

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

Submit documents to: permits@co.walla-walla.wa.us

REZONE APPLICATION
Site Specific or Area of General Applicability

NOTES FOR 2022:

Rezoning applications that do not correspond with proposed land use amendments will not be considered as Comprehensive Plan Amendment applications but will be considered as development regulation amendments subject to applicable requirements of Walla Walla County Code Title 14. Site specific rezonings can be considered outside of the annual docketing process.

Prior to application submittal you are required to schedule a virtual 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.

If you are submitting more than one amendment request, fill out a separate application for each request.

Applicant

Name: Andrew Landram

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 509-939-5538 Email: drewlandram@hotmail.com

Applicant's Representative (optional)

Name: Jennifer Ssebagala

Mailing address: PO Box 6914

City: Kennewick State: WA Zip: 99336

Phone: 360-561-8582 Email: js.work360@gmail.com

***Note: Signatures from the applicant and each property owner required on Page 4 (WWCC 14.07.025B(9)).**

Type of Proposed Amendments

☒ Type of proposed map amendment (circle one): Site-Specific Area Text Amendment

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

Summary of Amendments		
Site address and/or general description of the area	3296 Hanson Loop Rd and the adjacent parcel to the southeast towards Casey Pond.	
12-digit Assessor's parcel numbers (site-specific amendments only)	<u>3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 2</u> <u>3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 3</u>	____ - ____ - ____ - ____ - ____ ____ - ____ - ____ - ____ - ____
Size of the of the property/area that would be affected	10 total acres (each parcel is 5 acres)	
Current Land Use Designation	Rural Agriculture	
Proposed Land Use Designation <i>*CPA application will also be required.</i>	Rural Residential	
Current Zoning	RA-5	
Proposed Zoning	RR-2	
Is the subject property within an Urban Growth Area (UGA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify which UGA: <input type="checkbox"/> Walla Walla <input type="checkbox"/> College Place <input type="checkbox"/> Waitsburg <input type="checkbox"/> Prescott <input type="checkbox"/> Burbank <input type="checkbox"/> Attalia Industrial UGA		

Property Owner Information (site specific map amendments only)Name: Landram Living Trust (Andrew Landram)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-5538 Email: drewlandram@hotmail.comName: Landram Living Trust (Susan Landram)Mailing address: PO Box 6914City: Kennewick State: WA Zip: 99336Phone: 509-939-7005 Email: susanlandram@gmail.com

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

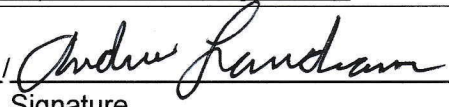

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), 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).*

Andrew Landram		3/26/22	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Susan Landram		3-26-2022	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant
_____/	_____/	_____/	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2022 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**
- ☐ **Application fee: \$1,425, plus 3% application fee, \$1,4675.75** 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: \$570, plus 3% application fee, \$587.10** payable to Walla Walla County.
- ☐ **Exhibit A:** detailed written summary of proposed amendments. Must be labeled as "Exhibit A" and attached to application form.
- ☐ **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 and should specifically respond to each item in these sections as required by the type of amendment. Must be labeled as "Exhibit B" and attached to application form.
 - ☐ WWCC 14.09.010B (site specific rezones only)
 - ☐ WWCC 14.15.060C (rezones of general applicability only)
 - ☐ WWCC 14.15.070B.3 (rezones of general applicability only)
- ☐ **Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant and labeled as "Exhibit C" and attached to application form.
- ☐ **Exhibit D:** legal description and notarized signature of one or more property owners. Must be labeled as "Exhibit D" and attached to application form.

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, 2022, the application will not be considered on the 2022 docket.

Applicant Signature:

Andrew Handman

Date:

3/26/22

Exhibit A

RE: Rezone Application for Andrew Landram (Landram Living Trust) to change the zoning for adjacent parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

This proposal is to rezone 2 adjacent parcels owned by the applicant from RA-5 to RR-2. The lots are located in the Burbank Rural Activity Center at 3296 Hanson Loop Road (APN 310817510092 and 310817510093).

EXHIBIT B

Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (site specific or general area rezone), certain criteria will not apply. Provided detailed responses to applicable criteria. A MS Word document with these criteria is available online.

