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

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ORDINANCE NO. 478 AMENDING WALLA WALLA COUNTY COMPREHENSIVE PLAN LAND USE MAPS LU-1 AND LU-3 AND THE COUNTY ZONING MAP TO REMOVE APPROXIMATELY 205-ACRES FROM THE WALLA WALLA URBAN GROWTH AREA GENERALLY LOCATED AT 3RD AVENUE AND LANGDON ROAD, BOUNDED BY YELLOWHAWK CREEK ON THE NORTH, AT THE REQUEST OF THE CITY OF WALLA WALLA, AND ASSIGNING RURAL RESIDENTIAL 5 (RR-5) LAND USE AND ZONING DESIGNATIONS (DOCKET NO. CPA17-008/REZ17-008)

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

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

ORDINANCE NO. 478

AMENDING WALLA WALLA COUNTY COMPREHENSIVE PLAN LAND USE MAPS LU-1 AND LU-3 AND THE COUNTY ZONING MAP TO REMOVE APPROXIMATELY 205-ACRES FROM THE WALLA WALLA URBAN GROWTH AREA GENERALLY LOCATED AT 3RD AVENUE AND LANGDON ROAD, BOUNDED BY YELLOWHAWK CREEK ON THE NORTH, AT THE REQUEST OF THE CITY OF WALLA WALLA, AND ASSIGNING RURAL RESIDENTIAL 5 (RR-5) LAND USE AND ZONING DESIGNATIONS (DOCKET NO. CPA17-008/REZ17-008).

WHEREAS, Revised Code of Washington (RCW) 36.70A.130 requires that the County review and, if needed, revise its Comprehensive Plan and development regulations to ensure the plan and regulations comply with its requirements; and

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, Walla Walla County Code (WWCC) Title 14 allows for applications to be accepted one time a year during a time period established by the Board of County Commissioners; and

WHEREAS, pursuant to Walla Walla County Code (WWCC) 14.10.015, the County has committed to conduct review of Urban Growth Area boundaries not more than once every five years in conjunction with review by affected cities, and no county-wide UGA (UGA) review has been conducted since the adoption of the 2007 Comprehensive Plan; and

WHEREAS, the County last reviewed the Urban Growth Area boundaries for the cities of College Place and Walla Walla in 2012-2013, when the three jurisdictions worked together to prepare a consensus methodology for conducting the County's Land Capacity Analysis (LCA), which is a critical requirement of UGA boundary review under the GMA; and

WHEREAS, pursuant to Board of County Commissioners Resolution No. 18-068 the County's Comprehensive Plan and Development Regulations 2018 Final Docket was established; and

WHEREAS, the Walla Walla County Planning Commission adopted Resolution No. 18-03 after a public hearing was held on December 5, 2018, recommending that the Board of County Commissioners approve this application, docket No. CPA17-008/REZ17-008; and

WHEREAS, the Board of County Commissioners adopted Resolution No. 18-303 setting a date of public hearing to consider the draft Comprehensive Plan and development regulations 2018



Periodic Update, plus four non-county UGA amendment applications including the proposal by the City of Walla Walla; and

WHEREAS, the Board of County Commissioners held a public hearing on December 18, 2018 to consider the proposed Periodic Update and the Walla Walla UGA amendment request and to receive public comment pursuant to Walla Walla County Code (WWCC) 14.10.070(C)(2) and 14.15.070(C)2; and

WHEREAS, the Board of County Commissioners continued the hearing to June 24, 2019.

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 October 2, 2017 pursuant to WWCC Title 14, the Board of County Commissioners established the criteria and deadline (November 30, 2017) for applications to be included on the 2018 Preliminary Docket of Comprehensive Plan and development regulations amendments.
2. On October 2, 2017 the Walla Walla County Community Development Department issued a press release notifying the public of the 2018 application cycle for non-county sponsored Comprehensive Plan and development regulations amendment applications, including urban growth area boundary amendments.
3. Throughout the 2018 Periodic Update and annual Comprehensive Plan and development regulations amendment process, Community Development staff maintained an email list of citizens and local and state agencies in order to provide meeting notification and updates on the County's update process. In addition to direct communication between County and City representatives on a variety of issues, the City was also included in the email distribution list.
4. On November 30, 2017 the Walla Walla County Community Development Department received two applications from the City of Walla Walla to amend the Walla Walla County Comprehensive Plan Land Use Maps LU-1 and LU-3 and the County zoning map. Applications CPA17-008/REZ17-008 would remove about 198-acres from the Walla Walla Urban Growth Area (UGA) and assign Rural Residential 5 land use and zoning designations.
5. The subject property proposed for exclusion from the Walla Walla UGA is generally located at 3rd Avenue and Langdon Road, bounded by Yellowhawk Creek on the north; the area is described in the legal description provided by the applicant in its application packet (Exhibit D). In the City's application it states that the total area proposed for removal is about 198-acres. In preparing the amended County maps it was determined that the gross area of this property is slightly higher than stated in the application; it is approximately 205-acres as shown in the attached maps.

6. The second application submitted by the City of Walla Walla would have added about 329-acres to the Walla Walla UGA between Lower and Middle Waitsburg Roads, north of the existing UGA boundary. This land is currently zoned Primary Agriculture 40 (PA-40) and it is agricultural land of long-term commercial significance. The application would have assigned the Master Planned Community land use designation to this land and Urban Planned Community zoning.
7. On January 3, 2018 the Walla Walla County Planning Commission reviewed the amendment applications and background materials in an open public meeting.
8. On January 17, 2018 detailed analysis was provided by the County's consultant, The Watershed Company, in a Technical Memorandum regarding population projections and allocations. A copy of this memorandum was provided to the cities.
9. As summarized in The Watershed Company's January 17th memorandum, the current Countywide target and the allocations to cities were originally adopted in 2005 and retained in 2013. The existing Countywide population target falls between the new medium and high 20-year projections provided by the Washington State Office of Financial Management (OFM). The population projection and allocation recommendation provided by TWC were provided to all four cities.
10. The City of Walla Walla population allocation is 39,530 persons. The College Place, Prescott and Waitsburg allocations were originally set in 2005 based on the proportion of the Countywide population within the city limits for each jurisdiction at the time. In 2005 the City of Walla Walla was given a proportionally higher allocation based on the population within the city limits plus the unincorporated UGA, but this was corrected in 2013 when a reduced allocation was assigned to the Walla Walla UGA based on the proportion of the Countywide population located within the Walla Walla city limits at the time of the 2005 Comprehensive Plan.
11. On January 25, 2018 a Notice of Public Hearing for Planning Commission hearings was emailed to applicants and interested parties. On January 26, 2018 this notice was mailed to applicants and property owners.
12. On January 25, 2018 the Notice of Public Hearing was published in The Times (Waitsburg) and the Tri-City Herald, and on January 26, 2018 the same notice was published in the Walla Walla Union Bulletin.
13. On January 25, 2018 the Notice of Public Hearing was posted on the Community Development Department website.
14. On February 5, 2018 the City of Walla Walla provided a letter to the County supporting the retention of the current Countywide population target and allocations, while recommending that in the future the County and the cities should work together to amend the Countywide Planning Policies and establish a specific methodology for population projections and allocations.
15. On February 7, 2018, in a public hearing, the Planning Commission was presented with written documentation showing that none of the cities had objected to the retention of the existing population projection and allocations, including the February 5th letter from the City of Walla Walla. Aside from the written comments provided by the cities, there was no other public comment on the proposed population projection and allocations for 2038 at this hearing. The Planning Commission voted unanimously to recommend to the

