



## Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us) | 509-524-2610

Submit to: [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](https://www.co.walla-walla.wa.us/residents/community_development/index.php)

Date: May 3, 2023  
To: Walla Walla County Planning Commission  
From: Lauren Prentice, Director  
RE: 2023 Non-County Preliminary Docket Introduction

### **Background**

The following non-county amendment application(s) were submitted prior to the 2023 application deadline, constituting the 2023 Preliminary Docket of amendment applications.

- **ZCA23-002 – Exclusive Agriculture 120 Clustering Amendments**

Amend sections of Walla Walla County Code (WWCC) Chapter 17.31, Development Standards – Cluster Developments on Resource Lands, to make clustering allowable in the Exclusive Agriculture 120 (EA-12) zoning district. Currently clustering is permitted in the other three resource zones, but not the EA-120. As proposed, the amendments would apply the same standards in the EA-120 zone as in the PA-40 and GA-20 zones.

At the meeting staff will give a summary of the proposed amendments and the Planning Commission will have the opportunity to ask questions of staff. This will not be a public hearing with an opportunity for public testimony. No recommendation is to be made by the Planning Commission at this workshop. The Planning Commission will be asked to make a recommendation to the Board of County Commissioners on whether this item should be advanced to the Final Docket after a public hearing to be scheduled in the next month or so. Criteria for Preliminary Docket review included below.

### **Preliminary Docket Review Criteria**

#### ***Walla Walla County Code Section 14.15.060D: Planning Commission Review.***

*All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.*

- 1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)*
- 2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.*
- 3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based on the following criteria:*
  - a. The amendment is consistent with the comprehensive plan; and*
  - b. The amendment is consistent with other development regulations, unless accompanied by the amendments to such other development regulations; and*
  - c. The amendment is appropriate at this time.*

### **Documents**

- A. ZCA23-002 Zoning Code Text Amendment Application
- B. SEPA23-008 Environmental Checklist

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
310 W Poplar St., Suite 200 Walla  
Walla, WA 99362  
509-524-2610

Submit documents to: [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

RECEIVED  
MAR 23 2023  
WW County Comm Dev.

## ZONING CODE TEXT AMENDMENT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC. All zoning code text amendment applications shall be submitted on or before March 31st of each year.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

### Applicant

Name: ANDREA and EDDIE UNCK, DWELLEY E. JONES, DAVID F. JONES

Mailing address: 3053 Russell Creek Rd

City: WALLA WALLA State: WA Zip: 99362 Phone: (509) 301-3878 Email: abunck@hotmail.com

### Applicant's Representative (optional)

Name: JARED N HAWKINS, HAWKINS LAW, PLLC

Mailing address: 2225 ISAACS AVE, SUITE A

City: WALLA WALLA State: WA Zip: 99362

Phone: (509) 529-5175 Email: jared@hawklaw.biz

**\*Note: Signatures from the applicant and representative required on Page 2 (WWCC 14.07.025B(9)).**

### Summary of Proposed Amendments

☒ Section of code to be amended: Section 17.31.20(B); Section 17.31.060(B), (I); and Section 17.31.070(A).

☒ Brief description of the proposed amendment and purpose (detailed summary and analysis must be attached as

Exhibits A and B, see submittal checklist on Page 2).

Cluster zoning, as defined in Chapter 17.31, *Development Standards—Cluster Developments on Resource Lands*, is an innovative development practice authorized in Walla Walla County to allow development in rural areas while preserving valuable agriculture resource parcels. The proposed amendments would allow the existing cluster zoning development rules to apply to the Exclusive Agriculture 120 ("EA 120") Zone, which presently is not the case.

☒ Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one)? Yes or No

The signature of each applicant and the applicant's representative, is required per [WWCC 14.07.025](#).