1. Explain how the proposal meets the following criteria of Walla Walla County Code Section 14.15.060C AND Section 14.15.070B.3. (ALL REZONE APPLICATIONS SUBMITTED DURING ANNUAL DEVELOPMENT REGULATION DOCKETING PERIOD)

1. *The amendment is consistent with the comprehensive plan; and*
2. *The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and*
3. *The amendment is appropriate for consideration at this time; and*
4. *The amendment meets a definable public need; and*
5. *The amendment is in the long term interest of the county.*

Response:

1. The proposed zoning of this property (Rural Residential 2) is an already established rural zoning district included in the county's comprehensive plan for the Burbank Rural Activity Center, making this zoning district change appropriate and consistent with the comprehensive plan's vision for the Burbank community of providing a leisure living environment of bigger lots. This proposed amendment is also in line with the comprehensive plan's county wide goals and policies of promoting: development while 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; and
2. This amendment is site-specific and the proposed zoning (RR-2) has already been established in the county's comprehensive plan for the Burbank Rural Activity Center and does not require any changes or updates to any development regulations; and
3. The lots are bordered on the northeast by the Westbourne Acres housing development and amending these two lots from RA-5 to RR-2 will allow for more housing options while maintaining the rural aspect of the area and providing a transition between the existing rural agriculture land use and areas of higher density. The proposed amendment is an allowable rural zoning district for the Burbank Rural Activity Center, making this zoning amendment from RA-5 to RR-2 appropriate at this time; and
4. The proposal meets a definable public need by providing small residential acreages while providing a buffer between rural and resource lands with higher density areas; and
5. This proposed amendment is in the long-term interest of the county because it provides additional residences and will result in an increased tax base for these lots for the county.

2. Explain how the proposal meets the following criteria of Walla Walla County Code Section 14.09.010B. (SITE SPECIFIC REZONES)

1. *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*

Response: The proposed land use of this property (Rural Residential 2) is one of the County's residential land use designations for the Burbank Rural Activity Center and it is consistent with the comprehensive plan's vision for the Burbank community of providing a leisure living environment of bigger lots. The proposed zoning district (RR-2) is an allowed rural zoning district for the Burbank Rural Activity Center which is where the property is located. This proposed amendment is in line with the comprehensive plan's goals and policies of promoting: development while 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.

2. *Is consistent with WWCC 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*

Response: This proposal is consistent with the requirements and has the capability to meet all of the requirements outlined by the above policies and laws with the exception of the Walla Walla County Shoreline Master Program which does not apply to this property.

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

Response: This proposal will not result in a significant change of use for the property – the four additional residences it will provide will not have a material affect on the uses or property in the immediate vicinity or to the general public.

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

Response: The proposal does not create excessive additional requirements at public cost for public facilities or services because it is adjacent to a well-established public road (Hanson Loop Road) and will be served by electric and communications that already serve the neighboring development.

5. *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.

Response: All three of the options listed above apply to this proposal because it would:
a) achieve consistency with the comprehensive plan and update the land use designation and zoning of this property to be the same as the properties to the immediate northeast,
b) meet a need for additional housing to meet county population growth and property need in the zoning district, and c) address the need for additional residences from the unexpected population growth in Burbank which is a "changed condition" from when the zoning in this area was adopted.