- Board of County Commissioners that as part of the 2018 Periodic Update, the current Countywide population target (71,724) and UGA allocations should be retained.
16. On February 7, 2018 the Planning Commission held a public hearing to consider the City's proposed UGA amendments and whether they should be included on the 2018 Final Docket.
 17. For the proposed 3rd and Langdon UGA removal there was testimony by four members of the public in addition the applicant at the hearing; the public testimony was generally supportive of the City of Walla Walla proposal to remove this area from the UGA.
 18. On February 7, 2018, after conducting a public hearing, the Planning Commission voted unanimously, with two members absent, to recommend to the Board of County Commissioners that the 3rd and Langdon UGA removal application be placed on the 2018 Final Docket.
 19. For the proposed Walla Walla North UGA expansion, in addition to written comments submitted prior to the hearing, there was testimony by five members of the public in addition the applicant at the hearing. The five members of the public who spoke at the hearing were all opposed to the proposed UGA expansion; only city representatives spoke in support of the application.
 20. On February 7, 2018, after conducting a public hearing, the Planning Commission voted 3-2, with two members absent, to recommend to the Board of County Commissioners that UGA North UGA expansion be placed on the 2018 Final Docket.
 21. On February 13, 2018 the Chairman of the Planning Commission signed Planning Commission Resolution 18-01, which documented the Planning Commission's recommendations from February 7, 2018.
 22. On February 15, 2018 the Department of Commerce provided a letter to the County and to Walla Walla and College Place with comments on some of the Preliminary Docket proposals. In regard to the proposed Walla Walla North UGA expansion the Department of Commerce provided the following comments:

"The County raises compelling points in the underlying analysis regarding the proposed expansion, citing our previous comments on the significance of the agricultural industry for the state, regional, and local economies. The County may also consider that the draft Land Use Element available on the City's website indicates that the City currently has capacity for approximately 13,000 additional people in the City limits and UGA, and that the City needs to accommodate only 6,332 people in twenty-year planning period. UGA designations cannot exceed the amount of land necessary to accommodate projected growth, and allocated growth is the basis for UGA sizing decisions... we have concerns that the proposal does not consider the necessary locational requirements for locating urban growth. The proposal also does not appear to consider UGA boundaries based on projected growth consistent with OFM forecasts and county allocations."

In the February 15, 2018 letter the Department of Commerce advised the following regarding the proposed Walla Walla South UGA removal:

"The City has expressed concerns about constraints associated with the area proposed for removal, along with development patterns that create challenges for the City in providing urban services."

"Our conversations with City and County staff, along with some of the information in your staff report (CPA 17-008/REZ17-008), indicate that development occurring in unincorporated UGAs may be precluding urban densities, which is a violation of GMA requirements."

23. On February 20, 2018 the Board of County Commissioners reviewed the amendment applications and the Planning Commission's recommendation in an open public meeting as well as the Department of Commerce February 15th letter.
24. On February 26, 2018 the Board of County Commissioners signed Resolution No. 18-048 setting the date of a public hearing for March 12, 2018 to consider both City of Walla Walla amendment applications prior to establishing the 2018 Final Docket.
25. On March 12, 2018 the Board of County Commissioners held the public hearing to consider the City of Walla Walla amendment applications prior to establishing the 2018 Final Docket.
26. On March 19, 2018 the Board of County Commissioners unanimously approved a motion to include the application by the City of Walla Walla (CPA17-008/REZ17-008) 3rd and Langdon UGA removal on the 2018 Final Docket.
27. On March 20, 2018 the Board of County Commissioners signed Resolution No. 18-068 establishing the 2018 Final Docket of Comprehensive Plan and development regulations amendment applications, to include the 3rd and Langdon proposal made by the City of Walla Walla (CPA17-008/REZ17-008). The City of Walla Walla North UGA removal application (CPA17-007/REZ17-007) was not placed on the 2018 Final Docket by the Board of County Commissioners.
28. The Watershed Company completed a Land Capacity Analysis for the County using a consensus methodology developed by the County in 2012 with the Cities of Walla Walla and College Place.
29. The County LCA includes a review of residential, commercial, and industrial lands within all UGAs in the County. The County's analysis estimated population and employment capacity within the existing unincorporated UGAs and within the city limits of Prescott and Waitsburg, and incorporated capacity estimates from College Place and Walla Walla were included for their incorporated areas. A draft Land Capacity Analysis Technical Memorandum was completed on May 21, 2018 along with the Final Draft of the Comprehensive Plan Periodic Update.
30. The County's LCA summary report by The Watershed Company includes an eight-page attachment documenting in detail the methodology that was used. A few minor changes were made to the previous consensus methodology for the County's 2018 LCA. Some different (newer) datasets were used. Different GIS tools were used. The Prescott and Waitsburg UGAs, which were not reviewed in 2012-2013, were included. The methodology was not substantively changed and for transparency, all methodology changes were tracked in the text of the document and in the endnotes.



31. The County's May 21, 2018 LCA (May 23, 2018 Staff Report, Attachment B, Page 6) concluded that the population capacity within the existing Walla Walla UGA is 10,396, more than the allocated population growth (5,690). This was based on the City's estimate for capacity within the city limits (3,086) plus the County's estimate for the unincorporated UGA (7,310). As described on Pages 6-8, the County's estimate for the unincorporated UGA was larger than the City of Walla Walla LCA which estimated the population capacity with the existing UGA of 5,575. Differences between the City LCA methodology and the previous consensus methodology used by the County are included on Page 7 of the May 21 County LCA report.
32. According to the draft County LCA the South UGA removal area includes about 60-acres of available residential land zoned R-96 which provides population growth capacity for about 751 people. Subtracting this capacity for the UGA removal results in a total Walla Walla UGA capacity of 9,645, which is much larger than the allocated 20-year population growth for Walla Walla (5,690).
33. On May 23, 2018 the Planning Commission held a public workshop to consider the County's draft Development Regulations amendments, the County's draft Land Capacity Analysis and the five non-County UGA applications on the 2018 Final Docket, including the City of Walla Walla UGA removal.
34. On June 4, 2018 the Board of County Commissioners held a public workshop on the five non-County UGA applications on the Final Docket and various components of the 2018 Periodic Update, specifically the draft LCA, and draft development regulations amendments.
35. On June 6, 2018 the Planning Commission reviewed the applications, along with the other items on the 2018 Final Docket and the County's Periodic Update, in a workshop meeting.
36. Community Development Department staff along with Public Works staff and the County's consultant team from The Watershed Company and Creative Community Solutions held public outreach meetings on June 19 and June 20, 2018 at the Walla Walla Regional Airport and in Burbank respectively. According to the sign-in sheets, 20 citizens attended the Walla Walla open house and 60 citizens attended the Burbank open house. Both of these open houses followed the same general format. Each open house began with a presentation by County staff and the consultants. The presentation covered the draft Periodic Update as well as the non-County UGA amendment applications. Staff then answered questions from attendees as a group. After the group portion of the meeting, attendees were able to speak individually with County staff members and the consultants.
37. On June 19, 2018 copies of the proposed amendment were sent to the Department of Commerce (Material ID# 25028) to begin the required 60-day review period.
38. On June 19, 2018 the Department of Commerce sent a letter to Walla Walla County acknowledging receipt of the proposed amendment. The Department did not comment on the amendment.
39. On September 25, 2018 the Community Development Department received a letter from the Washington State Department of Commerce acknowledging completion of its review of the County's Comprehensive Plan and development regulations update and the four non-County sponsored UGA amendments, including this one by the City of Walla Walla.



