO ADD A 160-ACRE PROPERTY TO THE ATTALIA INDUSTRIAL URBAN GROWTH AREA, CHANGE THE LAND USE AND ZONING DESIGNATIONS FROM PRIMARY AGRICULTURE/PA-40 TO INDUSTRIAL AGRICULTURE/IA-M, AND REMOVE THE UNIQUE LANDS DESIGNATION SHOWN ON COMPREHENSIVE PLAN MAP RL-10; AND REMOVE A 160-ACRE PROPERTY ON DODD ROAD FROM THE ATTALIA URBAN GROWTH AREA AND CHANGE THE LAND USE AND ZONING FROM INDUSTRIAL AGRICULTURE/IA-M TO PRIMARY AGRICULTURE/PA-40 (APN 310822110002 AND 310826410004).

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. 468

APPROVING A REQUEST BY JR SIMPLOT COMPANY FOR SITE-SPECIFIC COMPREHENSIVE PLAN AND ZONING MAP AMENDMENTS TO ADD A 160-ACRE PROPERTY TO THE ATTALIA INDUSTRIAL URBAN GROWTH AREA, CHANGE THE LAND USE AND ZONING DESIGNATIONS FROM PRIMARY AGRICULTURE/PA-40 TO INDUSTRIAL AGRICULTURE/IA-M, AND REMOVE THE UNIQUE LANDS DESIGNATION SHOWN ON COMPREHENSIVE PLAN MAP RL-10; AND REMOVE A 160-ACRE PROPERTY ON DODD ROAD FROM THE ATTALIA URBAN GROWTH AREA AND CHANGE THE LAND USE AND ZONING FROM INDUSTRIAL AGRICULTURE/IA-M TO PRIMARY AGRICULTURE/PA-40 (APN 310822110002 AND 310826410004).

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, 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.

NOW THEREFORE,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that:

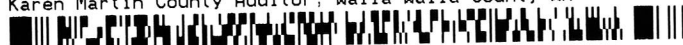
Section I. The Board of County Commissioners Makes the Following Findings of Fact:

1. On December 19, 2016, pursuant to Walla Walla County Code (WWCC) Title 14, the Board of County Commissioners established the criteria and deadline (March 31, 2017) for applications to be included on the 2017 Preliminary Docket of Comprehensive Plan and development regulations amendments.
2. On May 25, 2017, the Walla Walla County Community Development Department received applications from JR Simplot Company (CPA17-002, REZ17-002) to amend the County's zoning map and the Comprehensive Plan land use map.
3. The proposed map amendments impact two parcels which are both owned by JR Simplot Company and 160-acres in area. The amendments add a 160-acre property (Parcel A – APN 310822110002) to the Attalia Industrial Urban Growth Area (UGA) and change the land use and zoning designations from Primary Agriculture/PA-40 to Industrial Agriculture/IA-M. The amendments also remove the Unique Lands designation shown on Comprehensive Plan Map RL-10 from Parcel A. This property is located north of the existing UGA boundary and north



of Dodd Road. Secondly, the amendments remove a 160-acre property (Parcel B - APN 310826410004) on Dodd Road from the Attalia Urban Growth Area and change the land use and zoning from Industrial Agriculture/IA-M to Primary Agriculture/PA-40.

4. On June 26, 2017, the Board of County Commissioners reviewed the amendment applications in an open public meeting.
5. On June 26, 2017, the Board of County Commissioners passed Resolution 17-181 setting a public hearing for July 17, 2017 to receive public testimony and consider whether the applications by JR Simplot Company should be added to the 2017 Final Docket.
6. On June 27, 2017, a Notice of Public Hearing was published on the Community Development Department website.
7. On June 28, 2017, a Notice of Public Hearing was mailed to the applicant and property owners within 500 feet of the subject property.
8. On June 29, 2017, a Notice of Public Hearing was published in the Waitsburg Times, the Walla Walla Union Bulletin, and the Tri-City Herald.
9. On July 11, 2017, the Board received a staff report from Community Development Department staff that noted that the Board has authority under WWCC 14.10.060E(1) and 14.15.060E(1) to add or subtract proposed amendments from the Planning Commission's recommended final docket after conducting a public hearing. The staff report noted that the Board also has authority under WWCC 14.10.060(E)(2) to initiate an amendment by majority vote, even after the final docket is set.
10. The County has not adjusted the Urban Growth Area boundary of the Attalia UGA in more than five years.
11. On July 24, 2017, the Board of County Commissioners concurred with the findings of fact and conclusions of law in the July 11, 2017 Staff report and set the 2017 Final Docket of Comprehensive Plan and development regulations via Resolution 17-197 to include the JR Simplot Company applications (CPA17-002, REZ17-002).
12. On August 2, 2017, the Planning Commission reviewed and discussed the amendment applications and background materials in a workshop meeting, which was open to the public.
13. On September 6, 2017, the Planning Commission reviewed and discussed the amendment applications and background materials in workshop meeting, which was open to the public.
14. On September 18, 2017, the Department of Commerce acknowledged receiving the proposed amendment. The Department of Commerce did not comment on the proposed amendment.
15. On September 19, 2017, SEPA Determination of Non-significance was issued by the Community Development Director.
16. On September 19, 2017, a Notice of Informational Public Meeting and Public Hearing was published on the Community Development Department website.