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

Jared N. Hawkins, Rep.	/ [Signature]	/ 3/17/2023	<input type="checkbox"/> Applicant
Printed Name	Signature	Date	
Andrea Unck	/ [Signature]	/ 3/22/2023	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	
Eddie Unck	/ [Signature]	/ 3-23-23	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	

### COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2023 at 5:00 pm

#### Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ An electronic copy
- ☐ 15 hard copies
- ☒ Application fee: \$6,887, plus 3% technology fee, \$7,093.61 payable to Walla Walla County
- ☒ [SEPA Environmental Checklist](#) (only **Section A**: Background, **Section C**: Signature and **Section D**: Supplemental Sheet for Nonproject Actions must be completed)
- ☒ SEPA Review fee: \$1,300, plus 3% technology fee, \$1,339, payable to Walla Walla County.
- ☒ **Exhibit A**: detailed written summary of the proposed amendments, showing the proposed amendments to the code, preferred to show insertions underlined and deletions with strike-out. Must be labeled as "Exhibit A" and attached to application form. The Walla Walla County Code is available online [here](#); the website allows you to download in MS Word format for editing.
- ☒ **Exhibit B**: an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code; the written statement must address each of these criteria. Must be labeled as "Exhibit B" and attached to application form.
  - ☐ WWCC 14.15.060C
  - ☐ WWCC 14.15.070.B.3

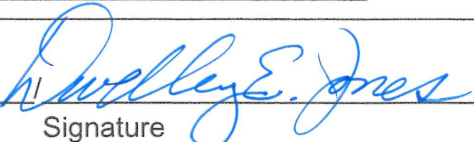
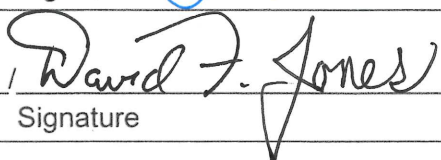
I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review. If all items are not submitted together, in a complete application packet, by March 31, 2023, the application will not be considered on the 2023 docket.

Applicant Signature: [Signature] Date: 3/22/2023



The signature of each applicant and the applicant's representative, is required per [WWCC 14.07.025](#).

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

Dwellyn E. Jones		3/22/23	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	
David F. Jones		3/22/2023	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	
_____	_____	_____	<input type="checkbox"/> Applicant
Printed Name	Signature	Date	

### COMPLETE SUBMITTAL CHECKLIST

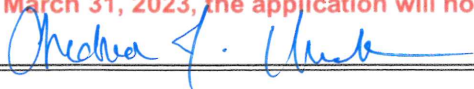
Application Deadline: March 31, 2023 at 5:00 pm

#### Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ **An electronic copy**
- ☐ **15 hard copies**
- ☒ **Application fee: \$6,887, plus 3% technology fee, \$7,093.61 payable to Walla Walla County**
- ☐ **[SEPA Environmental Checklist](#) (only **Section A:** Background, **Section C:** Signature and **Section D:** Supplemental Sheet for Nonproject Actions must be completed)**
- ☒ **SEPA Review fee: \$1,300, plus 3% technology fee, \$1,339, payable to Walla Walla County.**
- ☒ **Exhibit A:** detailed written summary of the proposed amendments, showing the proposed amendments to the code, preferred to show insertions underlined and deletions with strike-out. Must be labeled as "Exhibit A" and attached to application form. The Walla Walla County Code is available online [here](#); the website allows you to download in MS Word format for editing.
- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code; the written statement must address each of these criteria. Must be labeled as "Exhibit B" and attached to application form.
  - ☐ WWCC 14.15.060C
  - ☐ WWCC 14.15.070.B.3

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review. If all items are not submitted together, in a complete application packet, by March 31, 2023, the application will not be considered on the 2023 docket.

Applicant Signature:  Date: 3-23-2023



March 15, 2023

RECEIVED  
MAR 23 2023  
WW County Comm Dev.

Dear County Commissioners,

My name is Andrea Jones Unck. I am a fourth-generation farm operator here in Walla Walla. Our family homestead resides along Russell Creek Road in the Exclusive Agriculture 120 zone ("EA 120"). I am the third generation of my family to have the great pleasure of living in the farmhouse. My husband and I are raising 2 teenage boys, who also enjoy the farm lifestyle.

