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ORDINANCE NO. 498 AN ORDINANCE AMENDING WALLA WALLA COUNTY COMPREHENSIVE PLAN LAND USE MAPS BSA-1, LU-1, AND LU-2 TO REZONE 10 ACRES OWNED BY ANDREW LANDRAM, LOCATED AT 3296 HANSON LOOP ROAD; ASSIGNING THE RURAL RESIDENTIAL 2-5 ACRES LAND USE DESIGNATION; AND CHANGING THE ZONING FROM RURAL AGRICULTURE 5 TO RURAL RESIDENTIAL 2 (DOCKET NO. CPA22-001/REZ22-001).

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.

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**BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON**

ORDINANCE NO. 498

AMENDING WALLA WALLA COUNTY COMPREHENSIVE PLAN LAND USE MAPS BSA-1, LU-1, AND LU-2 TO REZONE 10 ACRES OWNED BY ANDREW LANDRAM, LOCATED AT 3296 HANSON LOOP ROAD; ASSIGNING THE RURAL RESIDENTIAL 2-5 ACRES LAND USE DESIGNATION; AND CHANGING THE ZONING FROM RURAL AGRICULTURE 5 TO RURAL RESIDENTIAL 2 (DOCKET NO. CPA22-001/REZ22-001).

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 2022 County Comprehensive Plan and Development Regulations Final Docket was established to include applications CPA22-001/REZ22-001; and

WHEREAS, the Walla Walla County Planning Commission Resolution No. 23-01, adopted after public hearings by the Planning Commission held on August 3, 2022, recommended the Board of County Commissioners approve the application by Andrew Landram, docket No. CPA22-001/REZ22-001; and

WHEREAS, the Board of County Commissioners held a public hearing on May 1, 2023 to consider the request and to receive public comment pursuant to WWCC 14.09.010(B), 14.10.070(C)(2) and 14.15.070(C)(2); and

WHEREAS, the Board of County Commissioners voted unanimously on May 1, 2023, to approve the proposed site-specific land use map amendment and rezone pursuant to WWCC 14.09.010(B), 14.10.070(C)(2) and 14.15.070(C)(2); and

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 February 7, 2022, pursuant to WWCC Title 14, the Board of County Commissioners established the criteria and deadline (March 31, 2022) for applications to be included on the 2022 Preliminary Docket of Comprehensive Plan and development regulations amendments.

2. On March 29, 2022, a Comprehensive Plan amendment application (CPA22-001), a rezone application (REZ22-001), and a SEPA Environmental Checklist (SEPA22-011) were submitted to the Community Development Department by the property owner.
3. The subject property is described in the legal description provided by the applicant in their application packet (Exhibit D) and includes two tax parcels (APN 310817510092 and 310817510093). The amendments are shown on the maps in Exhibit A of this Ordinance.
4. In applications CPA22-001 and REZ22-001 the applicant proposed to change the land use designation of the property from Rural Agriculture 5-10 acres to Rural Residential 2-5 acres and change the zoning from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).
5. On June 1, 2022, the Planning Commission reviewed the application materials in workshop at their regular public meeting.
6. On July 6, 2022, the Planning Commission reviewed the application materials in workshop at their regular public meeting.
7. On July 22, 2022, a Notice of Public Hearing was posted on the Community Development Department website.
8. On July 22, 2022, the notice was distributed to parties of record and property owners within 500-feet of the site.
9. On July 24, 2022, the notice was published in the Walla Walla Union Bulletin and Tri-City Herald.
10. On August 3, 2022, the Planning Commission held a public hearing to consider applications CPA22-001 and REZ22-001 and whether they should be included on the 2022 Final Docket; there was no public comment on this proposal.
11. On August 3, 2022, after conducting a public hearing the Planning Commission voted unanimously to recommend to the Board of County Commissioners that the application be placed on the 2022 Final Docket; this was documented in Planning Commission Resolution 22-001.
12. On September 6, 2022, the Board of County Commissioners reviewed the amendment application and the Planning Commission's recommendation regarding this application in an open public meeting.
13. On September 6, 2022, the Board of County Commissioners concurred with the recommendation of the Planning Commission and established the 2022 Final Docket of Comprehensive Plan and development regulations amendments, to include the application by Andrew Landram (CPA22-001/REZ22-001).
14. On January 2, 2023, copies of the proposed amendments were sent to the Department of Commerce to begin the required 60-day review period.
15. On March 1, 2023, a SEPA Determination of Non-Significance was issued by the County's SEPA Responsible Official, the Community Development Department Director (File SEPA22-011) for the applications. This threshold determination was filed with the Washington State Department of Ecology; emailed to consulting local and state agencies; mailed to parties of record and the applicant; emailed to interested parties; published in the Walla Walla Union Bulletin, The Times (Waitsburg), and Tri-City Herald; and posted on the Community Development Department website.



