

**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](mailto:permits@co.walla-walla.wa.us)

**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

**Application deadline: March 31, 2022 at 5:00 pm**

**NOTES FOR 2022:**

Rezoning that do not correspond with proposed Land Use Plan map amendments will not be considered as Comprehensive Plan Amendment applications but will be considered a development regulation amendment subject to applicable requirements of Walla Walla County Code Title 14.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting via Cisco Webex, 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 amendment (circle one):      Text      Policy      **Map**

☒ Is this application accompanied by application(s) for development regulations amendments (rezoning or zoning code text amendment) necessary to implement the proposed Comprehensive Plan amendment (circle one)? **Yes** or No

**Text and Policy Amendments**

Brief description of the proposed text or policy amendments

Amend the land use designation of the applicant's two parcels located on Hanson Loop Road from Rural Agriculture to Rural Residential and rezone the parcels from RA-5 to RR-2 for the opportunity for additional housing.

*\* detailed statement will be required – see the Submittal Checklist on Page 4.*

Comprehensive Plan page(s) that would be effected.

Map LU-1  
Map LU-2  
Map BSA-1

**Map Amendments**

Site address and/or general description of the area

3296 Hanson Loop Rd and the adjacent parcel to the southeast toward Casey Pond.

12-digit Assessor's parcel numbers (site-specific amendments only)

3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 2

\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

3 1 - 0 8 - 1 7 - 5 1 - 0 0 9 3

\_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

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

Rural Residential

Current Zoning

Rural Agriculture 5 (RA-5)

Proposed Zoning  
*\*rezone application will also be required.*

Rural Residential 2 (RR-2)

Is the subject property within an Urban Growth Area (UGA)?

☐ Yes ☒ No

If yes, specify which UGA:

☐ Walla Walla

☐ College Place

☐ Waitsburg

☐ Prescott

☐ Burbank

☐ Attalia Industrial UGA

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



1/3/26/22

☒ Owner

Printed Name

Signature

Date

☐ Applicant

Susan Landram



1/3-26-2022

☒ Owner

Printed Name

Signature

Date

☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ Applicant

Printed Name

Signature

Date

☐ Owner☐ 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: \$3,750, plus 3% technology fee, \$3,862.50** payable to Walla Walla County  
(If the application is not placed on the final docket, \$3,250 will be refunded.)
- ☐ **SEPA Environmental Checklist** (only **Section A:** Background, **Section C:** Signature and **Section D:** Supplemental Sheet for Nonproject Actions must be completed)
- ☐ **SEPA Review fee: \$570.00, plus 3% technology 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.

**Additional Requirements for Map Amendments - attach and label as follows**

- ☐ **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 this sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
  - ☐ [WWCC 14.10.015](#)
  - ☐ [WWCC 14.10.060D.3 \(perceived need, urgency, and appropriateness\)](#)
  - ☐ [WWCC 14.10.070B.3.](#)
  - ☐ [Section 14.10.070B.4](#) – site specific map amendments only
  - ☐ [Section 14.10.070B.5](#) – Urban Growth Area amendments only
- ☐ **Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant.
- ☐ **Exhibit D:** legal description and notarized signature of one or more property owners.

**Additional Requirements for Text or Policy Amendments - attach and label as follows**

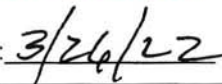
- ☐ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code. The written statement must address each of these criteria and should specifically respond to each item in these sections as required by the type of amendment. See attached. A MS Word document with these criteria is available online and can be used to generate Exhibit B.
  - ☐ [WWCC 14.10.015](#)
  - ☐ [WWCC 14.10.060D.3 \(perceived need, urgency, and appropriateness\)](#)
  - ☐ [WWCC 14.10.070B.3](#)
  - ☐ [Section 14.10.070B.5.a](#) – Urban Growth Area amendments only

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 in 2022.

Applicant Signature:



Date:



## **Exhibit A**

**RE: Comprehensive Plan Amendment Application for Andrew Landram (Landram Living Trust) to change the land use designation and 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 for a site-specific map amendment request and will require changes to Walla Walla County Land Use Maps LU-1, LU-2 and BSA-1 to assign Rural Residential 2 to two adjacent lots owned by Landram Living Trust at 3296 Hanson Loop Road (APN 310817510092 and 310817510093) in Burbank.

## **EXHIBIT B**

*Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (policy, text, map amendment, or UGA map amendment), 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 proposed amendment complies with the criteria in the Walla Walla County Code Section 14.10.015, which identifies the types of applications that may be considered.**

**Response:** The proposed amendment complies with Walla Walla County Code Section 14.10.015C.5. It is a site-specific land use map amendment that does not require substantive changes to existing policy language and that does not alter the Burbank UGA or Rural Activity Center boundaries.