17. On September 20, 2017 a Notice of Informational Public Meeting and Public Hearing was mailed to parties of record and property owners located within 500-feet of the property.
18. On September 21, 2017, a Notice of Informational Public Meeting and Public Hearing was published in the Waitsburg Times and Tri-City Herald.
19. On September 22, 2017, a Notice of Informational Public Meeting and Public Hearing was published in the Walla Walla Union Bulletin and Tri-City Herald.
20. On October 4, 2017 an Informational Public Meeting was held by Community Development Department staff.
21. On October 4, 2017 a public hearing was held by the Planning Commission.
22. On October 4, 2017, after closing the public hearing, the Planning Commission voted 5-1, with one member abstaining, to recommend approval of the applications by the Board of County Commissioners. This recommendation was documented in Planning Commission Resolution No. 17-04 which was signed by the Chairman of the Planning Commission on October 30, 2017. The resolution states that that "the applications by J.R. Simplot Company (CPA17-002/REZ17-002) should be approved because it is consistent with the Comprehensive Plan and will result in no net difference of land in the UGA and agricultural lands designation, therefore not impacting population projections and not resulting in less land being preserved for agricultural uses."
23. On October 31, 2017, Community Development Department Staff presented the Planning Commission's recommendations to the Board of County Commissioners in a workshop meeting.
24. On November 7, 2016, the Board of County Commissioners adopted Resolution 17-292, setting a public hearing on this application for November 27, 2017.
25. A Notice of Public Hearing was issued by the Community Development Department. This notice was published, posted and mailed as required by WWCC Title 14, however, the notice listed the wrong time for the hearing.
26. On November 27, 2017, the Board of County Commissioners held a Public Hearing as required by WWCC 14.10.070C(2) and 14.15.070C(2). Staff presented the Planning Commission's recommendation that the Board of County Commissioners approve the applications by J.R. Simplot Company. One member of the public spoke against the application; there was no further testimony. Because of the public notice error, the Board continued the public hearing to allow for another hearing to be scheduled. The Board also considered submitted written public comments.
27. A continued public hearing was scheduled for December 12, 2017.
28. On November 29, 2017, a Notice of Public Hearing for the continued public hearing was mailed to parties of record and property owners of record within 500-feet of the property. This notice was emailed to the applicant on November 28, and published in the Walla Walla Union



Bulletin and Waitsburg Times on November 30. The notice was published on the Community Development Department website on November 29 and in the Tri-City Herald on December 1. On November 29, the notice was published on the property.

29. On December 12, 2017, the Board of County Commissioners held the continued Public Hearing. There was testimony in support of the application from the several of the Applicant's representatives and the Port of Walla Walla. The same member of the public who spoke against the application at past hearings, also testified in opposition. There was no further testimony.
30. On December 12, 2017, after closing the public hearing, the Board of County Commissioners voted unanimously to concur with the Planning Commission's recommendation to approve the amendments and to direct staff to prepare an ordinance for adoption.

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

1. With regard to the Comprehensive Plan amendment criteria in WWCC 14.10.070(B)(3):
 - a. *The amendment meets a definable public need; and*
Discussion: The amendments meet a definable public need to encourage economic development in Walla Walla County, while still adequately conserving agricultural land. The proposed swap of two parcels of equal area will not result in a net reduction of agricultural land of long-term commercial significance being preserved. However, the swap will enable the applicant to develop Parcel A, which is a more appropriate location for industrial development, within the Attalia urban growth area (UGA). Parcel A has better access to rail, is more difficult to farm due to its shape, and is generally better suited for industrial development. Parcel B is better suited for agricultural uses due to its shape and less suited for industrial development due to its distance from rail and the challenges of being located next to the feedlot and animal processing facility that have created odor/air quality issues.

As the Attalia UGA has not been amended in more than five years, the Board concludes that there is a public need to amend the UGA at this time.

- b. *The public need was not recognized in the existing comprehensive plan due to:*
 1. *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
 2. *An error in development of the comprehensive plan as it currently exists; and***Discussion:** The private development that has occurred in the Attalia UGA represents a changed condition and has resulted in odor/air quality issues. Also, the applicant presented information on soil characteristics, crop history and crop yields on both properties which indicate that the designation of Parcel A as "unique land" was likely in error and is no longer appropriate. The Unique Land designation was based on the 1991 Resource Lands Technical Advisory Committee Report, which was adopted by the County in 1992 with Resolution 92-028. That designation was based on the definitions contained in 7 CFR 657.5(b), which states that Unique Farmland includes land that is used for specific high

value food and fiber crops, with examples being citrus, tree nuts, olives, cranberries, fruit and vegetables. The 1991 report indicated that orchard land and vineyard land were included as Unique Lands. The October 4, 2017 Staff Report to the Planning Commission stated that the County had previously removed “Unique Land” designations after reviewing crop histories of parcels. The Staff Report stated that it would be helpful if the Applicant provided a crop history. In response, the Applicant provided a crop history of Parcel A dating back to 1990. No vineyards or orchards were present on the site. With exception of asparagus being grown as a crop between 1996 through 2004 on Parcel A, the crop types on Parcel A and Parcel B are very similar. At the December 12, 2017 hearing, Simplot representative Vic Conrad stated that the asparagus had been grown when the crop was commercially processed in Dayton, which no longer has an asparagus processor. Parcel B’s crop yields for similar crops often outpaced the yields for Parcel A. The parcels were often planted in different crops each year, but, as an example in 2008, Shepody Potatoes were grown on both parcels. Field 12 of Parcel A yielded 26.67 tons per acre, while Parcel B yielded 28.12 tons per acre. Similarly, in 2015 when both parcels were planted in Sweet Corn, Parcel B had a higher yield. Parcel A has also had rotating hay and alfalfa crops, but the Board finds that those crops and other crops listed in the Parcel A’s crop history are not “unique” crops in Walla Walla County for the purposes of 7 CFR 675.5 (b). Therefore, it is appropriate to remove the Unique Lands designation for Parcel A.

- c. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*

Discussion: The Board concurs with the Planning Commission in finding that the application complies with the Comprehensive Plan and countywide planning policies. Specifically, the Board finds that the proposed amendments are consistent with Comprehensive Plan Policy LU-10 which directs the County to “designate areas for industrial development in the vicinity of existing industrial development” and Policy ED-10 to “encourage new and expanding business and industries that provide sufficient income for wage-earners to afford the cost of living in the county.” The Board also finds the amendments to be consistent with Countywide Planning Policy 1.16 which states that “in order to maintain a sufficient tax base to support essential government services, economic development efforts to diversify and expand basic manufacturing and service related jobs are available.” The Attalia site has proven to be an important economic asset for the County, providing a tax base for the County and jobs for County residents and residents in the nearby Tri-Cities. In regard to designation of Parcel B for agriculture, the Board finds this to be consistent with the goals and policies of Chapter 6.

- d. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies; and*

Discussion: The applications only impact two parcels owned by JR Simplot Company and would not require amendment of policies or other areas of the Comprehensive Plan.