The Department of Commerce commended the application, stating: “[Commerce] would like to note that we’ve reviewed the City of Walla Walla’s request to reduce their UGA south of the City. The City’s analysis is detailed and defensible. It describes the limitations in providing urban services to lands constrained by critical areas, and demonstrates that the City has sufficient capacity to meet their growth allocations without the land designated for removal.” (see Attachment G to the December 5, 2018 Staff Report).

40. On November 16, 2018 a Notice of Public Hearing was published on the Community Development Department website and sent by email to the applicant and other interested parties.
41. On November 16, 2018 Walla Walla County completed a SEPA (State Environmental Policy Act) Environmental Checklist for the 2018 Comprehensive Plan and Development Regulations Periodic Update and the four non-County amendment applications remaining on the Final Docket.
42. On November 21, 2018 a SEPA Determination of Non-Significance was issued by the County’s SEPA Responsible Official, the Community Development Department Director (Files SEPA 18-028, SEPA17-028, SEPA17-029, SEPA17-030, SEPA17-032). This threshold determination was filed with the Department of Ecology; emailed to consulting local, state and federal agencies; mailed to parties of record and the applicant, and published in the Walla Walla Union Bulletin, Tri-City Herald, and The Times (Waitsburg); and posted on the Community Development Department website.
43. On November 21, 2018 a Notice of Public Hearing for the Planning Commission hearings was mailed to parties of record, the applicant, and affected property owners.
44. On November 22, 2018 a Notice of Public Hearing was published in the Official Gazette, the Walla Walla Union Bulletin, and one paper of general circulation, the The Times (Waitsburg).
45. On November 23, 2018 the Notice of Public Hearing was published in another paper of general circulation, the Tri-City Herald.
46. On December 3, 2018 the Board of County Commissioners adopted Resolution No. 18-303 setting a date of public hearing to consider the proposed Comprehensive Plan and Development Regulations Periodic Update, plus the four non-county amendment applications on the 2018 Final Docket, including the proposal by the City of Walla Walla.
47. On December 5, 2018 the City of Walla Walla presented supplemental information to the Walla Walla County Planning Commission prior to the start of the public hearing.
48. On December 5, 2018 the Walla Walla County Planning Commission held a public hearing and recommended the Board of County Commissioners approve this application, docket No. CPA17-008/REZ17-008, as presented pursuant to the criteria in WWCC 14.10.070(B)(3) and 14.15.070(B)(3).
49. On December 6, 2018 a Notice of Public Hearing for the BOCC hearings was sent by mail to the applicant, parties of record, and the affected property owners.
50. On December 6, 2018 a Notice of Public Hearing for the BOCC hearings was published in the Walla Walla Union Bulletin, The Times (Waitsburg) and the Tri-City Herald.
51. On December 7, 2018 the Notice of Public Hearing was emailed to interested parties, including the applicant, and posted on the Community Development Department website.

52. On December 18, 2018 the Board of County Commissioners held a public hearing to consider the proposal by the City of Walla Walla, and to receive comments from the general public. The Commissioners received testimony from the applicant, as well as three property owners within the affected area. Two owners spoke in support. One property owner said he had previously opposed the removal, but said that he did not necessarily oppose it at the time of the hearing. The Board of County Commissioners voted 3-0 to continue the hearing to a later date.
53. On May 16, 2019 TWC completed a Revised County LCA (May 28, 2018 Staff Report, Attachment O).
54. On May 28, 2019 the Board of County Commissioners held a workshop meeting to discuss the proposed amendments on the 2018 Final Docket. Community Development Department staff and the County's consultants presented conclusions from a Revised County Land Capacity Analysis (LCA). No changes were proposed to the population allocation for the City of Walla Walla. The revised LCA showed a slightly reduced capacity within the Walla Walla UGA because the methodology was corrected to use a household size for all UGAs of 2.36 (instead of 2.49). This revised household size factor is very close to the factor used in the City of Walla Walla LCA (2.42). The revised LCA concludes that "removal of this area from the UGA would reduce the population capacity of the City's UGA by approximately 712, for a revised total population of 9,303." (June 24, 2018 Attachment F, Page 9) The allocated population growth for Walla Walla is 5,690; the LCA estimates that there would still be 3,613 surplus capacity in the Walla Walla UGA after the proposed UGA removal.
55. On May 28, 2019 the Board of County Commissioners adopted Resolution No. 19-141 setting a date for the continued public hearing to consider the proposed Comprehensive Plan and Development Regulations Periodic Update, plus the four non-county amendment applications on the 2018 Final Docket, including the proposal by the City of Walla Walla.
56. On May 31, 2019 a Notice of Public Hearing was published on the Community Development Department website.
57. On June 6, 2019 the Notice of Public Hearing for the continued BOCC hearings was published in the Walla Walla Union Bulletin, The Times (Waitsburg), and the Tri-City Herald. (June 24, 2019 Staff Report, Attachment N).
58. On June 12, 2019 the Notice of Public Hearing for the continued BOCC hearings was mailed to the applicants, property owners, parties of record, and other interested parties. (June 24, 2019 Staff Report, Attachment N).
59. On June 14, 2019 the Notice of Public Hearing for the continued BOCC hearings was emailed to the applicants and other interested parties. (June 24, 2019 Staff Report, Attachment N).
60. On June 24, 2019 the Board of County Commissioners continued the public hearing to hear additional testimony on the City of Walla Walla amendment application. Elizabeth Chamberlain, City of Walla Walla Development Services Director, spoke in favor of the application. One member of the public asked a question during the hearing, but no other public testimony was provided.
61. At the June 24th public hearing Community Development Department staff presented the County's Final Revised Land Capacity Analysis which was prepared by The Watershed

Company and presented in a Technical Memorandum dated June 14, 2019. After deductions and analysis per LCA methodology, the UGA removal area includes approximately 60.8-acres of available residential land in the R-96 zone; the removal of this area from the UGA reduces the capacity of the Walla Walla UGA by 712 persons, for a revised total capacity of 9,303. The Technical Memorandum explains that even with the removal of this area, there is still excess capacity within the Walla Walla UGA of 3,613.