The current owners of the Jones farmstead are my father and his 3 siblings. While all 4 siblings grew up on the farm, they no longer live here on the farm property, nor do they ever intend to live there again. Additionally, the 4 current owners are not enthused about the maintenance costs necessary to maintain a historic home of that size and age. While they want to see the home cared for, they personally don't want to pour money into a home that they do not live in. As a result of these concerns, our family has recently been engaged in the conversation of "What should be done with the historic Jones farmstead and its surrounding farm structures?," an area that spans about 6 acres. While my husband and I would love to buy the 6 acre farmstead and then work to renovate and maintain the home, because the farmstead is nestled amongst the surrounding farmland, it is currently not an option to buy the small plot of land where the home sits. As the county code stands now, we would have to purchase 120 acres of the farm ground around the homestead in order to also own the home. That's not really a viable option for us, or others in our situation.

Our hope is that the EA 120 zone could be adjusted slightly to be more consistent with the other 3 county agriculture zones, which already allow cluster developments as an innovative technique to preserve resource land while clustering homes together. By amending the code to allow for a housing cluster, the historic farmsteads of the EA 120 zone could be purchased by a single family member, on a much smaller, more manageable, legal parcel. Importantly, the housing density for the EA 120 zone would not change—only 1 home would be allowed for every 120-acre parcel. My grandfather was one of the designers behind the EA 120 zone and we have no desire to change those standards.

Farmhouses like ours are a part of our valley's history. They represent the farmers and their families who worked hard for generations to establish the great agricultural area that we live in. Additionally, these farmhouses are a part of the county's housing inventory. The maintenance of these homes is important to secure housing for those of us who live in the EA 120 zone. Changing the EA 120 zone as we suggest would allow farmsteads like ours to be sold independently of the surrounding farmland. We believe that will actually lead to more frequent habitation and maintenance of the farmsteads.

I hope you will consider our application to apply the cluster development provisions to the EA 120. My family has a great desire to continue living on the family farmstead and furthering the legacy my great-grandmother began almost 100 years ago.

Thank you for your consideration,

Sincerely,



Andrea Jones Unck

RECEIVED  
MAR 23 2023  
WW County Comm Dev.

## **EXHIBIT A**

Applicant proposes the following amendments (underlined language to be added; stricken language to be deleted):

### **Section 17.31.020(B) of the Walla Walla County Code shall be amended as follows:**

"B. Cluster developments are permitted only in the Primary Agriculture-40, General Agriculture-20, Exclusive Agriculture-120, and Agriculture Residential-10 zones subject to approval of an appropriate land division designed in compliance with the provisions of this chapter."

### **Section 17.31.060(B) and (I) of the Walla Walla County Code shall be amended as follows:**

"B. The minimum land area needed to implement a cluster development is as follows:

1. Primary Agriculture-40 zone: eighty acres;
2. General Agriculture-20 zone: forty acres;
3. Exclusive Agriculture-120: one hundred twenty acres; and
4. Agriculture Residential-10 zone: twenty acres."

...

"I. Within the Primary Agriculture-40 acre zone, General Agriculture-20 acre zone, and the Exclusive Agriculture-120 zone, the maximum number of parcels smaller than the minimum parcel size is specified by the assigned zoning, and shall comply with the following limits:

1. Where there are existing domestic and irrigation water rights, no more than twelve smaller parcels shall be created;
2. Where there are existing irrigation water rights only, no more than eleven smaller parcels shall be created;
3. Where there are no existing water rights (domestic nor irrigation), no more than four smaller parcels shall be created."

### **Section 17.31.070(A) of the Walla Walla County Code shall be amended as follows:**

Property owners of a parcel, that is larger than the minimum parcel size and smaller than twice the minimum parcel size permitted in specific zones, shall be permitted a one-time land division, consistent with all of the following provisions:

"A. This land division process is limited to the Exclusive Agriculture-120 acre, Primary Agriculture-40 acre and General Agriculture-20 acre zones;"

....