- e. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*

Discussion: The GMA allows for counties to amend the Comprehensive Plan annually. The Growth Management Act also requires the County to carefully review designations and de-designations of Agricultural land. Parcel A's inclusion in the Attalia UGA and removal of the PA-40 designation will result in Parcel A no longer being treated as agricultural land of long term commercial significance. Under WAC 365-190-050, the County first needs to review the County-wide and area-wide impact of de-designating agricultural land. In this case, there is no County-wide or area-wide impact of de-designating Parcel A. Parcel A will be de-designated as agricultural land of long term commercial significance, but Parcel B will be designated as Agricultural land of long term commercial significance. As noted above, Parcel B, which is currently not designated agricultural land, appears to have higher crop yields than Parcel A. The Board concludes that as Parcel B has equal or higher crop values as Parcel A, there will be no county-wide impact from the de-designation of Parcel A. Furthermore, Simplot's intent to build an agricultural processing facility on Parcel A will, if realized, strengthen the agricultural economy, allowing farmers in the area to more efficiently market their crops.

After finding that there is no county-wide impact of de-designating Parcel A, the Board also finds that Parcel A is well suited, as an individual parcel, for inclusion in the Attalia UGA. It is adjacent to the Attalia UGA and close to existing rail tracks, satisfying criteria in WAC 365-190-050 (3)(c)(iv) and(v). As noted by Applicant's representative Vic Conrad at the December 12, 2017 hearing, there is an adjacent rail system, and electric, natural gas and road systems are nearby, and there are nearby farm grounds to serve as wastewater land application sites. As detailed in the memorandum from November 16, 2017 supplied by the Applicant, the soil types on Parcel A are not markedly "better" than those on Parcel B: "An even closer look at the soils on Parcel A rated as Farmland of Statewide Importance shows these soils to have a Class VIe capability rating for agriculture, which is a lower (worse) rating than the Class IVe capability ratings for each of the other soils on the parcel or for those soils on Parcel B." November 16, 2017 Anderson Perry Memo, page 2. Conrad also stated that Parcel A, with two irrigation pivots, is less efficiently irrigated than Parcel B. The applicant's consulting engineer, John Wells, stated at the December 12, 2017 hearing that providing rail infrastructure to Parcel A would be more cost effective than providing rail lines to Parcel B. Connecting rail to Parcel B would take approximately three miles of new track, which would disrupt five irrigation circles and 25 acres of currently farmed land. The Board concurs that Parcel B is more commercially significant farm ground than Parcel A, particularly in light of the two irrigation circles on Parcel A.

The Board finds that the exchange of the two 160-acre parcels will result in an amount of agricultural lands sufficient to maintain and enhance the viability of the agricultural industry in the County. There will be no-net loss of farmland, and it appears that the more productive parcel will be protected as agricultural land by being designated as PA-40. Since the exchange of parcels will potentially result in the building of a food processing

plant, the exchange will likely strengthen the agricultural economy in accordance with WAC 365-190-050(5).

2. With regard to the site-specific land use map amendment criteria in WWCC 14.10.070(B)(4):
 - a. The subject parcel(s) is suitable for development under the requested land use designation and the zoning standards of one or more potential implementing zoning district(s); and
Discussion: The Board has found that Parcel A is generally suitable for development under the Industrial Agriculture – Mixed land use designation. The site has access to rail, is close to Highway 12, has access to utilities, and has other characteristics necessary for this type of development. At the time of project application, additional site-specific considerations will have to be evaluated. The Board has found that Parcel B is suitable for development and use under the Primary Agriculture land use designation. The site has a long history of being used to grow crops.
 - b. The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area and
Discussion: The Board finds that it is unlikely that the amendment will create pressure to change the land use designation of nearby or adjacent properties.
 - c. The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area.
Discussion: The Board does not find that the proposed amendments would be likely to adversely affect the adequacy of existing or planned public facilities and services in the area. Future project applications for Parcel A will also have to be reviewed under the County's development regulations and the State Environmental Policy Act (SEPA).
3. With regard to the rezone criteria in WWCC 14.15.070(B)(3):
 - a. Criteria: The amendment is consistent with the comprehensive plan; and
Discussion: The Comprehensive Plan land use map amendments are approved as stated herein, based on the criteria in WWCC Chapter 14.10 stated above; therefore, the proposed rezone is consistent with the Comprehensive Plan. The proposed zoning designations for each parcel is appropriate based on the proposed land use designations in the Comprehensive Plan Amendment application.
 - b. Criteria: The amendment meets a definable public need; and
Discussion: As stated above under (1), the Board has found the amendments to meet a definable public need.
 - c. Criteria: The amendment is in the long term interest of the County.
Discussion: The zoning map amendments are in the long-term interest of the County. Allowing urban industrial development on Parcel A is in the economic interest of the County. Assigning Primary Agriculture zoning to Parcel B ensures that the County will conserve the same amount of land for agricultural uses in future. No evidence has been presented to indicate that Parcel B has been or will be any less productive resource land,

so there is not expected to be an impact on the County's long term commercial agricultural economy. The swap of parcels, which are equal in size, will allow the property owner to potentially build a food processing plant, which will provide an outlet for agricultural production.

4. With regard to the rezone criteria in WCCC 14.09.010(B):

1. Criteria: Is consistent with the goals and policies in the land use, rural and resource lands, and/or Burbank subarea plan elements of the comprehensive plan including the land use maps; and

Discussion: The Board finds the proposal to be consistent with the goals and policies of the Comprehensive Plan.

2. Criteria: Is consistent with WCCC Title 16 Subdivisions, Title 17 Zoning, Title 18 Environment, the Walla Walla County Shoreline Master Program and other applicable land use laws and policies of Walla Walla County; and

Discussion: The Community Development Director has issued a SEPA Determination of Non-Significance on the proposal as required under Title 18. The property is not within jurisdiction of the Shoreline Master Program. The proposal is not inconsistent with Title 16, Title 17 or Title 18. The existing use of both properties, agriculture, is consistent with the proposed zoning. Per WCCC 17.16.014, the "growing of crops" is a permitted use in both the PA-40 and the IA-M districts.

3. Criteria: Is not materially detrimental to uses or property in the immediate vicinity of the proposed rezone and to the general public; and

Discussion: The Board does not find that the proposal would be materially detrimental to uses or property in the immediate vicinity although the rezone would make it possible for Parcel A to be developed with non-resource uses, which are likely be more intensive. Future project applications for Parcel A will also have to be reviewed under the County's development regulations and the State Environmental Policy Act (SEPA).