62. Walla Walla County Code (WWCC) 14.10.015(E) allows for consideration of UGA amendments every five years and WWCC 14.10.015(G) requires UGA review at least once every ten years.
63. On July 8, 2019 the Board of County Commissioners voted 2-1 to approve the City of Walla Walla application as presented and directed staff to prepare an ordinance for approval.
64. As noted in the various staff reports, the area has proven to be difficult to serve with Urban Services.
65. In 2009, a development agreement was executed between the County and Third Street investments for property within the area. The development agreement was terminated in 2011 by the County at the request of the Bank of Whitman, which had acquired the property. Resolution 11-200, recorded on July 26, 2011.
66. Due to difficulty in providing water to the area, the County recently amended the Coordinated Water System Plan to remove portions of the area from the City of Walla Walla's service area, with Ordinance 466.
67. A significant portion of the residents have submitted comments desiring to be removed from the Urban Growth Area.
68. As noted by the City of Walla Walla, the Walla Walla County Hearing Examiner in 2018 conditioned a subdivision to be served by the "public sewer utility service provider, which as of the date of this application is the City of Walla Walla." (File number SUB16-018.)
69. Developing the area would entail significant infrastructure, with water and sewer lines crossing three streams and a floodplain, which has been cost prohibitive to developers. The area has been difficult to develop at urban densities.

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 and 14.15.070: The December 5, 2018 staff report to the Walla Walla County Planning Commission presented at public hearing on December 18, 2018 analyzed the code requirements for the Comprehensive Plan and zoning map amendments on pages 3 through 6.
2. As presented in the December 5, 2018 Staff Report, the proposed amendments are consistent with the following Walla Walla County Comprehensive Plan land use policies and the Countywide Planning Policies listed below.

Countywide Planning Policy - UGA 3.5

"UGAs should be designated where: 1) infrastructure exists or is planned, as identified in an approved capital improvement program or can be reasonably and economically extended; and 2) it is environmentally appropriate for growth to occur."

Countywide Planning Policy - Contiguous and Orderly Development 5.1

"Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and service and any additional needed public facilities and service that are provided by either public or private source."

Policy LU 1.4

"Encourage land use patterns that provide for the efficient use of public funds."

Policy LU-16

"Review designated UGA boundaries and the densities permitted within both the incorporated and unincorporated portions of each UGA not more than once every five years beginning with 2006 except as required otherwise by the GMA."

The proposed amendments would be consistent with the Comprehensive Plan, as it will remove an area from the Urban Growth Area that has been costly to extend utilities and other infrastructure. This is consistent with WWCC 14.10.070(B)(3)(b)(1); there has been a change in circumstances not anticipated or contemplated when the area was originally put in the UGA. It seems that when this area was included in the UGA, more than twenty years ago, all the constraints to development were not understood. Additionally, environmental regulations, including floodplain regulations and critical area requirements, have become more robust.

3. As presented in the December 5, 2018 Staff Report, the amendment meets a definable public need:

In Exhibit B the City explains: *"The proposed change is appropriate because of the location, cost of service delivery, and lack of potential for urban scale land uses."*

The application will result in rezoning this area from Suburban Residential R-96 (9,600 sq. ft. minimum lot size) to Rural Residential 5 (5-acre minimum lot size). While this is a dramatic change from urban zoning to rural zoning, rezoning would be consistent with the approved land use designation change.

4. As presented in the December 5, 2018 Staff Report, the amendment is in the long-term interest of the county:

The rezone from urban to rural zoning does not preclude further development in the area. There are several land uses allowed within the RR-5 zoning district that are not allowed in the R-96 zone (e.g. wineries, wedding and event centers). This amendment would result in a reduction of the Walla Walla UGA, but the City explained in its application (See amended Exhibit B) that *"There is sufficient land capacity for the projected population growth of both the City of Walla Walla and Walla Walla County with this area removed from the UGA."* The County's final Land Capacity Analysis (LCA) confirmed that the City's statement is accurate.

The City's UGA will still have adequate capacity for its population targets. The City would not be able to expand its UGA for at least another five years. Removing the area from the Urban Growth Area will prevent further low-density urban sprawl in an area that is not easily served by utilities. The removal will comply with RCW 36.70A.020 (1) and (2).

5. As presented in the December 5, 2018 Staff Report, the application would not require amendment of policies or other areas of the Comprehensive Plan (WWCC 14.10.070(B)(3)(d)).
6. As presented in the December 5, 2018 Staff Report, the amendment is consistent with the Growth Management Act, and WWCC 14.10.070(B)(3)(e) which requires cities and counties planning under the Act to plan for the efficient use of land and encourage development in areas where adequate public facilities and services exist or can be provided in an efficient manner (RCW 36.70A.020(1)).
7. As presented in the December 5, 2018 Staff Report, the County considered the additional UGA amendment criteria in WWCC 14.10.070(B)(5) which requires consideration of the Land Capacity Analysis, the population and employment projections and other UGA amendments. The amendment will not necessitate reallocation of population and/or employment or other map amendments.
8. Designation of this property for rural uses is consistent with the following goals and policies.

Countywide Planning Policy 3.2

"The retention of the overall rural character of the county and preservation of agricultural lands shall be promoted by including sufficient area within the UGA to accommodate anticipated growth and avoid market constraints that induce leapfrogging development."

Countywide Planning Policy 10.2

"Rural lands may be lands that are not suited for agricultural or forest production, but have physical or economic barriers preventing the provision of urban level services."

Countywide Planning Policy 10.4

"Rural lands often have an established land use pattern that precludes urbanization and are generally served by septic tanks and individual wells or a small community water system and are anticipated to continue as such."

Countywide Planning Policy 10.7

"The county should promote the retention of its overall character by establishing zoning classifications that preserve that rural / agrarian atmosphere."

Rural Residential 5 Goal RL-9

"Maintain a buffer between lands designated for urban use and Resource lands."

Rural Residential 5 Policy RL 9.1

"Provide a Rural Residential designation recognizing the desire of some citizens for a rural lifestyle and past development patterns that have made long-term resource use impractical. Include areas that meet one or more of the following criteria:

- 1. Areas not designated for urban growth or resource lands of long-term commercial significance and where a possibility exists for smaller farms and rural properties;*
- 2. Areas not needed during the next 20 years to provide land for population or employment and where existing and future uses do not require urban level services and facilities;*
- 3. Areas that provide a buffer between resource activities and potentially incompatible land uses; or*
- 4. Areas where the open space character of the land is to be protected for scenic qualities, significant cultural resources, recreational activities, and environmental functions."*

Section III. Adoption of the Proposed Walla Walla Urban Growth Area Amendment 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:

The removal of approximately 205-acres from the Walla Walla Urban Growth Area (UGA) by the adoption of amendments to Comprehensive Plan Land Use Maps LU-1 and LU-3 and applicable County zoning maps as shown on the attached maps.

