

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

Document Titles (i.e.: type of document)

Ordinance No. 408 – ADOPTING A REQUEST BY WALLA WALLA COUNTY TO AMEND WALLA WALLA COUNTY CODE SECTION 17.16.014 TO ALLOW FURNITURE AND FIXTURE MANUFACTURING IN RURAL ACTIVITY CENTERS VIA THE CONDITIONAL USE PERMIT PROCESS

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.



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

ORDINANCE NO. 408

ADOPTING A REQUEST BY WALLA WALLA COUNTY TO AMEND WALLA WALLA COUNTY CODE SECTION 17.16.014 TO ALLOW FURNITURE AND FIXTURE MANUFACTURING IN RURAL ACTIVITY CENTERS VIA THE CONDITIONAL USE PERMIT PROCESS.

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 compatible uses 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.

WHEREAS, pursuant to Walla Walla County Code 14.15.030, the Board of County Commissioners may amend development regulations more often than once a year as determined by a majority vote of the Board of County Commissioners to be in the long term interests of the County;

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 September 27, 2011 the County submitted a code amendment application to the Walla Walla Joint Community Development Agency.
2. On September 29, 2011 a Planning Commission Workshop Notice was published in the Waitsburg Times, Walla Walla Union Bulletin, and Tri-City Herald.
3. On October 5, 2011 the Planning Commission held a public workshop.
4. On October 11, 2011 the Department of Commerce acknowledged receiving the proposed amendment.
5. On October 20, 2011 a Notice of Informational Public Meeting and Public Hearing was published in the Waitsburg Times, Walla Walla Union Bulletin, and Tri-City Herald.

6. On November 2, 2011 the informational public meeting was held.
7. On November 2, 2011 the Planning Commission held a public hearing and recommended the proposed amendment be approved by the Board of County Commissioners.
8. On December 6, the Walla Walla Joint Community Development Agency issued a SEPA Determination of Non-significance. No appeals were filed regarding the determination.
9. On December 8, 2011 the Notice of Public Hearing was published in the Waitsburg Times, Walla Walla Union Bulletin, and Tri-City Herald.
10. On December 19, 2011 the Board of County Commissioners held a public hearing to consider the requested code change.

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.

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

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 – Industrial/Manufacturing Land Uses 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.

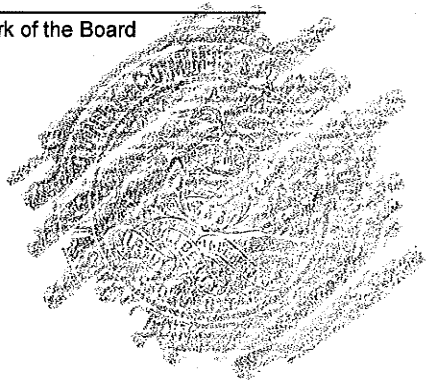
This Ordinance will be published by an approved summary consisting of the title.

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 3rd day of January, 2012.

Attest:

Connie R. Vinti

Connie R. Vinti, Clerk of the Board



Gregory A. Tompkins

Gregory A. Tompkins, Chairman, District 3

Gregg C. Loney, Commissioner, District 1

Perry L. Dozier

Perry L. Dozier, Commissioner, District 2

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

Approved as to form

Jesse Nolte

Jesse Nolte, Deputy Prosecuting Attorney

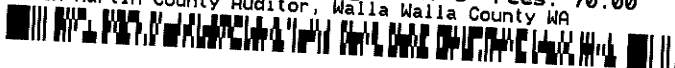


Exhibit A

Industrial/Manufacturing 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-20																			
AR = Agriculture Residential-10																			
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																			
Apparel and Other Textile Products																			P4
Acid, manufacture (sulphurous, sulfuric, nitric, hydrochloric, and other similar acids)																			
Arsenals																			
Asphalt Plant																			



* Stone, Clay, Glass and Concrete Products																			
Smelting or Refining Aluminum, Copper, Tin or Zinc																			
Storage/Packing Agricultural Produce	P	P	P	P			P	P		P	P					P	P	P4	
* Textile Mill Products																			
* Transportation Equipment																			
* Truck Stop																			
* Winery Type I	P3	P3	P3	P3	C3	P3	P3	P3	P3	P3	P3					P3		P3	
* Winery Type II	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3	C3					P3		C3	
* Miscellaneous Light Manufacturing																			
ACCESSORY USES																			
* Accessory Use	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1					P1	P1	P1	P1