2. **Explain how the proposed amendment complies with the criteria in Walla Walla County Code Section 14.10.060D.3 regarding the perceived need, urgency and appropriateness of the proposed amendment.**

**Response:** There is a need and urgency to consider this amendment in order to provide additional residences to address the current housing shortage. The lots are bordered on the northeast by the Westbourne Acres housing development and amending these two lots from Rural Agriculture 5 to Rural Residential 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. This will also result in an increased tax base for these lots.

The proposed amendment is in compliance with the applicable review criteria in Section 14.10.015 of the Walla Walla County Code and is an already-established land use designation in the Burbank Rural Activity Center in which the property is located, making the requested Land Use Designation amendment from Rural Agriculture 5 to Rural Residential 2 appropriate.

3. **Explain how the proposed amendment complies with criteria in Walla Walla County Code Section 14.10.070B.3.**

- a. *The proposal meets a definable public need;*

**Response:** The proposal meets a definable public need by providing small residential acreages (bigger lots) while maintaining a buffer between rural and resource lands with higher density areas; and

- 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*

**Response:** the public need was not recognized in the existing comprehensive plan under provision (1), a change of circumstances. When the existing plan was created it was estimated that Burbank's population would increase by approximately 120 people by 2038, it was also noted that "population estimates are inexact and adjustments to these figures will be made periodically as a part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA" (section 12.2.4). The unexpected growth of the area would therefore be a change of circumstance that would allow for an amendment to the land use designation in this case to increase housing while maintaining the rural aspect of the area.



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

**Response:** The proposed land use of this property (Rural Residential 2) is already established in the county's comprehensive plan for the county as well as 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. This proposed amendment is also in line with the county wide goals and planning 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.

- 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;*

**Response:** The proposed amendment does not require amendment of policies in other areas of the comprehensive plan and the Rural Residential land use designation has already been established for the county as well as allowable in the Burbank Rural Activity Center; and

- 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.*

**Response:** This site-specific land use map amendment is consistent with the Growth Management Act as it does not qualify as a critical area and is consistent with the county's comprehensive plan which follows the GMA's guidelines.

**4. Explain how the proposed amendment complies with criteria in Walla Walla County Code Section 14.10.070B.4. (SITE SPECIFIC MAP AMENDMENTS)**

- 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);*

**Response:** The parcels of this proposed site-specific amendment to the land use map is physically suitable for the requested land use designation and the anticipated land use development including access, proximity to a higher density area, accessibility to utilities and public services; and

- b. *The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area;*

**Response:** The proposed amendment will not create pressure to change the land use designation of other properties in the area because the request is to change the land use to be more compatible with the existing land use designation of the land to the northeast of these lots and the growing population of the area; and

- 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.*

**Response:** The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area, it is adjacent to a well established public road (Hanson Loop Road) and will be served by electric and communications

utilities that already serve the neighboring development to the northeast. The proposed site-specific amendment is not in or adjacent to an urban growth area.

**5. Explain how the proposed amendment complies with criteria in Walla Walla County Code [Section 14.10.070B.5.a.](#) (UGA MAP OR POLICY AMENDMENTS)**

**Response:** Proposed amendment is not in or adjacent to an urban growth area (UGA)

- a. *For each proposed amendment to an urban growth area policy or land use map the planning commission shall consider the following information:*
- 1) *The 20-year population and/or employment projections for the county; and*
  - 2) *The extent to which the urban growth occurring within the county has located within each city and the unincorporated urban growth areas; and*
  - 3) *The allocation of projected county population and/or employment to the urban growth areas; and*
  - 4) *The buildable lands analysis for each urban growth area; and*
  - 5) *Existing urban growth area boundaries; and*
  - 6) *Other proposed changes affecting urban growth areas.*

**6. Explain how the proposed amendment complies with criteria in Walla Walla County Code [Section 14.10.070B.5.b.](#) (UGA BOUNDARY MAP AMENDMENTS)**

**Response:** Proposed amendment is not in or adjacent to an urban growth area (UGA)

- b. *For each proposed amendment to an urban growth area the planning commission shall recommend that a proposed amendment be approved, approved with modifications, or denied based on the review criteria in Section 14.10.070B.3 and Section 14.10.070B.4 if applicable, and the following additional criteria:*
- 1) *The proposed amendment necessitates:*
    - a. *Reallocation of population and/or employment within the county; and*
    - b. *Related map and/or boundary changes; or*
  - 2) *The proposed amendment requires modification of the map and/or boundary of one or more urban growth areas.*