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.

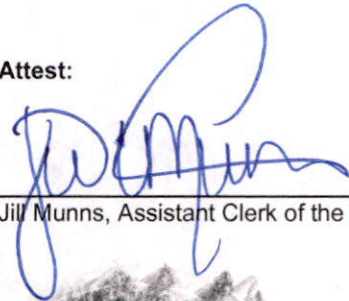
If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

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 5th day of August, 2019.

Attest:



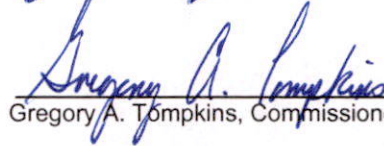
Jill Munns, Assistant Clerk of the Board



Todd L. Kimball, Chairman, District 2



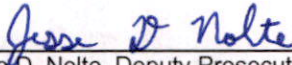
James K. Johnson, Commissioner, District 1



Gregory A. Tompkins, Commissioner, District 3

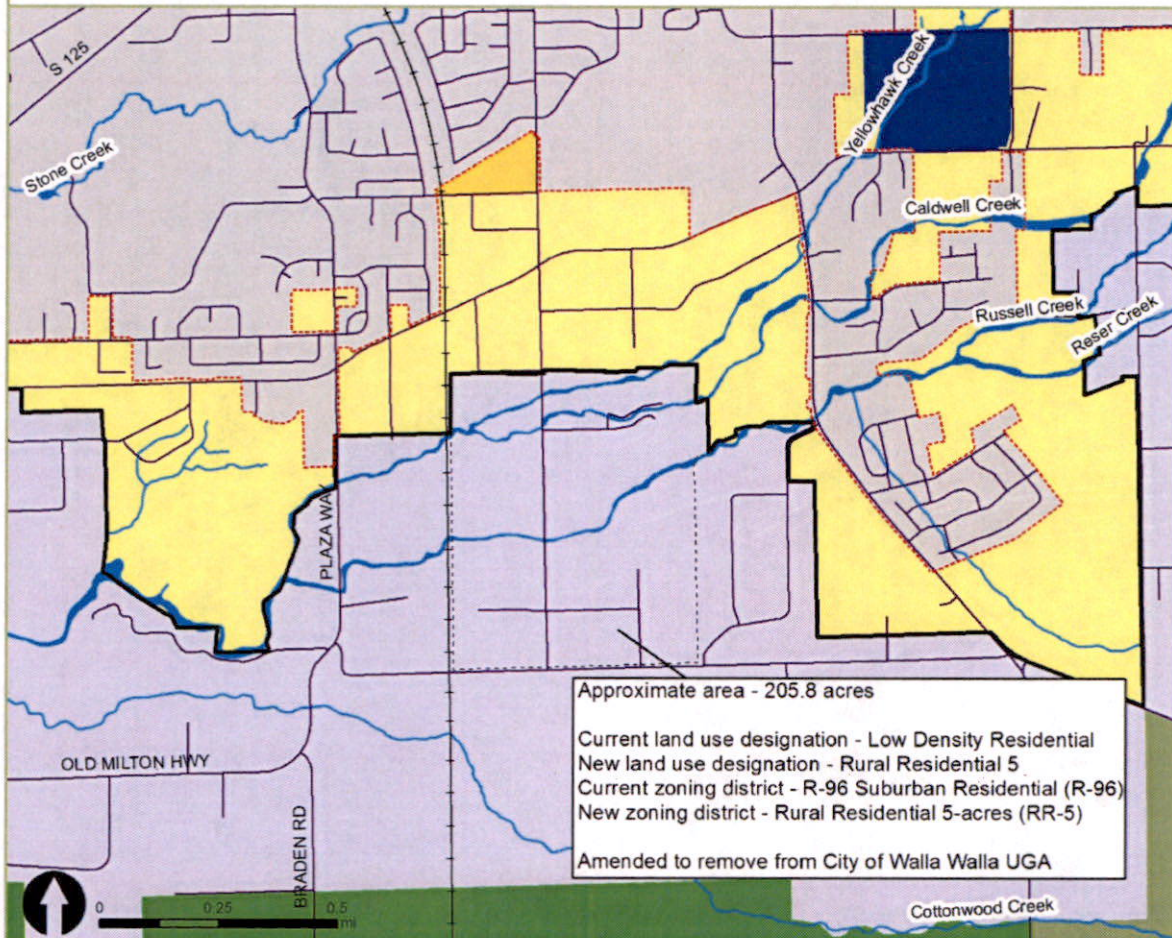
Constituting the Board of County Commissioners
of Walla Walla County, Washington

Approved as to form:



Jesse D. Nolte, Deputy Prosecuting Attorney

City of Walla Walla Zoning Map Amendments (REZ17-008)