4. Criteria: Does not create excessive additional requirements at public cost for public facilities and services; and

Discussion: The Board does not find that the proposal would create any immediate requirements for public facilities or services although the rezone would make it possible for Parcel A to be developed with non-resource uses, which may be more intensive. Parcel B, however, would no longer be able to be developed for industrial development under IA-M zoning. As described above, the map amendments are a swap, which does not result in any increase in the amount of land reserved for agricultural uses or any increase in the amount of land planned for urban industrial development.



5. Criteria: Is warranted:

- a. To achieve consistency with the comprehensive plan; or
- b. To meet county population and/or employment projections because of a need for additional property in the proposed zoning district; or
- c. Because there are changed conditions since the zoning in the area was adopted to warrant the proposed rezone. "Changed conditions" include public improvements, permitted private development or other conditions or circumstances affecting the subject property that have undergone substantial and material changes not anticipated or contemplated when the zoning and/or subarea plan was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.

Discussion: The rezones are necessary to achieve consistency with the Comprehensive Plan amendments approved herein. As described above, the proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.10.070(B)(3), 14.10.070(B)(4), 14.15.070(B)(3), and 14.090.010(B). The Board concludes that the proposed amendments are consistent with these criteria.

5. The proposed amendments are consistent with the Walla Walla County Comprehensive Plan, and will result in no net difference of land in the UGA, and no-net loss of lands in agricultural lands designation, therefore not impacting population projections, and not resulting in less land being preserved for agricultural uses.
6. As proposed, the amendments are not likely to have a significant adverse impact on public welfare and safety.

Section III. Adoption of the proposed zoning and land use map amendments.

Based on its review of the requirements of RCW 36.70A and the Walla Walla County Code, the proposed amendment prepared by the applicant, staff analysis, and the recommendation by the Planning Commission, the Board of County Commissioners hereby approves the following proposed Comprehensive Plan and Zoning Map amendments

Amendments to Walla Walla County Comprehensive Land Use Maps RL-10, LU-1 and LU-2 and applicable County Zoning maps, as presented to the Board of County Commissioners on this date, are adopted as shown on the attached maps. The Director of the Walla Walla County Community Development Department is directed to replace the existing maps with the amended maps.

Section IV. Effective Date and Savings.

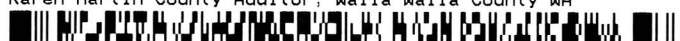
This Ordinance is effective upon signing.

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 26th day of December, 2017.

Attest:

Diane L. Harris

Diane L. Harris, Acting Clerk of the Board



Approved as to form

Jesse D. Nolte

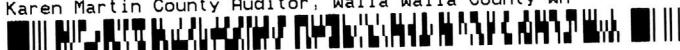
Jesse D. Nolte, Deputy Prosecuting Attorney

James L. Duncan
James L. Duncan, Chairman, District 3

James K. Johnson
James K. Johnson, Commissioner, District 1

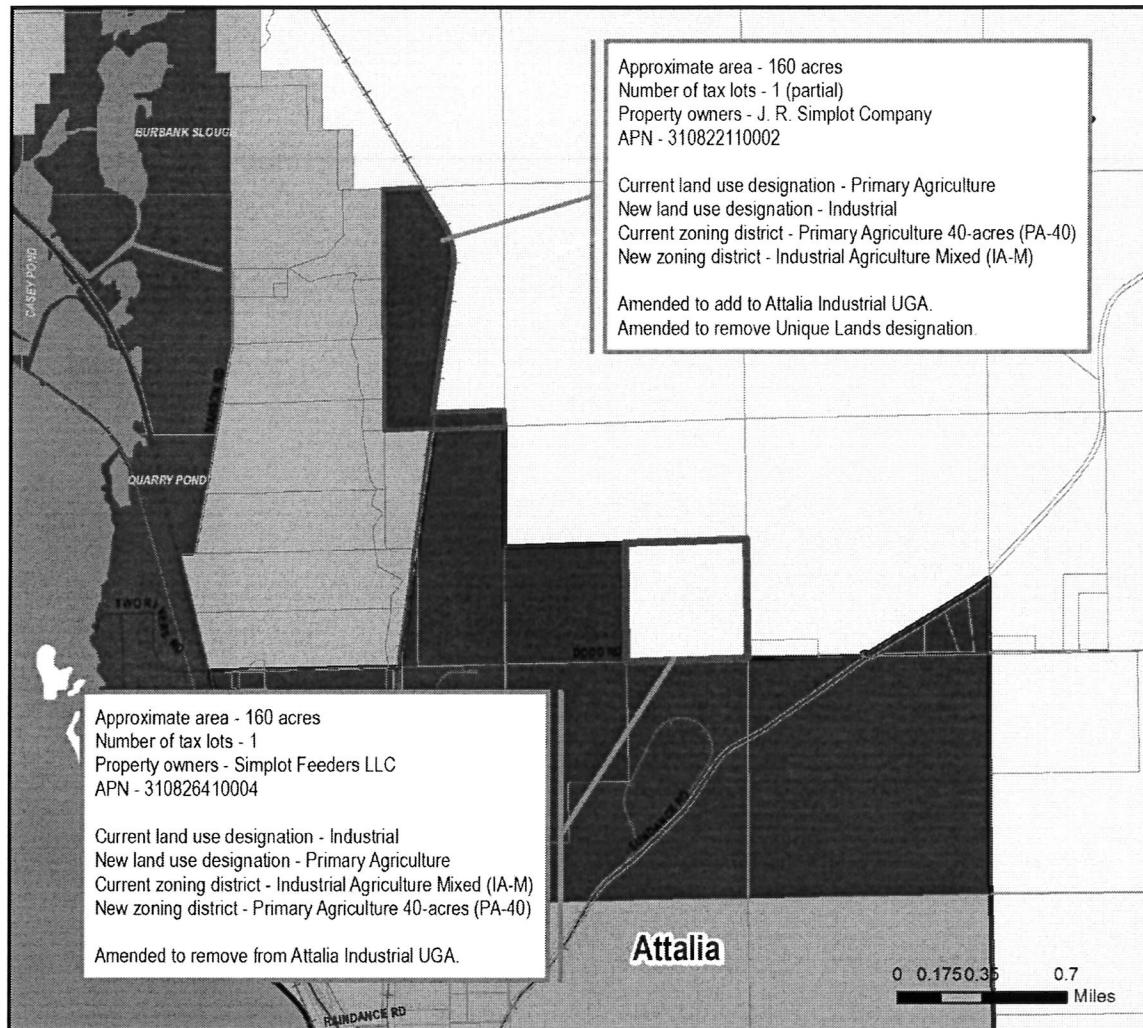
Todd L. Kimball
Todd L. Kimball, Commissioner, District 2