RECEIVED  
MAR 23 2023  
WW County Comm Dev.

## EXHIBIT B

1. Explain how the proposal meets the following criteria of Walla Walla County Code [Section 14.15.060C](#) AND [Section 14.15.070B.3](#).

**1. *The amendment is consistent with the comprehensive plan.***

The Comprehensive Plan encourages economically productive use of the land and resource base in order to provide prosperity for residents. (Comp. Plan Element 1.1, at page 1-1.) The Comprehensive Plan is also designed to maintain and enhance agricultural industries and should encourage productive agricultural lands. (Comp. Plan Elements 1.3 and 6.1.1, at pages 1-4, 6-1.) Walla Walla County's vision for 2025 includes supporting sustainable agricultural, residential, and commercial growth. (Comp. Plan page 1-14.)

The Comprehensive Plan encourages the availability of affordable housing to all economic segments of the population of this state, promotes a variety of residential densities and housing types, and encourages preservation of existing housing stock (See *also* RCW 36.70A.020(4)). (Comp. Plan Element 4.1.1, at page 4-1.) County planning policies which address housing issues include:

8.1 Encourage and promote a wide range of housing development types and densities throughout the county to meet the needs of a diverse population and to provide affordable housing options for all income levels.

8.2 Encourage affordable housing through innovative land use techniques such as clustering, planned unit development, infill housing incentives, density bonuses, etc.

8.3 Consider permitting accessory housing or the division of existing structures in single family neighborhoods.

....

8.12 Consider maximum lot size provisions in zoning codes to maintain residential density as allocated in comprehensive plans.

(Comp. Plan Element 4.1.2, at page 4-2.) The Housing Element of the Comprehensive Plan implements the Walla Walla County Vision Statement by "encouraging a variety of housing opportunities to choose from in the urban and rural areas." (Comp. Plan Element 4.1.3, at page 4-3.)

Approximately 4,150 additional dwelling units would be required to meet the needs of projected countywide population growth. (Comp. Plan Element 4.2.1.2, at page 4-4.) In the unincorporated areas of the County, in particular, the Comprehensive Plan forecasts an additional population of 2,885 people. (*Id.*) According to the US Census Bureau (2016), the overall median year of construction for housing in Walla Walla County is 1969. (Comp. Plan Element 4.2.2.2, at page 4-5.)

County housing goals & policies Include:

**Goal HS 3** Encourage diversity in type, density, and location of housing within the county, while protecting public health, safety, and the quality of life.

**Policy HS 3.6** Encourage innovative design (clustering, planned unit developments) through development regulations that recognize geographic constraints or amenities and allow for a variety of development and housing types.



**Goal HS 4** Support efforts to maintain the quality of the existing housing stock.

**Policy HS 4.2** Support voluntary programs and State and federally funded programs that encourage housing rehabilitation.

The County plans rural density levels to be very low to avoid sprawl, and plans allowable uses to be compatible with productive resource activities. In rural areas, the County provides for “clustering, density transfer, . . . and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character” (quoting RCW 36.70A.070(5)(b)). (Comp. Plan Element 6.2,1 at page 6-4.) The County gives innovative land use techniques, including transfer of development rights, cluster development, density bonuses, etc., priority in rural areas to lessen the impacts upon the traditional agricultural uses. (Comp. Plan Element 6,1,2, at page 6-2.)

Walla Walla County’s vision statement, related specifically to rural and resource elements, includes: (a) “Rural Lands—We support a rural lifestyle and sense of community by offering rural housing choices and promoting a vital rural-based agricultural, resource, and commercial economy;” and (b) “Resource Lands: We wisely manage our resource lands to enhance agricultural productivity . . . We recognize the right to farm and to be stewards of our resource lands for the long term.” (Comp. Plan Element 6.1.3, at page 6-3.)

