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Ordinance No. 401 - ADOPTING A REQUEST BY J AND J GOLF TO AMEND WALLA WALLA COUNTY CODE SECTION 17.16.014 BY ALLOWING WEDDING AND EVENT CENTERS TO BE A PERMITTED USE IN THE AGRICULTURE RESIDENTIAL-10 ACRE ZONING DISTRICT.

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)

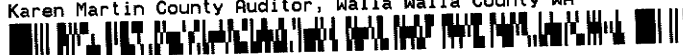
Additional legal is on page ____ of document.

Assessors Parcel Number

Additional parcel number is on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. Please type or print the information. This page becomes part of document.

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11/16/2011 03:39:07 PM Page 1 of 9 Fees: 70.00
Karen Martin County Auditor, Walla Walla County WA



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

ORDINANCE NO. 401

ADOPTING A REQUEST BY J AND J GOLF TO AMEND WALLA WALLA COUNTY CODE SECTION 17.16.014 BY ALLOWING WEDDING AND EVENT CENTERS TO BE A PERMITTED USE IN THE AGRICULTURE RESIDENTIAL-10 ACRE ZONING DISTRICT.

WHEREAS, it is desirable for the County to utilize innovative land use management techniques permitted by RCW 36.70A; and

WHEREAS, it is desirable for the County to ensure that development regulations are not established in a manner that hinder prospective subdivision of property; 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, J and J Golf has applied to amend Walla Walla County Code to allow for Wedding and Event Centers to be permitted only at golf courses in the AR-10 zone;

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 March 31, 2011 the application was submitted to the Walla Walla Joint Community Development Agency.
2. On May 4, 2011 the Planning Commission held a public workshop.
3. On May 16, 2011 the Board of County Commissioners held a public workshop.
4. On May 19, 2011 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
5. On June 1, 2011 the Planning Commission held a public hearing and recommended the proposed amendment be included on the County's 2011 final docket.
6. On June 6, 2011 the Board of County Commissioners concurred in the recommendation of the Planning Commission.
7. On June 8, 2011 the Department of Commerce acknowledged receiving the proposed amendment.

8. On July 28, 2011 a Notice of Informational Public Meeting was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
9. On August 10, 2011 an informational public meeting was held.
10. No comments were received from the Department of Commerce or any other public agency during the 60 day comment period.
11. On August 25, 2011 a Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
12. On September 7, 2011 the Planning Commission held a public hearing and recommended the proposed amendment be approved by the Board of County Commissioners.
13. On September 29, 2011 a Notice of Public Workshop was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
14. On October 3, 2011 the Board of County Commissioners held a public workshop.
15. On October 6, 2011 and Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union-Bulletin, and Tri-City Herald.
16. Notices of the Board of County Commissioners' Public Hearing for the 2011 Comprehensive Plan and Development Regulations Amendment Final Docket were published in the Waitsburg Times, the Walla Walla Union-Bulletin, and the Tri-City Herald on October 6, 2011.
17. The Board of County Commissioners held the 2011 Comprehensive Plan and Development Regulations Amendment Final Docket hearing on October 17, 2011.

Section II. The Board of County Commissioners Makes the Following Conclusions of Law:

1. The proposed amendment is in compliance with Walla Walla County Code Section 14.15.070(B)(3).
2. The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
3. As proposed, the amendment will not have a significant adverse impact on public welfare and safety.
4. The proposed amendments are in compliance with RCW 36.70A, RCW 36.70B and the Washington Administrative Code.
5. Within the Agriculture Residential 10 zone, it is appropriate to allow wedding and event centers only on golf courses that have facilities to accommodate the use. Wedding and event centers are not otherwise allowed in the AR-10 zone.

Section III. Adoption of Amended Chapter 17.16 – Permitted Uses:

Based on its review of the requirements of RCW 36.70A, RCW 36.70B and the Washington Administrative Code, the proposed amendments prepared by the applicant, staff analysis and the recommendation proposed by the Planning Commission, the Board of County Commissioners hereby adopts the following proposed code amendments:

The amendments to Walla Walla County Code Section 17.16.014 – Permitted Uses Table as presented to the Board of County Commissioners on this date are adopted as shown in Exhibit A.

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.

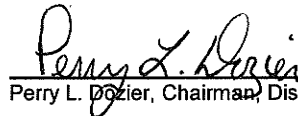
This Ordinance will be published by an approved summary consisting of the title.

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 15th day of November, 2011.

Attest:



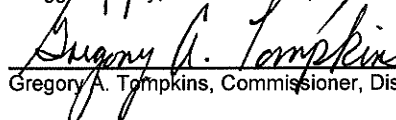
Connie R. Vinti, Clerk of the Board



Perry L. Dozier, Chairman, District 2



Gregg C. Lorley, Commissioner, District 1

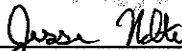


Gregory A. Tompkins, Commissioner, District 3

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



Approved as to form



Jesse Nolte, Deputy Prosecuting Attorney



Exhibit A

Government/General Services Land Uses

Key																		
P = Permitted use																		
C = Conditional use permit required																		
AC = Administrative conditional use permit required																		
* = Definition of this specific land use see Chapter 17.08																		
PA = Primary Agriculture																		
EA = Exclusive Agriculture																		
GA = General Agriculture																		
AR = Agriculture Residential																		
RR = Rural Remote																		
RA = Rural Agriculture																		
RRMC-5 = Rural Residential Mill Creek-5																		
RR = Rural Residential																		
R-96 = Suburban Residential																		
R-72 = Single Family Residential																		
R-60 = Single Family Residential																		
RM = Multiple Family Residential																		
RD-R = Rural Development-Residential																		
RD-CI = Rural Development-Commercial/Industrial																		
RFC = Rural Farmworker Community																		
RAC = Rural Activity Center																		
Zone																		
Resource				Rural								Urban Residential				Misc.		
PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC
Specific Use																		
EDUCATION SERVICES																		
* Schools, public and private																		
								P	C	C	P	P	P	P	C		C	C
GOVERNMENT SERVICES																		
Fire Station																		
C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C
GENERAL SERVICES																		
* Animal Hospital																		
							C	C	C	C								P1
Animal Shelter																		
																		AC
* Automotive Repair and Services																		
																		P1