BASE MAP LAYERS

- CITY LIMITS
- INCORPORATED AREA
- URBAN GROWTH AREA
- PREVIOUS URBAN GROWTH AREA
- ROADS
- + RAILROADS
- STREAMS

ZONING DISTRICTS

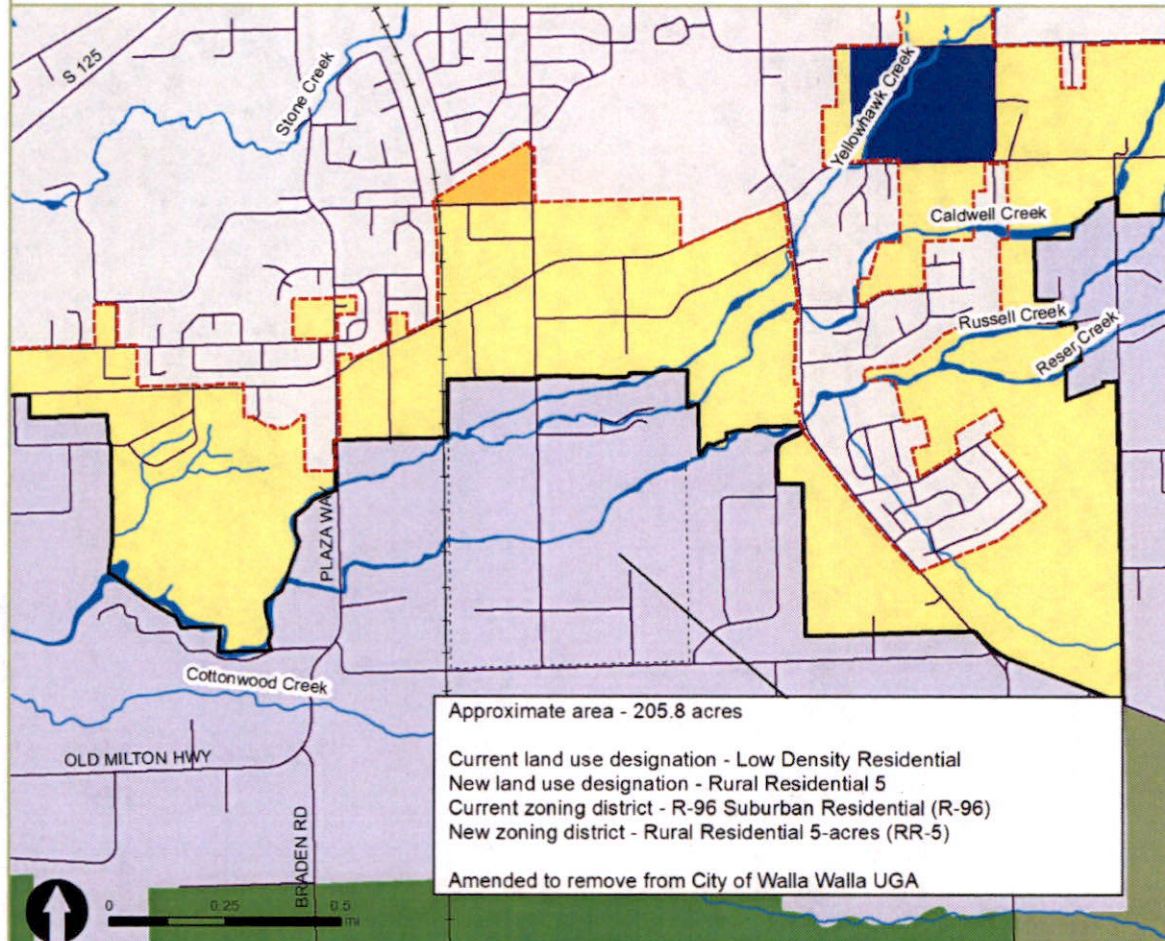
- AGRICULTURE RESIDENTIAL 10
- PUBLIC RESERVE
- R-72 SINGLE-FAMILY RESIDENTIAL
- R-96 SUBURBAN RESIDENTIAL
- GENERAL AGRICULTURE 20
- RURAL RESIDENTIAL 5

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Print Date: 7/25/2019



City of Walla Walla Land Use Amendments (CPA17-008)



BASE MAP LAYERS

- CITY LIMITS
- INCORPORATED AREA
- URBAN GROWTH AREA
- PREVIOUS URBAN GROWTH AREA
- ROADS
- RAILROADS
- STREAMS

LAND USE DESIGNATIONS

- | | | |
|---|---|---|
| RESOURCE
 GENERAL AGRICULTURE
 AGRICULTURE RESIDENTIAL | URBAN
 LOW DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 PUBLIC RESERVE | RURAL
 PUBLIC RESERVE
 RURAL RESIDENTIAL 5 |
|---|---|---|

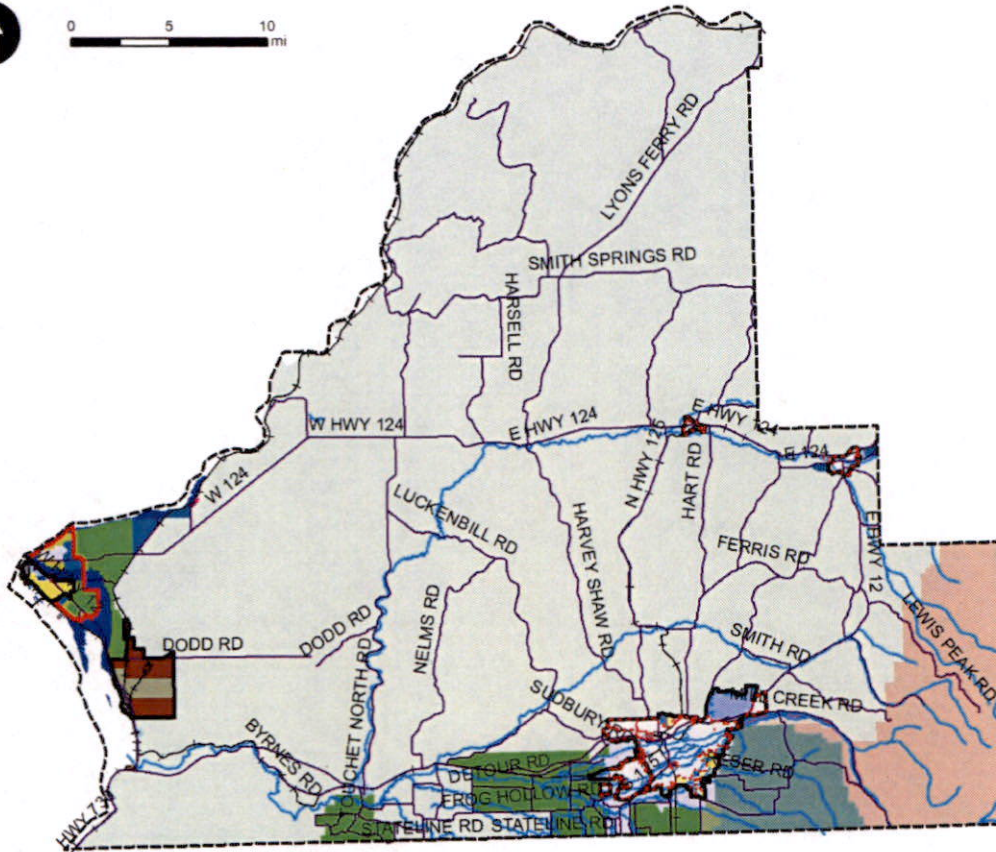
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Print Date: 7/25/2019

Walla Walla County Zoning Map



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BASE MAP LAYERS

- COUNTY BOUNDARY
- CITY LIMITS
- INCORPORATED AREA
- URBAN GROWTH AREA
- BURBANK RURAL ACTIVITY CENTER
- ROADS
- RAILROADS
- STREAMS