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



J.R. Simplot Company

Zoning Map Amendments (REZ17-002)



ROADS

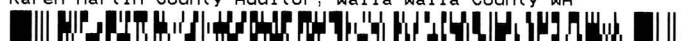
— HIGHWAYS
 --- PUBLIC ROADS
 --- PRIVATE ROADS
 + RAILROADS
 ■ RIVERS/STREAMS

BOUNDARIES

■ URBAN GROWTH AREA
 ■ TAXLOTS
 ■ COUNTY BOUNDARY

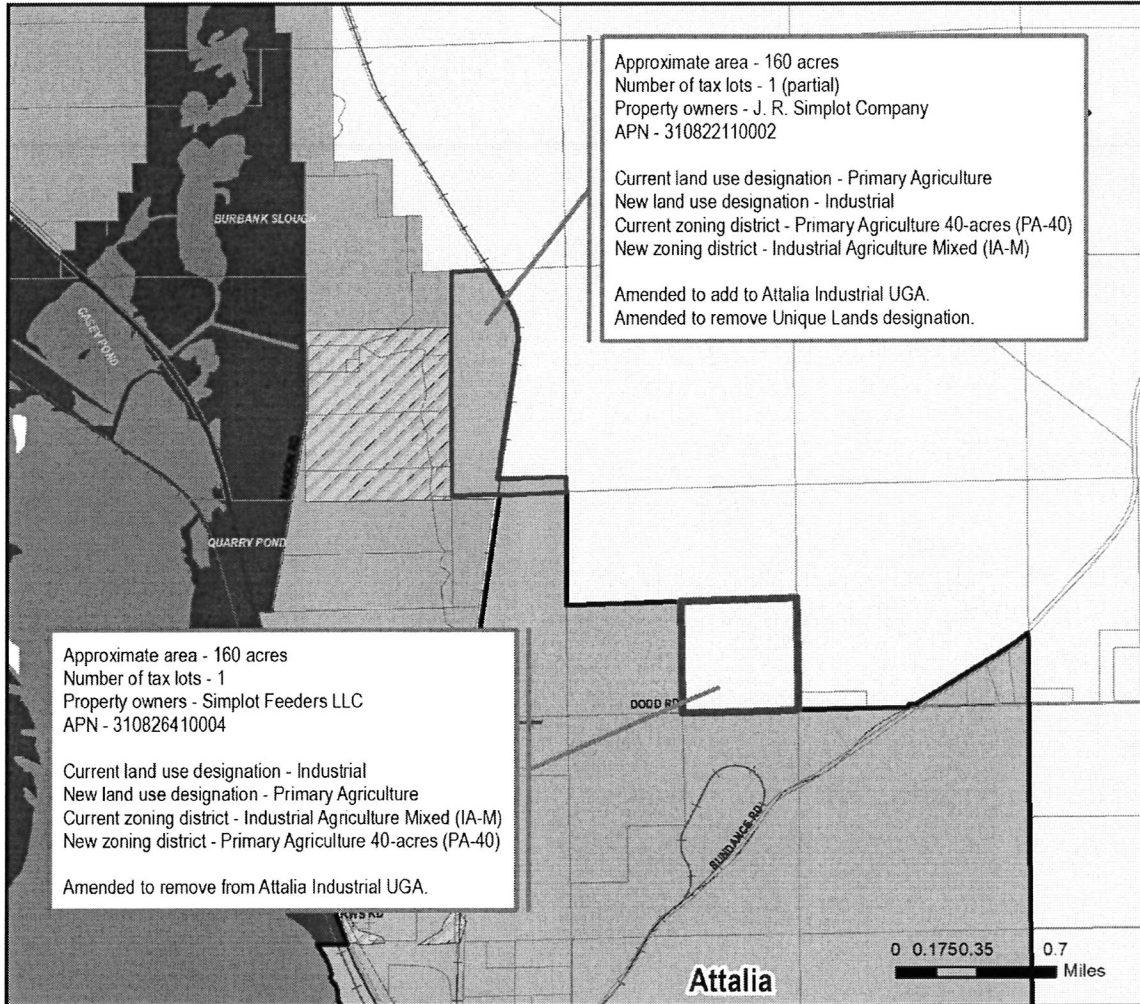
ZONING DISTRICTS

■ AGRICULTURE RESIDENTIAL 10
 ■ INDUSTRIAL AGRICULTURE HEAVY
 ■ INDUSTRIAL AGRICULTURE MIXED
 ■ PRIMARY AGRICULTURE 40
 ■ PUBLIC RESERVE



