

# Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

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## NOTICE OF PUBLIC HEARING WALLA WALLA COUNTY PLANNING COMMISSION

### Public Hearing Information

The Walla Walla County Planning Commission will be holding a public hearing to discuss the 2018 Periodic Update and the Final Docket of Comprehensive Plan and Development Regulations Amendment applications which includes the following proposals.

#### **1. CPA18-001 – Walla Walla County Comprehensive Plan and Development Regulations Periodic Update**

Walla Walla County is nearing completion of the update to its Comprehensive Plan and development regulations, as required by RCW 36.70A. The purpose of a mandatory periodic update under the Washington State Growth Management Act (GMA) is to review and, if needed, revise the plan and regulations to ensure they comply with the GMA; this differs from the annual amendment process. The updated plan would retain the existing population projections and allocations (for the cities of College Place, Prescott, Waitsburg and Walla Walla) for 2038, the next 20-year planning period. The existing population targets were adopted in 2005 and retained in 2013 for 2033; the countywide target is 71,724 which falls within the medium and high population projections from the Office of Financial Management (OFM) for 2038.

#### Proposed Comprehensive Plan Amendments

Proposed revisions by chapter are identified below.

##### *Chapter 1, Introduction*

- Added information about the Columbia River and Snake River.
- Added information on water availability and management, including information regarding the Walla Walla Watershed Management Partnership.
- Provided information on public participation for the 2018 update of the comprehensive plan.

##### *Chapter 2, Critical Areas*

- Updated existing conditions with information sourced from best available science.
- Added policies to incorporate best available science and gave special consideration to anadromous fisheries, as directed by the GMA.
- Added a policy and text to reflect the County's participation in the Voluntary Stewardship Program for the protection of critical areas on agricultural lands.

##### *Chapter 3, Shorelines*

- Updated to reflect the locally adopted Shoreline Master Program, including adding a goal and policy highlighting the relationship between the comprehensive plan and the Shoreline Master Program.

##### *Chapter 4, Housing*

- Updated existing conditions to reflect recent information.
- Added a policy allowing for temporary placement of manufactured homes for medical hardships, as currently allowed under development regulations.

##### *Chapter 5, Land Use*

- Updated existing conditions to reflect recent information, including population projections and distribution.
- Removed or refined goals and policies to improve consistency with County code and implementation practices, and to increase conciseness and clarity.
- Added goals and policies for the protection of quality and quantity of ground water used for public water supplies, promotion of physical activity, citizen participation, and amendments to include the most recent Countywide Planning Policies.

##### *Chapter 6, Rural and Resource Lands*

- Updated existing conditions to reflect recent information.
- Revised goals and policies to reflect current information, to improve consistency with County code and implementation practices, and to increase conciseness and clarity.

##### *Chapter 7, Parks and Recreation*

- Added information on the Blue Mountain Regional Trails Plan.
- Removed outdated discussion of level of service.

#### *Chapter 8, Transportation*

- Updated to include changes to the transportation network and within the planning bodies that guide transportation policies and improvements.
- Revised goals and policies to be organized around the Washington Transportation Plan policy goals for clarity and consistency with other local and state-level plans.
- Added information about non-motorized transportation facilities, traffic forecast data, funding of the county road system, concurrency, and the County's system for prioritizing transportation projects.

#### *Chapter 9, Utilities*

- Updated existing conditions to reflect recent information.

#### *Chapter 10, Capital Facilities*

- Updated existing conditions to reflect recent information.
- Included current six-year capital facilities plan.

#### *Chapter 11, Economic Development*

- Updated existing conditions to reflect recent information.
- Refined policies to provide clarity.

#### *Chapter 12, Burbank Subarea Plan*

- Updated existing conditions to reflect recent information.
- Updated Burbank subarea land use designations to reflect allowed development patterns.
- Added goals and policies related to public participation and access to County services.
- Revised goals and policies to increase conciseness and clarity.