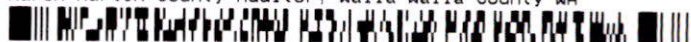


ZONING DISTRICTS

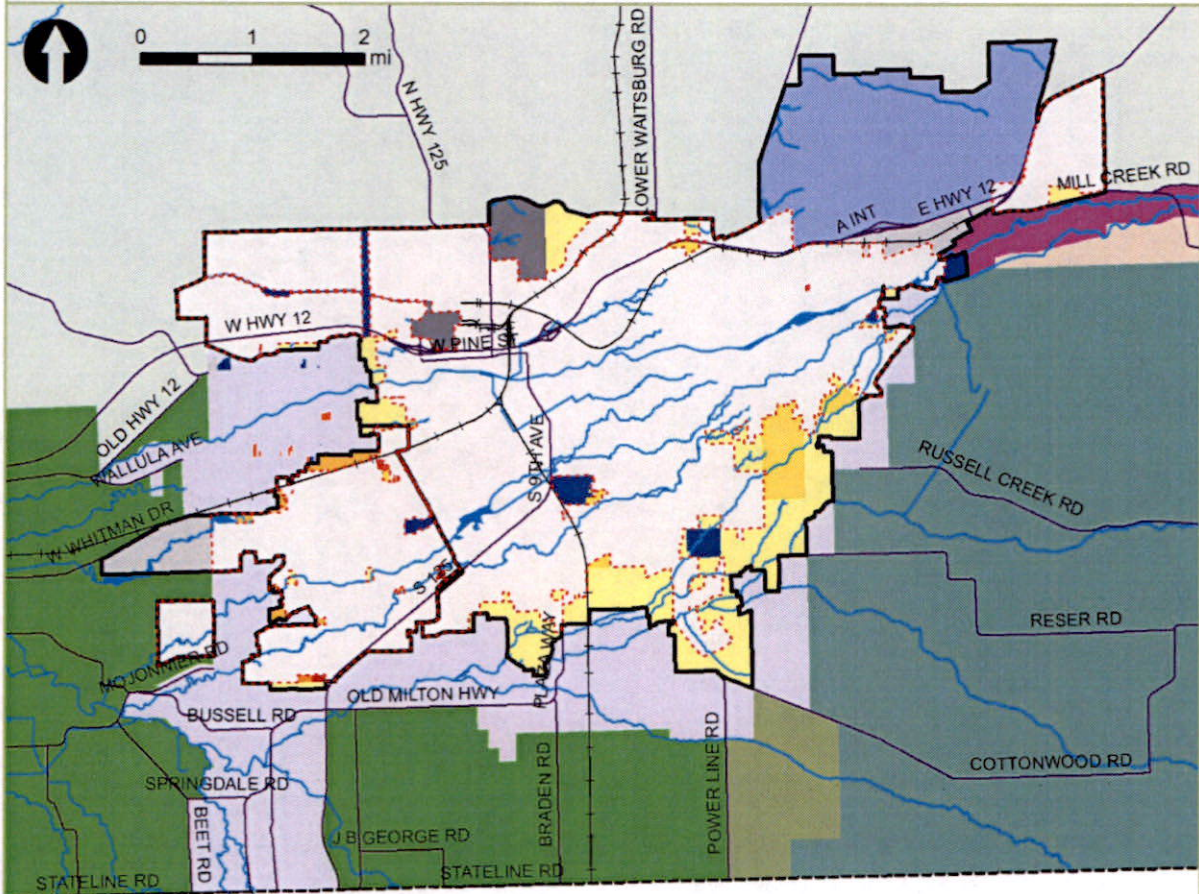
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| AGRICULTURE RESIDENTIAL 10 | LIGHT INDUSTRIAL | RURAL DEVELOPMENT - COMMERCIAL/INDUSTRIAL |
| AIRPORT DEVELOPMENT | MULTIPLE FAMILY RESIDENTIAL | RURAL DEVELOPMENT - RESIDENTIAL |
| BURBANK COMMERCIAL | NEIGHBORHOOD COMMERCIAL | RURAL FARMWORKER COMMUNITY |
| BURBANK RESIDENTIAL | PRIMARY AGRICULTURE 40 | RURAL REMOTE 20 |
| EXCLUSIVE AGRICULTURE 120 | PUBLIC RESERVE | RURAL REMOTE 40 |
| GENERAL AGRICULTURE 20 | R-60 SINGLE-FAMILY RESIDENTIAL | RURAL RESIDENTIAL 2 |
| GENERAL COMMERCIAL | R-72 SINGLE-FAMILY RESIDENTIAL | RURAL RESIDENTIAL 5 |
| HEAVY INDUSTRIAL | R-96 SUBURBAN RESIDENTIAL | RURAL RESIDENTIAL MILL CREEK 5 |
| INDUSTRIAL AGRICULTURE HEAVY | RURAL ACTIVITY CENTER | URBAN PLANNED COMMUNITY |
| INDUSTRIAL AGRICULTURE MIXED | RURAL AGRICULTURE 10 | |
| INDUSTRIAL/BUSINESS PARK | RURAL AGRICULTURE 5 | |

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Walla Walla and College Place Area Zoning