16. On March 1, 2023, the Community Development Department received a letter from the Washington State Department of Commerce acknowledging completion of its review of this application. This letter did not include any comments concerning this proposal.
17. On March 9, 2023, a Notice of Public Hearing for Planning Commission public hearings was published on the County website and sent by email to the applicant and interested parties.
18. On March 9, 2023, a Notice of Public Hearing for the Planning Commission hearings was mailed to the applicant, property owners, and other interested parties. This notice was also mailed to the property owners of record within 500-feet adjacent to the property.
19. On March 9, 2023, the Notice of Public Hearing for the Planning Commission hearings was published in the Official Gazette, the Walla Walla Union Bulletin, the Tri-City Herald, and The Times (Waitsburg).
20. On March 21, 2023, the Walla Walla County Planning Commission held a public hearing to receive comments on this application. No members of the public testified at the public hearing or submitted written testimony.
21. On March 21, 2023, the Walla Walla County Planning Commission, after closing the public hearing, voted unanimously to recommend approval of the application as presented pursuant to the criteria in WWCC 14.09.010(B), 14.10.070(B)(3), and 14.15.070(B)(3). This recommendation was documented in Planning Commission Resolution 23-01.
22. On April 17, 2023, Community Development staff presented the Planning Commission's recommendation to the Board of County Commissioners in a workshop meeting.
23. On April 17, 2023, the Board of County Commissioners adopted Resolution No. 23-076 setting a date of Final Docket public hearing to consider the proposed Comprehensive Plan and zoning map amendments.
24. On April 17, 2023, the Notice of Public Hearing was emailed to interested parties, including the applicants, and posted on the County website.
25. On April 20, 2023, the Notice of Public Hearing was published in the Walla Walla Union Bulletin, The Times (Waitsburg) and the Tri-City Herald.
26. On May 1, 2023, the Board of County Commissioners held a public hearing; there was no public comment.
27. On May 1, 2023, the Board of County Commissioners voted unanimously to approve the amendments as presented and directed staff to prepare an ordinance for approval.

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

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.10.070, 14.15.070, and 14.09.010(B). The March 21, 2023, Staff Report to the Walla Walla County Planning Commission, presented at the BOCC workshop on April 17, 2023, and the BOCC public hearing on May 1, 2023, analyzed the code requirements for the Comprehensive Plan and zoning map amendments.
2. The subject property is adjacent to the Westbourne Acres housing development and the proposed rezone would allow for rural development consistent with these existing uses. The property is primarily surrounded by rural land zoned RR-2 along Hanson Loop Road

as well as Public Reserve to the south and west, and Agricultural Residential 10-acres across Hanson Loop Road.

3. The proposed rezone is consistent with the Comprehensive Plan amendment application that it accompanies. The proposed zoning (RR-2) is one of the implementing zoning districts listed in the Comprehensive Plan for the proposed land use designation (Rural Residential 2-5-acres – Burbank RAC).
4. As presented in the March 21, 2023, Staff Report, the subject property is suitable for development and consistent with the purpose of the Rural Residential district, which is very similar to the Rural Agriculture purpose.