* Automobile Parking																			P1
* Automobile Wrecking Yard																			
* Business Services																			P1
Catering Establishments																			P1
Cemeteries, Mausoleums					P	P	P												C
Churches & Places of Worship	C		C	C	C	C	C	C	P	C	C	P	P	P	P	C		C	C
* Clinic																		C	P1
* Day Care, Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
* Day Care Center																		C	P1
* Finance, Insurance, Real Estate																			P1
* Funeral Service & Crematories																			C
* Hospitals																			C
* Kennel, Commercial	C4		C4	C4				C4											C4
Laboratories, Research and Testing																			
* Offices																		AC	P1
Orphanage/Charitable Institutions										P1	P1								P1
* Personal Services																C		AC	P1
* Repair Shops and related services																			P1
Storage, Self Service																C		AC	P1
* Utility Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
* Warehousing and Storage																	P		P1
* Wedding and Event Center				P5					C	C									AC
ACCESSORY USE																			
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3

Government/General Services Land Uses



Key											
P = Permitted use											
C = Conditional use permit required											
AC = Administrative conditional use permit required											
* = Definition of this specific land use see Chapter 17.08											
IA-M = Industrial Agriculture Mixed											
IA-H = Industrial Agriculture Heavy											
HI = Heavy Industrial											
LI = Light Industrial											
I/BP = Industrial/Business Park											
NC = Neighborhood Commercial											
BC = Burbank Commercial											
CG = General Commercial											
BR = Burbank Residential											
PR = Public Reserve											
Zone											
Industrial and Commercial										Misc.	
IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR		
SPECIFIC USE											
EDUCATION SERVICES											
* Schools, public and private											
							P	P	P	P	
GOVERNMENT SERVICES											
Fire Station											
C	C	P	P	P	P	P	P	C	P		
GENERAL SERVICES											
* Animal Hospital											
				P	P1	P1	P1				
Animal Shelter											
		P	C1			P	P				
* Automotive Repair and Services											
P	P	P	P1	P		P1	P1				
* Automotive Parking											
				P		P	P				
Automobile Wrecking Yard											
C	C	C	C								
* Business Services											
		P	P	P	P1	P	P				
Catering Establishments											
				P	P1	P1	P1				
Cemeteries, Mausoleums											
										C	
Churches and Places of Worship											
			C		P1	P	P	C			
* Clinic											
				P	P1	P	P				
* Day Care, Family											
								P			
* Day Care Center											
				P	P1	P	P				
* Finance, Insurance, Real Estate											
				P	P1	P1	P1				



* Funeral Services and Crematories							C	C		
* Hospitals					P	C1	C	C		
* Kennel, Commercial	C4			C1, 4		C1, 4				
Laboratories, Research and Testing	P	P	P	P1	P					
* Offices			P	P	P	P1	P	P		
Orphanage/Charitable Institutions					P	P1	P	P		
* Personal Services					P	P1	P	P		
* Repair Shops and related services	P	P	P	P1	P		P	P		
Storage, Self Service	P		P	P1			P	P		
* Utility Facilities	C	C	C	C	C	C	C	C	C	C
* Warehousing and Storage	P	P	P	P1	P					
* Wedding and Event Center							P	P		
ACCESSORY USE										
* Accessory Use	P3	P3	P3	P3	P3	P3	P3	P3	P3	P3

C. Government/General Services Land Uses—Development Conditions.

1. The primary building cannot exceed twenty thousand square feet per establishment.
2. Permitted if conducted within an enclosure not less than eight feet in height with a solidity of not less than sixty percent and setback fifty feet from any public street.
3. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
4. All cages, runs, pens or kennels used for holding animals shall be at least twenty-five feet from property lines and be kept in a clean and sanitary condition, and must be disinfected on a routine basis. All waste material must be disposed of daily in a sanitary method in accordance with regulations of the city/county health department. Cages and kennels must be of sufficient size to allow for exercise and maintenance of sanitary conditions.

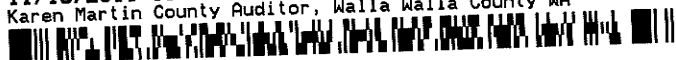
Animals must be provided with adequate shelter to protect them from extremes of temperature and from rain and snow.

Fencing shall be adequate to contain all animals and to restrict the entry of animals not under the control of the kennel operator.

The kennel may be inspected during any reasonable hour by the director, the health officer or by the animal control officer, for compliance with these regulations, and/or the provisions of Title 6 of the Walla Walla County Code.

The following shall be considered when a conditional use permit is reviewed for a commercial kennel:

- a. Noise;
- b. Proximity to and compatibility with adjacent uses;
- c. Lot size and isolation;
- d. Location of kennel on the lot;
- e. Screening and buffering;
- f. Number of animal accommodations.



5. Wedding and Event Centers are permitted only at golf courses located within county land zoned Agriculture Residential-10 acre where the golf course has both facilities and parking to accommodate the use.