BASE MAP LAYERS

- CITY LIMITS
- INCORPORATED AREA
- URBAN GROWTH AREA
- ROADS
- RAILROADS
- STREAMS



ZONING DISTRICTS

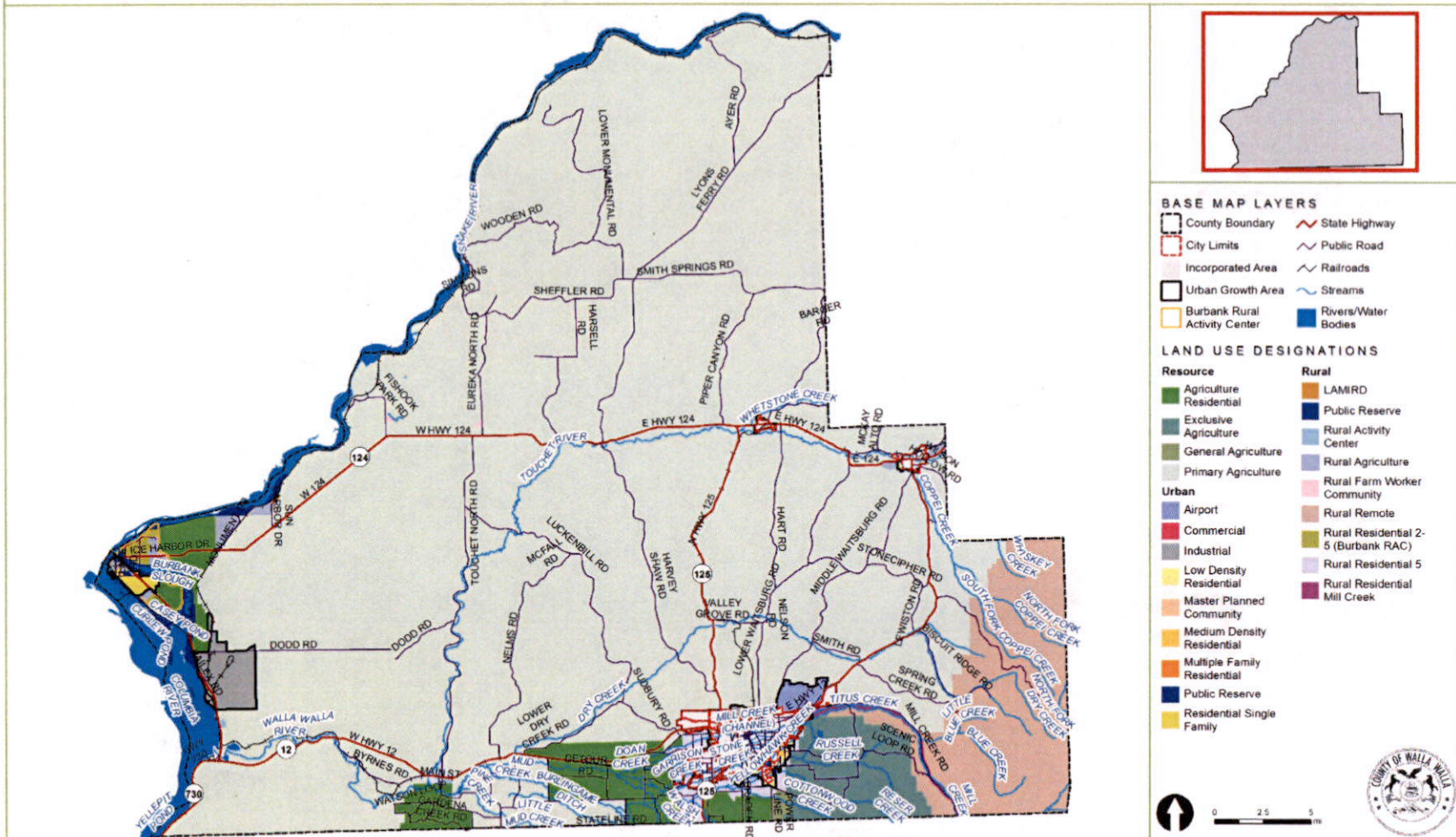
- | | | |
|---|---|---|
| AGRICULTURE RESIDENTIAL 10 | MULTIPLE FAMILY RESIDENTIAL | R-72 SINGLE-FAMILY RESIDENTIAL |
| AIRPORT DEVELOPMENT | NEIGHBORHOOD COMMERCIAL | R-96 SUBURBAN RESIDENTIAL |
| EXCLUSIVE AGRICULTURE 120 | PRIMARY AGRICULTURE 40 | RURAL REMOTE 20 |
| GENERAL AGRICULTURE 20 | PUBLIC RESERVE | RURAL RESIDENTIAL 5 |
| GENERAL COMMERCIAL | R-60 SINGLE-FAMILY RESIDENTIAL | RURAL RESIDENTIAL MILL CREEK 5 |
| HEAVY INDUSTRIAL | | URBAN PLANNED COMMUNITY |
| LIGHT INDUSTRIAL | | |

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LAND USE DESIGNATIONS - Walla Walla County

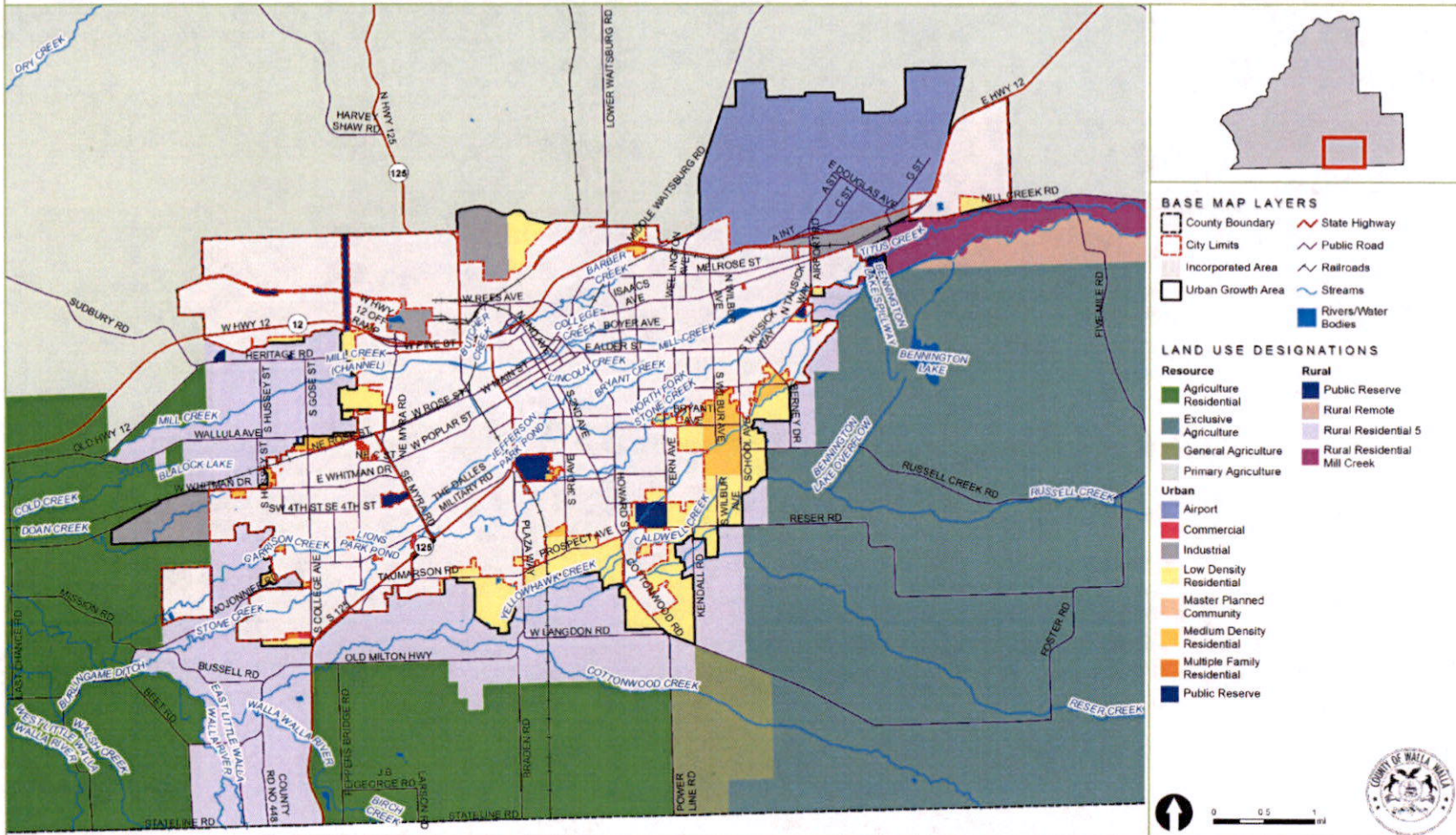


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Print Date: 7/23/2019

2019-05820 ORD
08/06/2019 02:22:17 PM Page 19 of 20 Fees: 122.50
Karen Martin County Auditor Walla Walla County WA

LAND USE DESIGNATIONS - College Place / Walla Walla Area



2019-05820 ORD
08/06/2019 02:22:17 PM Page 20 of 20 Fees: 122.50
Karen Martin County Auditor, Walla Walla County WA