“Rural lands goals and policies apply to all rural lands and promote: development maintaining rural character; a variety of rural densities and housing choices; buffering of uses; infrastructure and services consistent with rural goals; and rural economic vitality. (Comp. Plan Element 6.2.3.1, at page 6-5.)

Rural lands goals and policies include:

**Goal RL 1** In rural areas consider both human uses and the natural environment by encouraging rural development that maintains the rural character of the land and supports natural resource-based economic activities, fish and wildlife habitats, rural lifestyles, outdoor recreation, and other open space.

**Policy RL 1.1** Give preference to land uses in rural areas that are related to agriculture, mining, rural residential development, tourism, outdoor recreation, and other open space activities.

**Goal RL 2** Plan rural areas for a diversity of living and working situations that will provide residents with an opportunity to make economic and lifestyle choices.

**Policy RL 2.2** Encourage affordable housing opportunities that are compatible with rural character, including farm worker housing and accessory dwelling units.

**Policy RL 2.3** Provide opportunities to strengthen the economic well-being of rural areas through home-based occupations; small resource-based industry; commercial and public facilities designed to serve the communities in which they are located; and traveler and tourist attractions provided that they are rural in character and can be supported by rural-level services.

**Policy RL 3.1** Limit residential development in rural areas to lands that can physically support it without requiring urban services.

**Goal RL 4** Rural lands should provide a buffer between lands designated for urban uses and resource lands.

**Policy RL 4.1** Residential uses and other non-agricultural uses proposed to be located near designated long-term agricultural and mineral resource areas should be developed in a manner that minimizes potential conflicts through development standards that may include appropriate setbacks, density, and plat notification.

(Comp. Plan Element 6.2.3.1, at pages 6-5 to 6-8.)

The County implements a combination of techniques to preserve agricultural resource lands. In addition to the traditional large-lot agricultural zoning categories, the County is committed to implementing innovative land use management techniques in resource lands as permitted by the Growth Management Act (RCW 36.70A.177). "Cluster zoning is an innovative technique that allows new development on one portion of the land while leaving the remainder in agricultural or open space use and [is] carefully implemented on agricultural resource lands. These lands include the areas identified by the Resource Lands Committee as being of either primary significance or unique lands . . . As demonstrated in the land use designations, goals, and policies in this element, cluster developments [are] strictly managed and designed to conserve agricultural lands and to encourage the agricultural economy." (Comp. Plan Element 6.3.2.2, at page 6-25.)

Goals and policies related to use of resource lands include:

**Goal RL 17** Protect and conserve long-term, commercially viable forest, agricultural and mineral natural resource lands.

**Policy RL 17.4** Allow residential uses near or within agricultural lands and designated mineral resource lands to be developed only in a manner that minimizes conflicts and discourages the unnecessary conversion of resource land.

**Policy RL 17.5** Provide landowners and their employees a means of residing on their property.

(Comp. Plan Element 6.3.6, at pages 6-32 to 6-33.)

The proposed amendment follows the goals and principles established in the Comprehensive Plan and makes a lot of sense during the present housing shortage! Approving this amendment would still encourage economically productive use of the land and resources. The key change is that this amendment would allow the current standards in Chapter 17.31, *Development Standards—Cluster Developments on Resource Lands*, to apply to the Exclusive Agriculture 120 ("EA 120") Zone, ***just like it does to other agricultural zones***. That change complies with the County's goal of using innovative techniques to accommodate appropriate rural densities that are still consistent with rural character and are strictly managed and designed to conserve agricultural lands.