J.R. Simplot Company

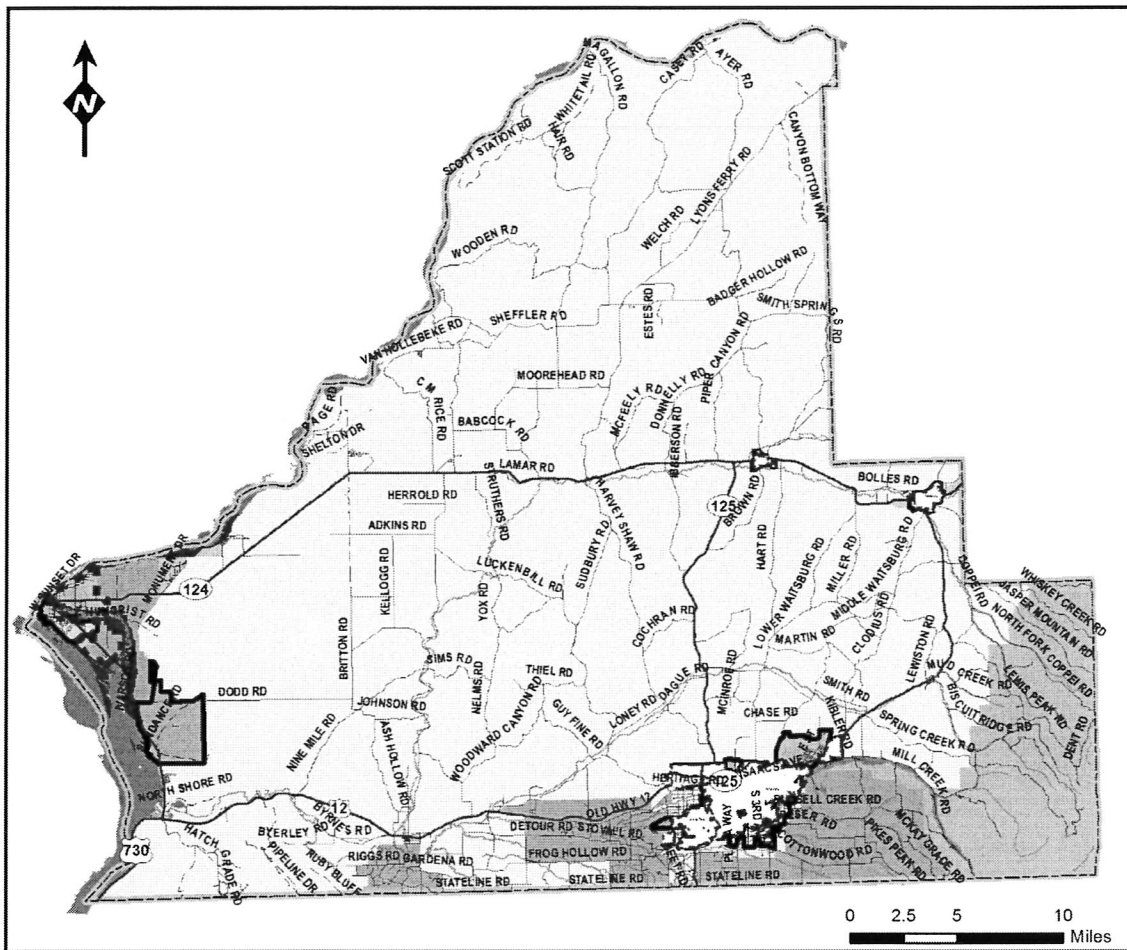
Land Use Map Amendments (CPA17-002)



- | | | |
|------------------|---------------------|------------------------------|
| ROADS | BOUNDARIES | LAND USE DESIGNATIONS |
| — HIGHWAYS | — URBAN GROWTH AREA | — AGRICULTURE RESIDENTIAL |
| — PUBLIC ROADS | — TAXLOTS | — INDUSTRIAL |
| — PRIVATE ROADS | — COUNTY BOUNDARY | — PRIMARY AGRICULTURE |
| — RAILROADS | | — PUBLIC RESERVE |
| — RIVERS/STREAMS | | — UNIQUE LANDS |