# 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

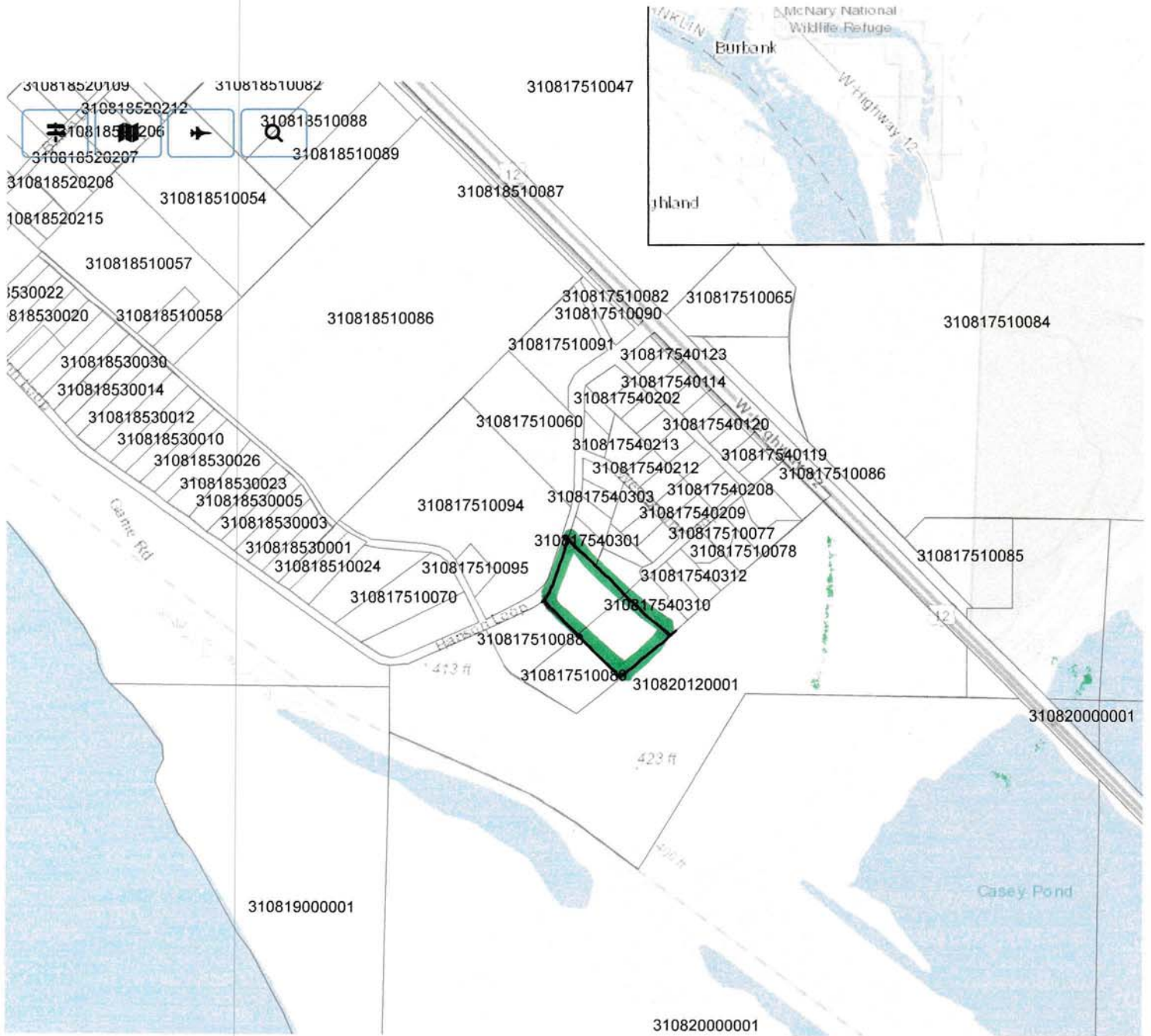
3-26-2022 Susan Landrum  
3-26-2022 Andrew Fardian



# 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

## Exhibit D

RE: Comprehensive Plan Amendment Application for Landram Living Trust (Andrew and Susan Landram) to change the land use designation and 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

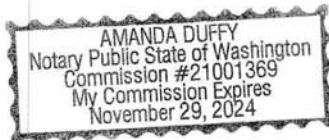
Date: 3-28-2022

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