Exhibit C: Vicinity Map

2/19/22, 3:47 PM

Google Maps

Google Maps Exhibit C: Vicinity Map



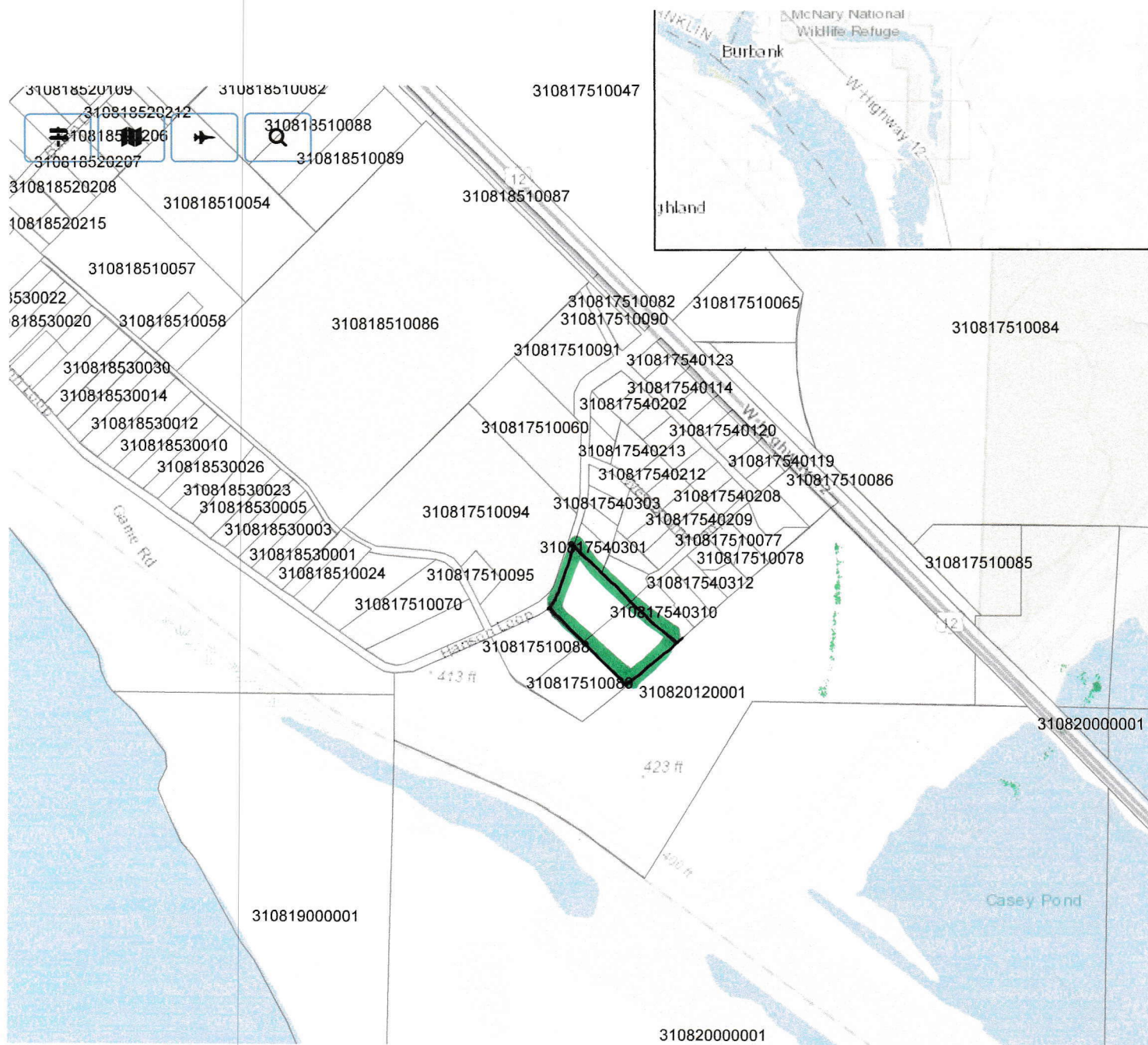
Imagery ©2022 Maxar Technologies, USDA Farm Service Agency, Map data ©2022 500 ft

3-26-2022 Susan Landrum
3-26-2022 Andrew Landrum

Exhibit C: Vicinity Map

3/22/22, 3:45 PM

Walla Walla County Map Search



3-26-2022 Susan Landham
3-26-2022 Andrew Landham

A horizontal line segment with a vertical tick mark at the left end. Another vertical tick mark is placed near the right end. The label "0.3km" is positioned above the right tick mark, and the label "0.2mi" is positioned below the right tick mark.

Exhibit D

RE: Rezone Application for Landram Living Trust (Andrew and Susan Landram) to change the zoning for parcel #'s 31-08-17-51-0092 and 31-08-17-51-0093 located on Hanson Loop Road from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2).

Legal Description (per Cindy in the Walla Walla County Assessor's office):

Parcel 31-08-17-51-0092

Walla Walla County Columbia Basin Project #3; Lot 1 of short plat book 4, page 293

Parcel 31-08-17-51-0093

Walla Walla County Columbia Basin Project #3; Lot 2 of short plat book 4, page 293

Property Owner's Signature:

Andrew Landram
Andrew Landram

Date: 3/28/2022

STATE OF WASHINGTON

COUNTY OF Thurston

I certify that I know or have satisfactory evidence that Andrew Landram signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

dated: 3/28/22

Angela Roberts
Angela Roberts

NOTARY PUBLIC, State of Washington

My appointment expires: 11/2/23



Property Owner's Signature:

Susan Landram
Susan Landram

Date: 3-28-2022

STATE OF WASHINGTON

COUNTY OF Pierce

I certify that I know or have satisfactory evidence that Susan Landram signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

dated: March 28, 2022

Amanda Duffy

NOTARY PUBLIC, State of Washington

My appointment expires: 11/29/2024