County Land Use

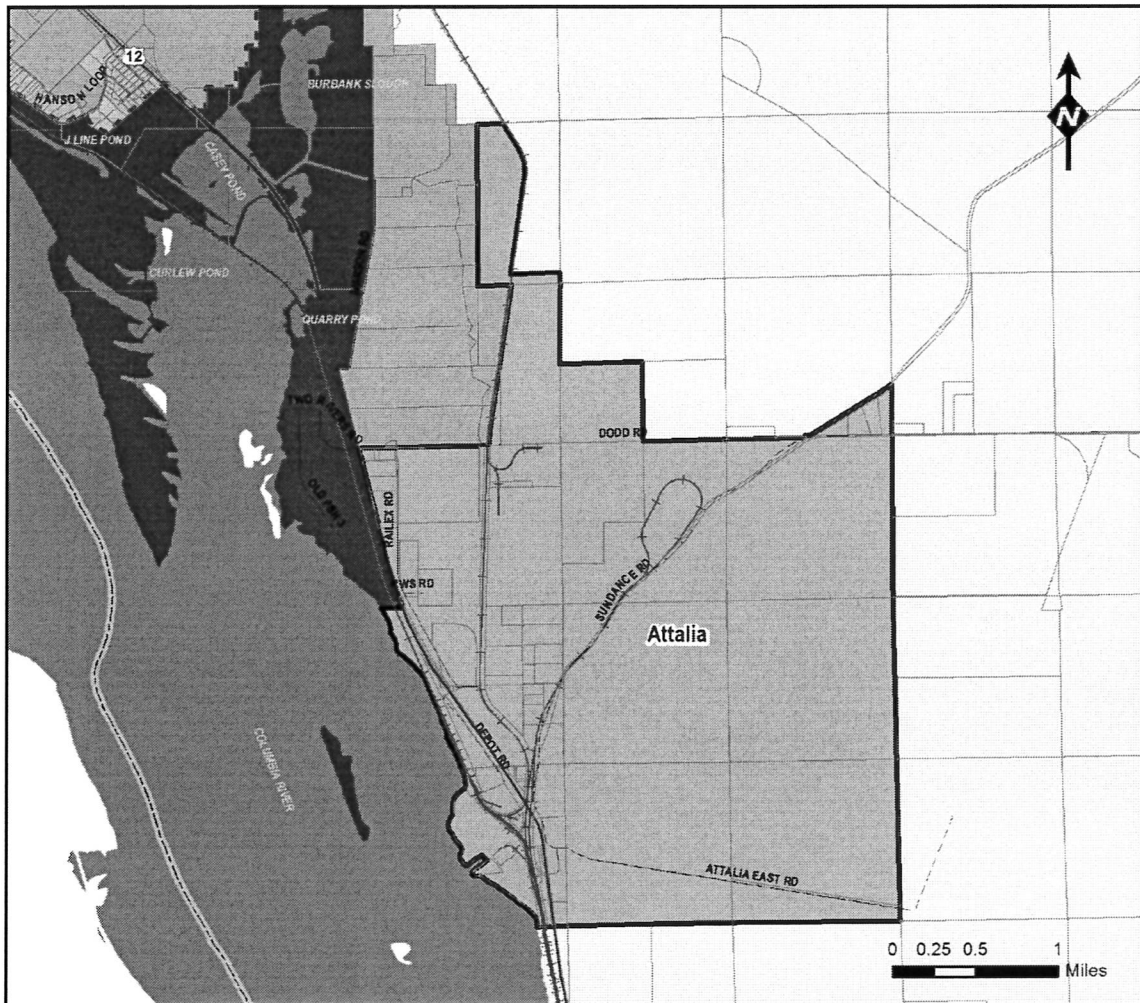


ROADS	BOUNDARIES	Urban	Rural
— HIGHWAYS	URBAN GROWTH AREA	PUBLIC RESERVE	PUBLIC RESERVE
— PUBLIC ROADS	BURBANK RURAL ACTIVITY CENTER	AIRPORT	LAMIRO
— PRIVATE ROADS	CITY LIMITS	COMMERCIAL	RURAL RESIDENTIAL 5
— RAILROADS	COUNTY BOUNDARY	INDUSTRIAL	RURAL RESIDENTIAL 2-5 (BURBANK RAC)
■ RIVERS/STREAMS		RESIDENTIAL SINGLE FAMILY	RURAL RESIDENTIAL MILL CREEK
	LAND USE DESIGNATIONS	LOW DENSITY RESIDENTIAL	RURAL ACTIVITY CENTER
	Resource	MEDIUM DENSITY RESIDENTIAL	RURAL FARM WORKER COMMUNITY
	■ EXCLUSIVE AGRICULTURE	MULTIPLE FAMILY RESIDENTIAL	RURAL REMOTE
	■ PRIMARY AGRICULTURE	MASTER PLANNED COMMUNITY	RURAL AGRICULTURE
	■ GENERAL AGRICULTURE		
	■ AGRICULTURE RESIDENTIAL		



County Land Use

Attalia Industrial Area



ROADS

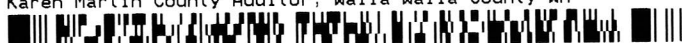
- HIGHWAYS
- PUBLIC ROADS
- PRIVATE ROADS
- RAILROADS
- RIVERS/STREAMS

BOUNDARIES

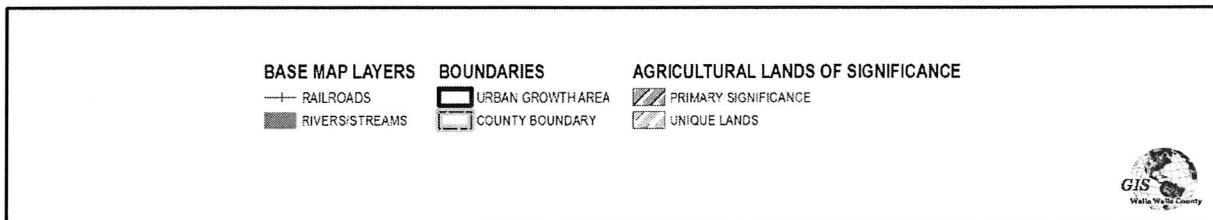
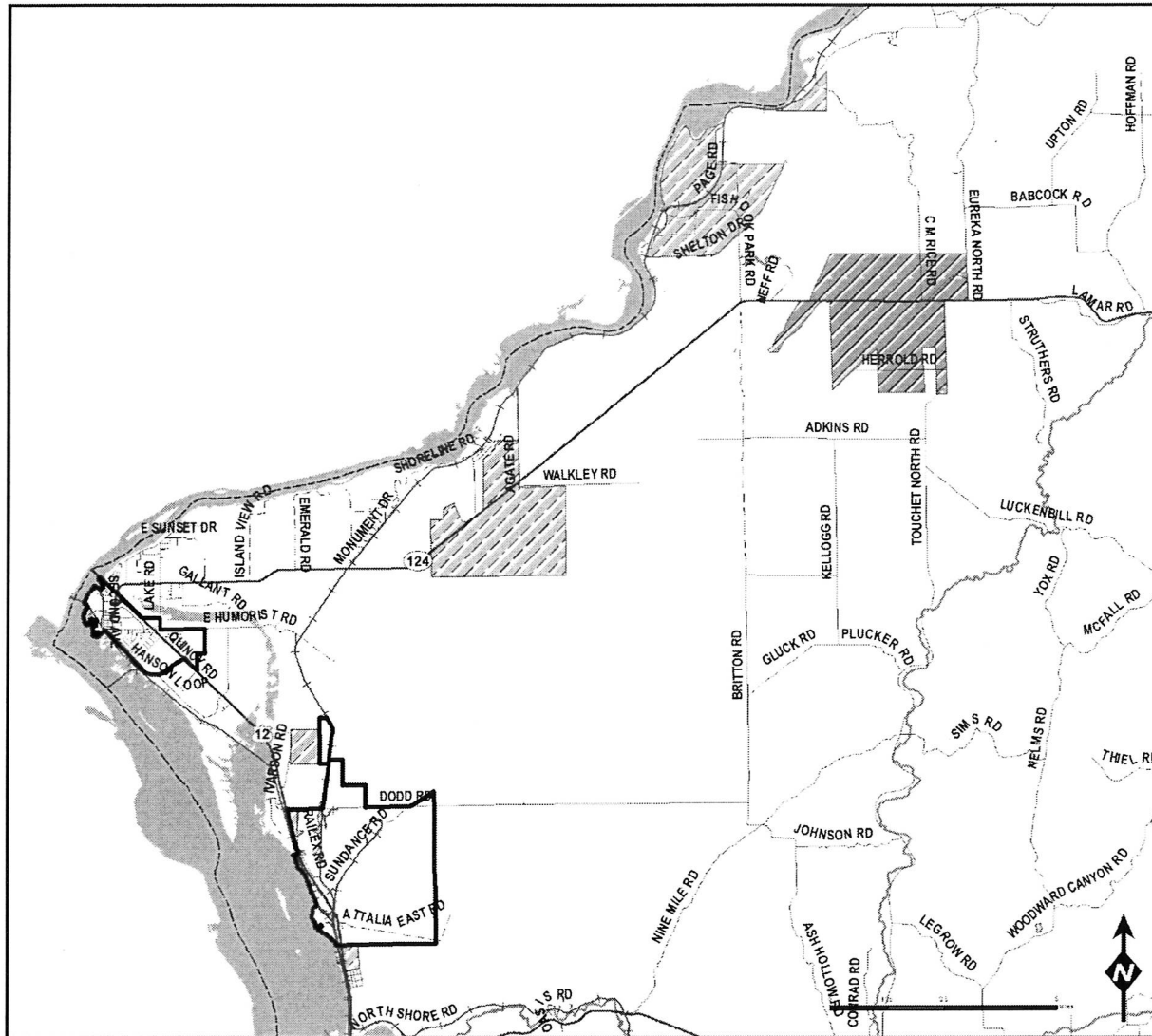
- URBAN GROWTH AREA
- BURBANK RURAL ACTIVITY CENTER
- TAXLOTS
- COUNTY BOUNDARY