H. Rural Residential. The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.

5. As presented in the March 21, 2023, Staff Report, the level of development that would be allowed on this site if rezoned is very small and similar to existing rural development in the area. Development would have to meet development standards (e.g. setbacks, access requirements, platting standards). The development is consistent with adjacent zoning. There are two additional lots adjacent to the subject property that are zoned RA-10, but it is not expected that the level of development that could result from this rezone will result in pressure to rezone the adjacent property, although it may be appropriate to do so. Possible future development on the subject property will not create excessive additional requirements at public cost for public facilities and services. The level of development that would be allowed would not trigger new requirements for public facilities and services, it would still be rural development.

Section III. Adoption of the Proposed Comprehensive Plan Land Use Map Amendment, Rezone, and Amended Land Use and Zoning Maps:

Based on its review of the requirements of RCW 36.70A, the Washington Administrative Code, Walla Walla County Code and the proposed amendments, staff analysis, and the recommendation submitted by the Planning Commission, the Board of County Commissioners hereby adopts the following Comprehensive Plan and Zoning Map amendments shown on Exhibits A and B:

The proposed Comprehensive Plan amendments would affect maps LU-1, LU-2, and BSA-1, and the County zoning map. This application would amend Comprehensive Plan and Zoning map designations of parcels APN 310817510092 and 310817510093, located generally at 3296 Hanson Loop Road, totaling 10-acres, to land use designation Rural Residential 2-5-acres (Burbank RAC) and zoning Rural Residential 2-acres (RR-2).

Pursuant to WWCC 17.06.010(B), a final Countywide official zoning map reflecting these changes will be signed by the Chair of the Board of County Commissioners.

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 23rd day of October, 2023.

Attest:


Diane L. Harris, Clerk of the Board


Jennifer R. Mayberry, Chairman, District 1

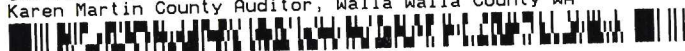

Todd L. Kimball, Chairman, District 2


Gunner Fulmer, Chairman, District 3

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

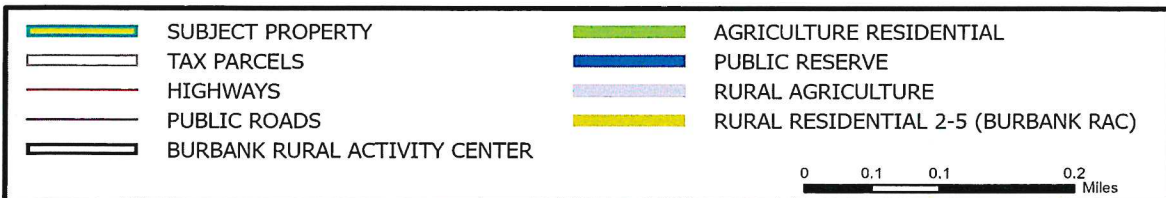
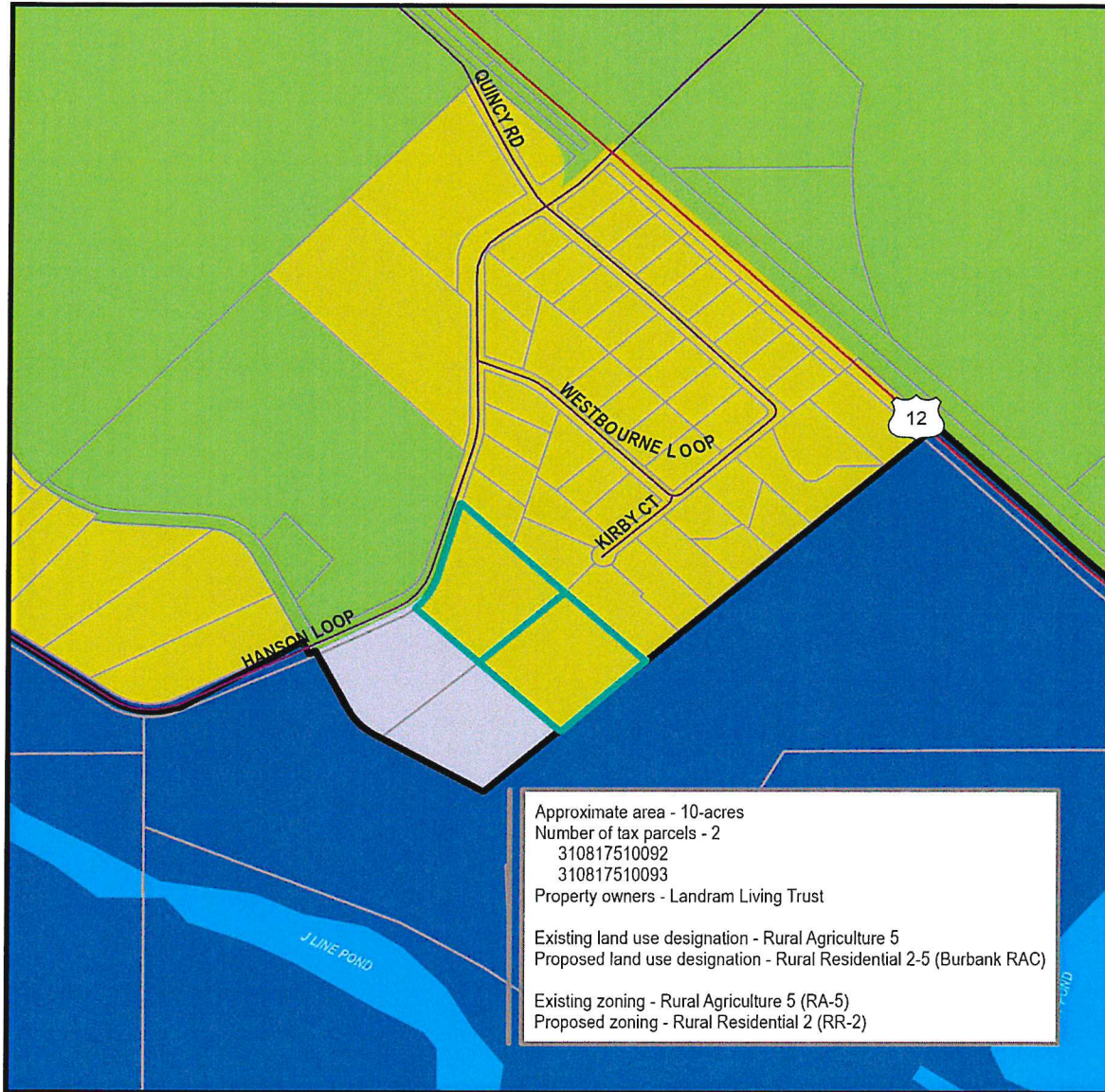
Approved as to form:


Jesse D. Nolte, Chief Civil Deputy Prosecuting Attorney



Attachment A

CPA22-001, REZ22-001 - Andrew Landram Lane Use Map Amendment



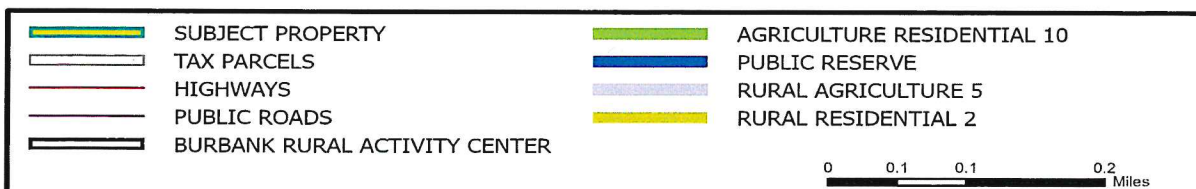
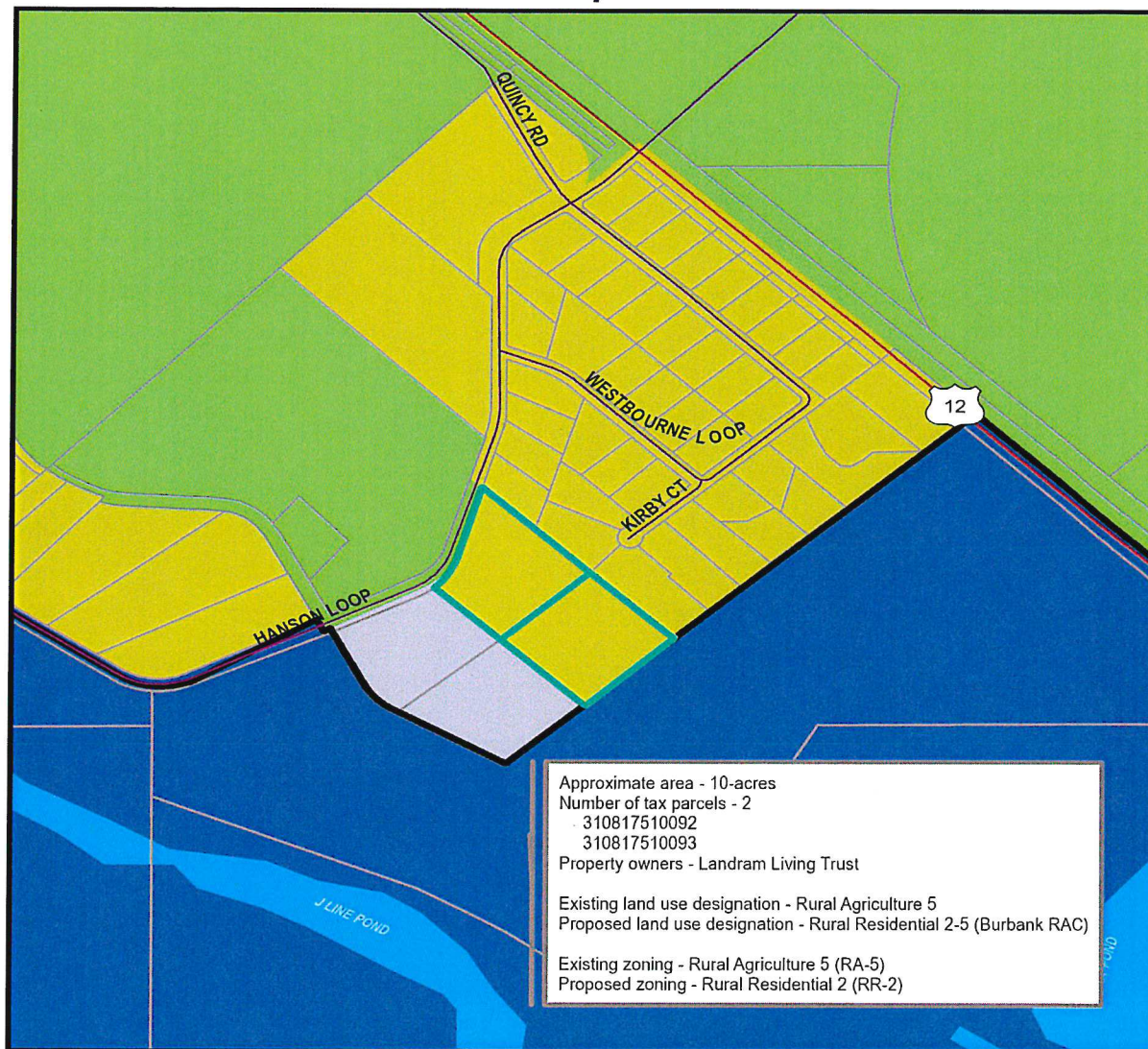
Print Date: 10/19/2023

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



Attachment B

CPA22-001, REZ22-001 - Andrew Landram Land Use Map Amendment



Print Date: 10/19/2023

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