The economies of modern-day farming often call for larger and larger farms and often tend to eliminate smaller farms centered around a farm center parcel. This in turn has often lead to aging, sometimes uninhabited, farmsteads that fall into disrepair without the need for as many individuals and families to live on each farm parcel. This reduction in the use of the homes on farmsteads reduces the housing inventory in the county, at a time when the availability of housing has never been greater, and the County forecasts a need for 4,150 additional dwelling units. Families, such as applicants, would love to inhabit, care for, and improve the farmstead as separate and distinct parcels of property from the surrounding farmland owned and operated by other family members, but current zoning laws prevent the fracture of these farmsteads or farm center parcels off from the large farms. (***See e.g., attached letter from Applicant.***) Allowing the existing method of creating cluster zones (***already applicable in all three other agriculture zones***) to apply to EA 120 zone would "support a rural lifestyle and sense of community by offering rural housing choices" without sacrificing agricultural productivity. This change would also "encourage affordable housing opportunities that are compatible with rural character," all while ***not*** taking any additional acreage out of production; it merely allows the same number of houses to be built in closer proximity to each other and then sold off as smaller marketable parcels, separate and distinct from the large farm tracts.



**2. *The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations.***

The proposed amendment modifies Sections 17.31.020, 17.31.060, and 17.31.070. The proposed amendment makes aspects of the development code that currently apply to parcels in the Primary Agriculture-40 zone (PA-40), General Agriculture-20 zone (GA-20), and Agriculture Residential-10 zone (AR-10) (e.g., Sections 17.31.020(B), 17.31.060(I)) applicable to parcels in the EA-120 zone. In that way, the amendment makes the development regulations more consistent among agriculture zones under specified circumstances. The proposed amendments do not contradict existing Walla Walla County regulations.

**3. *The amendment is appropriate for consideration at this time.***

The Board of County Commissioners considers amendments to the Walla Walla County development regulations once a year. WWCC 14.15.015. This application for a proposed text amendment has been submitted in a timely fashion and prior to the deadline established for such applications.

Many communities throughout the United States are in desperate need of additional housing. The proposed change encourages better use and maintenance of farm center parcels by allowing owners to separate the homes from the surrounding farm resource parcel. Rather than these homes becoming uninhabited or falling into disrepair, under the proposed change they could be sold and maintained by property owners desiring a rural lifestyle. This practice would contribute to, or at least avoid the reduction in, the inventory of available housing in the County.

**4. *The amendment meets a definable public need.***

The Comprehensive Plan includes a number of goals, including Goal RL 22, which states, “Maintain the current quality of life for County residents, while maximizing on the opportunity to make efficient use of resource land and improve the economic base of the County.” (Comp. Plan pages 6-35.) As farms grow, it becomes less and less likely that current farmsteads will be fully utilized for primary residencies by the farm owners. Presently, such parcels in the EA 120 zone can only be sold or developed as part of a 120-acre parcel and nothing smaller. The proposed amendments would allow cluster zoning (already allowed in other agricultural areas) in the EA 120 zone, creating the possibility of allowing families and individuals to buy, improve, and better maintain these farmsteads as their residence, separate and distinct from the large farm parcels. This amendment takes **no additional** land out of production but rather creates the opportunity to centralize the development units from multiple parcels into one cluster zone in the EA 120 zone.

The current zoning code allows 1 house to be built for every 120 acres in the EA 120 zone. This amendment would allow those houses to be clustered together in a small development, rather than spread out over each 120-acre parcel. Such clustering makes development more economical and creates parcels that can be marketed separate from the surrounding farmland while preserving large tracks of uninterrupted farmland.

**5. *The amendment is in the long-term interest of the county.***

Walla Walla County’s vision statement, related specifically to rural and resource elements, includes: “Rural Lands—We support a rural lifestyle and sense of community by offering rural housing choices and promoting a vital rural-based agricultural, resource, and commercial economy.” This amendment creates



additional opportunities to preserve aging farmsteads and offers additional rural housing choices in the EA 120 zone, all without taking any additional land out of production. As the County continues to adapt to high housing costs and limited housing affordability and availability, these additional rural choices would serve long term to create housing options while also serving to maintain and improve historic farmsteads throughout the valley.

## **SEPA ENVIRONMENTAL CHECKLIST**

RECEIVED  
MAR 23 2023  
WW County Comm Dev.