LAND USE DESIGNATIONS

- AGRICULTURE RESIDENTIAL
- INDUSTRIAL
- PRIMARY AGRICULTURE
- PUBLIC RESERVE
- RURAL AGRICULTURE
- RURAL RESIDENTIAL 2-5 (BURBANK RAC)



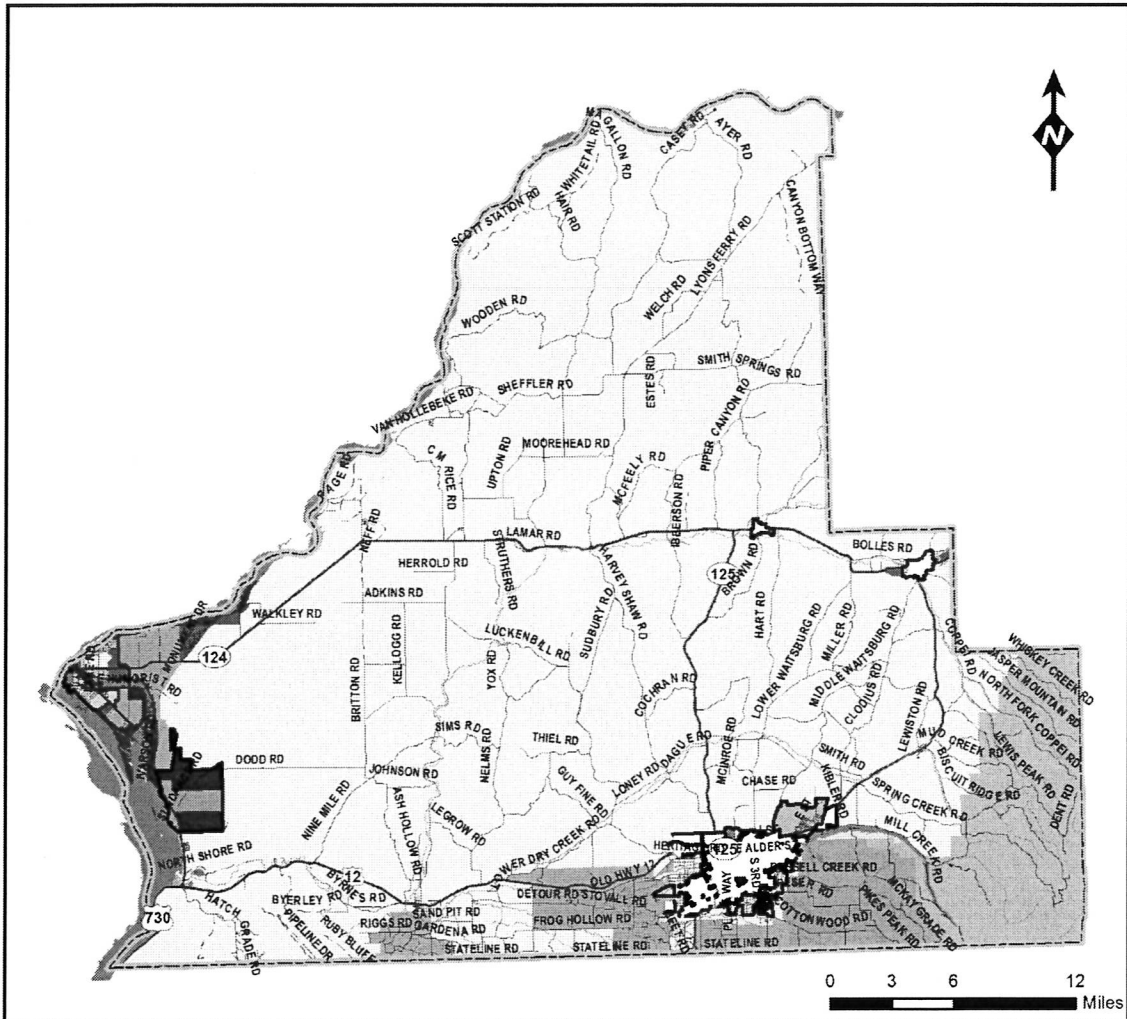
Lands of Primary Significance and Unique Lands, Western County



Print Date: 12/21/2017

Walla Walla County Community Development Department - 310 W. Poplar, Walla Walla WA 99362 - (509) 524-2610

County Zoning



BASE MAP LAYERS

- RAILROADS
- HIGHWAYS
- PUBLIC ROADS
- PRIVATE ROADS
- RIVERS/STREAMS
- URBAN GROWTH AREA
- BURBANK RURAL ACTIVITY CENTER
- COUNTY BOUNDARY

ZONING DISTRICTS

- AGRICULTURE RESIDENTIAL 10
- AIRPORT DEVELOPMENT
- BURBANK COMMERCIAL
- BURBANK RESIDENTIAL
- EXCLUSIVE AGRICULTURE 120
- GENERAL AGRICULTURE 20
- GENERAL COMMERCIAL
- HEAVY INDUSTRIAL
- INDUSTRIAL AGRICULTURE HEAVY
- INDUSTRIAL AGRICULTURE MIXED
- INDUSTRIAL/BUSINESS PARK
- LIGHT INDUSTRIAL
- MULTIPLE FAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- PRIMARY AGRICULTURE 40

PUBLIC RESERVE

- R-60 SINGLE-FAMILY RESIDENTIAL
- R-72 SINGLE-FAMILY RESIDENTIAL
- R-96 SUBURBAN RESIDENTIAL
- RURAL ACTIVITY CENTER
- RURAL AGRICULTURE 10
- RURAL AGRICULTURE 5
- RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL
- RURAL DEVELOPMENT - RESIDENTIAL
- RURAL FARMWORKER COMMUNITY
- RURAL REMOTE 20
- RURAL REMOTE 40
- RURAL RESIDENTIAL 2
- RURAL RESIDENTIAL 5
- RURAL RESIDENTIAL MILL CREEK 5
- URBAN PLANNED COMMUNITY

Print Date: 12/21/2017

Walla Walla County Community Development Dept. - 310 W. Poplar Street, Suite 200, Walla Walla WA 99362 - (509) 524-2610