Industrial/Manufacturing 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
CG = General Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

SPECIFIC USE	Zone										
	Industrial and Commercial									Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
* Apparel and Other Textile Products	P	P	P	P4	P						
Acid, manufacture of sulphurous, sulfuric, nitric, hydrochloric, and other similar acids	C	C	C								
Arsenals	C	C									
Asphalt Plant	P	P	P								
* Chemicals and Allied Products	C	P	P								
* Computer and Office Equipment	P	P	P	P4	P						
Concrete Batch Plant	P	P	P								
* Dairy Products Processing	P	P	P	P4	P						
* Electronic and Other Electric Equipment	P	P	P	P4	P						
Explosives, Manufacture and Storage	C	C									
* Fabricated Metal Products	P	P	P	P							
Fat rendering	C	C									
* Food and Kindred Products	P	P	P		P						
* Furniture and Fixtures	P	P	P	P4							
* Industrial Machinery and Equipment	C	P	P								
* Instruments and Related Products	P	P		P4							
* Leather and Leather Goods	P	P	P	P4	P						
* Lumber and Wood Products, Except Furniture	C	P	P	P	P						
* Meat Processing and Packing	C	P	P								
Offal and Animal Reduction or Processing	C	C									
* Paper and Allied Products	P	P	P	P4							
* Petroleum Refining Related Industries	C	P	P								
Petroleum Refining	C	C	P								
* Primary Metal Industries	C	P	P								
* Printing and Publishing	P	P	P	P4	P	P					
* Rubber and Miscellaneous Plastics	C	P	P		P						
* Stone, Clay, Glass and Concrete Products	P	P	P	P4							
Smelting or Refining Aluminum, Copper, Tin or Zinc	C	C									
Storage/Packing Agricultural Produce	P	P	P	P4	P						
* Textile Mill Products	P	P	P	P4	P						
* Transportation Equipment	C	P	P								
* Truck Stop	P	P	P	P			P	P			



* Winery Type I	P3	P3	P3	P3	P3	P3	P3	P3		
* Winery Type II	P3	P3	P3	P3	P3	P3	P3	P3		
Miscellaneous Light Manufacturing	P	P	P	P	P		C	C		
ACCESSORY USES	P	P								
* Accessory Use	P1	P1	P1	P1, 4	P1	P1	P1	P1		

D. Industrial/Manufacturing Land Uses—Development Conditions.

1. An accessory use, structure or activity clearly incidental to a permitted use and which will not create a nuisance or hazard is permitted.
2. Industrial Uses Limits. Industrial uses shall be subject to the following conditions:
 - a. The noise emanating from industrial activities shall be controlled so as not to become objectionable due to intermittent beat, frequency, volume and duration.
 - b. Industrial and exterior lighting shall not produce glare on public highways and neighboring property. Arc welding, acetylene torch cutting or similar processes shall be screened from any point outside of the property.
 - c. The storage and handling of inflammable liquids, liquefied petroleum gases, and explosives shall comply with rules and regulations of the state and other county regulations, the Uniform Building Code, and the Uniform Fire Code.
 - d. Provisions shall be made for shielding or other preventive measures against electromagnetic interferences occasioned by mechanical, electrical and nuclear equipment, uses, or processes.
 - e. The emission of odors shall be minimized and the emission of any toxic or corrosive fumes or gases shall be prohibited. Dust, smoke and other types of air pollution shall be minimized.
 - f. Liquid and solid wastes, and storage of animal or vegetable waste which attracts insects or rodents or otherwise creates a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.
 - g. All storage shall be located within an area not closer than twenty feet from the street right-of-way line and shall be enclosed with a heavy wire fence or of a similar type, with the top of said fence not to be less than eight feet above the adjoining street level, or by an attractive hedge or board fence at least eight feet high. In the case of the open storage of lumber, coal, or other combustible material, a roadway shall be provided, graded, surfaced and maintained from the street to the rear of the property to permit access of fire trucks.
3. See Chapter 17.22 for winery development standards.
4. The primary building not to exceed thirty thousand square feet per establishment.