#### *Appendices*

- Appendix A is a new appendix containing updated comprehensive plan maps. In the 2007 plan, maps were included at the end of each chapter. In the updated plan all the maps will be included in Appendix A. All maps were updated to include current and improved base map data. Minor improvements to formatting were also made.
- Appendix B: Growth Management Act Legislative Summary and Appendix C: Public Involvement Process were updated to include new information and background.
- Appendix D: 1998 Agricultural Lands Survey and Appendix H: Projects Eligible to Receive Economic Development Sales Tax Funds were not amended.
- Appendices E, F and G include new transportation information including the County's 6-Year Transportation Improvement Program and Priority Array, replacing appendices D, E, and F in the 2007 plan.

### Development Regulations Amendments

#### *Title 8 – Health and Safety*

- Minor revisions to reflect current zoning districts.

#### *Title 14 – Development Code Administration*

- Updates to project noticing procedures per County staff direction.
- Changed timing of the required comprehensive plan periodic update from once every seven years to once every eight years consistent with the GMA requirements.

#### *Title 16 - Subdivisions*

- Removed outdated floodplain provision.

#### *Title 17 - Zoning*

- Added new section that includes language from County legal staff related to the Hirst decision.
- Added allowance for electric vehicle battery charging stations in non-residential and non-resource zones consistent with the GMA requirements.
- Updated definitions and associated text related to manufactured and mobile homes to reflect current usage of terms and to be consistent with Title 15.
- Updated definitions for Variance and Produce Market to be consistent with other chapters in Title 17.
- Amended cluster development buffer/setback requirements to provide clarification.
- Amended WWCC 17.18.050 – Residential density in urban growth areas to modify density waiver requirements. Two options under consideration. Option 1 would require a 5-acre minimum lot size for lots created by a density waiver. Option 2 would not require a specific minimum lot area beyond existing zoning and health requirements, but it would require that applicants clearly demonstrate how redivision at the required minimum density would not be precluded by the proposed building or lot line layout.

- Amended WWCC 17.18.070C to modify procedure for calculating buildable site area, excluding some critical areas but not all.

*Title 18 - Environment*

- Made updates throughout Chapter 18.08 to make it consistent with the update of the Shoreline Master Program, critical areas regulations and the GMA requirements.
- Added language to reference the applicability of the Voluntary Stewardship Program to agricultural activities.

Critical Areas Map Updates

All critical areas maps were updated to include current and improved base map data. Some new map numbers were assigned and minor improvements to formatting were also made.

- Map CA-1A (old Map 1) updated to include new Well Head Protection Area data from the Washington State Department of Health. New base map data (e.g. jurisdiction boundaries, roads) included.
- Map CA-1B (old Maps 7 and 7A) updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-1C (old Maps 8 and 8A) updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-2 (old Maps 2A and 2B) updated to include new base map data (e.g. jurisdiction boundaries, roads) and classify wetlands by type. Used 2018 NWI data from USFWS.
- Map CA-3 updated to include new base map data (e.g. jurisdiction boundaries, roads) and classify flood fringe by zone.
- Map CA-4A updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-4B is a new map showing Seismic Design Site Class data from the Washington State Department of Natural Resources, one of the sources cited in WWCC 18.08.510.
- Map CA-4C (old Map 4B) updated to include new base map data (e.g. jurisdiction boundaries, roads) and reclassify sloped areas in intervals of 15%.
- Map CA-4D replaces old Maps 4C and 4D and shows potential soil erosion susceptibility from NRCS soil data. Severe and Very Severe classifications are designated geologically hazardous areas per WWCC 18.08.500B(1). Current Maps 4C and 4D included information on potential wind and water erosion susceptibility which did not correspond to any critical areas designations.
- Map CA-5A (old Map 5) updated to include new base map data (e.g. jurisdiction boundaries, roads) and indicate required minimum riparian buffer width. No changes to buffer widths or designations. New map extent improved; shows entire County instead of only the Walla Walla/College Place area.
- Map CA-5B (old Map 6) updated to include new base map data (e.g. jurisdiction boundaries, roads) and updated PHS data (May 2018) from WDFW, and only show priority habitats and species designated by the County as fish and wildlife habitat conservation areas. Also shows three designated habitats of local importance. No changes to designations.