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

**Application to amend Chapter 17.31, Walla Walla County Code**

2. Name of applicant: **ANDREA and EDDIE UNCK, DWELLEY E. JONES, DAVID F. JONES**

3. Address and phone number of applicant and contact person:

**3053 Russell Creek Road, Walla Walla, WA 99362, (509) 301-3878**

4. Date checklist prepared:

**March 15, 2023**

5. Agency requesting checklist:

**Walla Walla County Community Development Department**

6. Proposed timing or schedule (including phasing, if applicable):

**Application submitted for annual consideration of zoning text amendments.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**I am not aware of any environmental information that has been prepared, or will be prepared related to this proposal.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Zoning Code Text Amendment Application**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Cluster zoning, as defined Chapter 17.31, *Development Standards—Cluster Developments on Resource Lands*, is an innovative development practice authorized in Walla Walla County to allow development in rural areas while preserving valuable agriculture resource parcels. The applicant proposes minor amendments to the Code so that the existing cluster zoning development rules would apply to the Exclusive Agriculture 120 ("EA 120") Zone, which presently is not the case.**



12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The proposed zoning text amendment would govern property within the Exclusive Agriculture 120 ("EA 120") Zone.**

## **B. Environmental Elements** [\[HELP\]](#)

**THIS APPLICATION IS NOT FOCUSED ON A SPECIFIC SITE; SECTION B NOT COMPLETED AS INSTRUCTED BY APPLICATION SUBMITTAL REQUIREMENTS.**

## **C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Andrea J. Unck

Name of signee Andrea Unck

Position and Agency/Organization Current resident

Date Submitted: 3-23-2023

Signature: Eddie Unck

Name of signee Eddie Unck

Position and Agency/Organization Current resident

Date Submitted: 3/23/23

Signature: Dwelle E. Jones

Name of signee Dwelle E. Jones

Position and Agency/Organization Landowner

Date Submitted: 3/22/23

Signature: David F. Jones

Name of signee David F. Jones

Position and Agency/Organization Land owner

Date Submitted: 3/22/2023

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**Any increase is unlikely. The proposed zoning text amendment would allow cluster zoning to be used in the Exclusive Agriculture 120 ("EA 120") Zone (already allowed in other county land use zones). This would allow landowners to "cluster homes" within a smaller zone, rather than being required to have only one house per every 120 acres, but would NOT create any more development rights than already allowed on each parcel based on size.**

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**There would be no additional development; just development closer together. No impact to plants, animals, fish, or marine life is expected.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

**There would be no additional development; just development closer together. No depletion of energy or natural resources is expected.**

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**This proposal would create no additional development, but would allow development to occur closer together. The proposal itself would not have any**

direct impact on environmentally sensitive areas. Furthermore, any specific development authorized under the proposed change would be subject to the cluster zoning permitting requirements, at which time any site-specific issues related to environmentally sensitive areas would be specifically addressed. It is through the permitting process that such questions are best addressed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This proposal would create no additional development, but would allow development to occur closer together. The proposal itself would not have any direct impact on land and shoreline use. Furthermore, any specific development authorized under the proposed change would be subject to the cluster zoning permitting requirements, at which time any site-specific issues related to land and shoreline use would be specifically addressed. It is through the permitting process that such questions are best addressed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal would create no additional development, but would allow development to occur closer together. The proposal itself would not have any direct impact on transportation or public services or utilities. Furthermore, any specific development authorized under the proposed change would be subject to the cluster zoning permitting requirements, at which time any site-specific issues related transportation or public service or utilities could be addressed. It is through the permitting process that such questions are best addressed. Of note: the County Code only allows 1 development right per 120 acres in this zone, so even clustering homes together from 3 or 4 different appropriately sized parcels (i.e., 120 acres) would only result in 3 or 4 single-family residences, which is not likely to have any direct impact on transportation or public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

We are aware of no direct or indirect conflict with local, state, or federal laws or requirements for the protection of the environment.