**2. CPA17-005/REZ17-005/ZCA17-005 – City of College Place #1 – Martin Field UGA Removal, Re-designation, Map and Text Amendments**

City of College Place Comprehensive Plan, zoning map, and zoning code amendment applications to remove 216-acres around Martin Field from the College Place urban growth area (UGA) and re-designate an additional 18-acres within the UGA from Industrial to Low Density Residential/R-96. The zoning code text amendment would also establish a new zoning district for the 216-acres: 'Airport Development – Martin Field,' and associated development regulations. Amend land use maps LU-1 and LU-3, the County Zoning Map, text of the Comprehensive Plan, *Chapter 17.12 – Establishment of Districts*, and *Section 17.16.014 Permitted Uses Table*.

**3. CPA17-006/REZ17-006 – City of College Place #2 – SR-125 Corridor UGA Expansion and Technical Map Corrections**

City of College Place Comprehensive Plan and zoning map amendment applications to add 158-acres in the SR-125 corridor to the College Place urban growth area (UGA) and assign low density residential and commercial land use and zoning designations. College Place has also proposed the establishment of an "Urban Reserve" of 58-acres to be "applied to an area(s) identified in the future that are suitable for industrial development. Also includes three technical map amendments for short segments of rights-of-way. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

4. **CPA17-008/REZ17-008 – City of Walla Walla – South – 3<sup>rd</sup> and Langdon UGA Removal**  
City of Walla Walla Comprehensive Plan and zoning map amendment applications to remove 198-acres at 3<sup>rd</sup> Avenue and Langdon Road, bounded by Yellowhawk Street on the north, from the Walla Walla urban growth area (UGA) and assign Rural Residential 5 land use and zoning designations. Amend land use maps LU-1 and LU-3, and the County Zoning Map.
  5. **CPA17-004/REZ17-004 – Sheryl Cox, Walla Walla Community College UGA Amendments**  
Site-specific Comprehensive Plan and zoning map amendment applications by Sheryl Cox affecting the Walla Walla urban growth area (UGA) and land on the easterly edge of the Walla Walla Community College; impacts two parcels (27-acres; APN360714430006, 370714430005). Amend land use maps LU-1 and LU-3, and the County Zoning Map to bring the properties into the UGA and change the land use and zoning to Public Reserve.
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**PUBLIC HEARING INFORMATION**  
**County Public Health and Legislative Building**  
**314 West Main Street**  
**2nd floor - Room 213**  
**Walla Walla, WA**  
**December 5, 2018 at 7:00 PM**

The Planning Commission, following the public hearings, will make a recommendation for each of the proposed amendments above to the Board of County Commissioners (BOCC) at the same meeting or on a date not yet determined. The Planning Commission will be asked to recommend that a proposed amendment be approved, approved with modifications, or denied. The process for review and recommendation of the final docket is described in Walla Walla County Code (WWCC) Sections 14.15.070 and 14.10.070 which outline the criteria for consideration. The BOCC will then review the recommendation at a public hearing, on a date not yet determined, pursuant to WWCC 14.15.070C(2) and 14.10.070C(2).

Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision. You can obtain a copy of the staff report from the Community Development Department by contacting the person listed below; the staff report will be available about one week prior to the hearing date.

Written comments regarding the all of the above proposals may be submitted prior to and at the hearing on December 5, 2018. Send written comments to the following address:

**Walla Walla County Community Development Department**  
**c/o Lauren Prentice, Principal Planner**  
**310 W. Poplar Street, Suite 200**  
**Walla Walla, WA 99362**  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

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**FOR MORE INFORMATION:** For more information regarding this meeting, please contact Tom Glover, Director, or Lauren Prentice, Principal Planner, at 509-524-2610 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).

Walla Walla County complies with ADA; reasonable accommodation provided with 3 days notice.