

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)

**REZONE APPLICATION**

***Site Specific or Area of General Applicability***

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC.

**NOTES FOR 2018:**

Rezoning that do not correspond with proposed land use amendments will not be considered as Comprehensive Plan Amendment applications but will be considered as development regulation amendments subject to applicable requirements of Walla Walla County Code Title 14. Site specific rezoning can be considered outside of the annual docketing process.

For the 2018 Comprehensive Plan amendment cycle, the types of applications that will be accepted will be limited to those listed in the attached press release, set by the Board of County Commissioners via Resolution 17-259. Please review this information closely before applying.

See attached press release for more information.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting, 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: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant's Representative** (optional)

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**\*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 map amendment (circle one):                      Site-Specific                      Area

Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one)? Yes or No

<b>Summary of Amendments</b>					
<b>Site address and/or general description of the area</b>					
<b>12-digit Assessor's parcel numbers</b> (site-specific amendments only)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">                     ____ - ____ - ____ - ____ - ____                 </td> <td style="width: 50%; text-align: center;">                     ____ - ____ - ____ - ____ - ____                 </td> </tr> <tr> <td style="text-align: center;">                     ____ - ____ - ____ - ____ - ____                 </td> <td style="text-align: center;">                     ____ - ____ - ____ - ____ - ____                 </td> </tr> </table>	____ - ____ - ____ - ____ - ____	____ - ____ - ____ - ____ - ____	____ - ____ - ____ - ____ - ____	____ - ____ - ____ - ____ - ____
____ - ____ - ____ - ____ - ____	____ - ____ - ____ - ____ - ____				
____ - ____ - ____ - ____ - ____	____ - ____ - ____ - ____ - ____				
<b>Size of the of the property/area that would be affected</b>					
<b>Current Land Use Designation</b>					
<b>Proposed Land Use Designation</b> <i>*CPA application will also be required.</i>					
<b>Current Zoning</b>					
<b>Proposed Zoning</b>					
Is the subject property within an Urban Growth Area (UGA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify which UGA: <input type="checkbox"/> Walla Walla <input type="checkbox"/> College Place <input type="checkbox"/> Waitsburg <input type="checkbox"/> Prescott <input type="checkbox"/> Burbank <input type="checkbox"/> Attalia Industrial UGA					

**Property Owner Information** (site specific map amendments only)

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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).*

_____	/ _____	/ _____	<input type="checkbox"/> Owner
Printed Name	Signature	Date	<input type="checkbox"/> Applicant

_____	/ _____	/ _____	<input type="checkbox"/> Owner
Printed Name	Signature	Date	<input type="checkbox"/> Applicant

_____	/ _____	/ _____	<input type="checkbox"/> Owner
Printed Name	Signature	Date	<input type="checkbox"/> Applicant

_____	/ _____	/ _____	<input type="checkbox"/> Owner
Printed Name	Signature	Date	<input type="checkbox"/> Applicant

_____	/ _____	/ _____	<input type="checkbox"/> Owner
Printed Name	Signature	Date	<input type="checkbox"/> Applicant

**COMPLETE SUBMITTAL CHECKLIST**

**Application Deadline: November 30, 2017 at 4:00 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**
- 15 hard copies**
- Application fee: \$950**, payable to Walla Walla County
- [SEPA Environmental Checklist](#) (all sections must be completed)
- SEPA Review fee: \$380**, payable to Walla Walla County.
- Exhibit A:** detailed written summary of proposed amendments. Must be labeled as “Exhibit A” and attached to application form.
- 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. Must be labeled as “Exhibit B” and attached to application form.
  - [WWCC 14.09.010B](#) (site specific rezones only)
  - [WWCC 14.15.060C](#) (rezones of general applicability only)
  - [WWCC 14.15.070B.3](#) (rezones of general applicability only)
- Exhibit C:** vicinity map depicting the location of the property. Must be dated and signed by the applicant and labeled as “Exhibit C” and attached to application form.
- Exhibit D:** legal description and notarized signature of one or more property owners. Must be labeled as “Exhibit D” and attached to application form.

**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 November 30, 2017 at 4:00pm, the application will not be considered on the 2018 docket.**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## EXHIBIT B

*Note: As noted on the Submittal Checklist on Page 4 of the application, depending on the type of application (site specific or general area rezone), 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 proposal meets the following criteria of Walla Walla County Code [Section 14.15.060C](#) AND [Section 14.15.070B.3](#). (ALL REZONE APPLICATIONS SUBMITTED DURING ANNUAL DEVELOPMENT REGULATION DOCKETING PERIOD)**

1. *The amendment is consistent with the comprehensive plan; and*
2. *The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and*
3. *The amendment is appropriate for consideration at this time; and*
4. *The amendment meets a definable public need; and*
5. *The amendment is in the long term interest of the county.*

**2. Explain how the proposal meets the following criteria of Walla Walla County Code [Section 14.09.010B](#). (SITE SPECIFIC REZONES)**

1. *Is consistent with the goals and policies in the land use, rural and resource lands, and/or Burbank subarea plan elements of the comprehensive plan including the land use maps; and*
2. *Is consistent with WWCC Title 16 Subdivisions, Title 17 Zoning, Title 18 Environment, the Walla Walla County Shoreline Master Program and other applicable land use laws and policies of Walla Walla County; and*
3. *Is not materially detrimental to uses or property in the immediate vicinity of the proposed rezone and to the general public; and*
4. *Does not create excessive additional requirements at public cost for public facilities and services; and*
5. *Is warranted:*
  - a. *To achieve consistency with the comprehensive plan; or*
  - b. *To meet county population and/or employment projections because of a need for additional property in the proposed zoning district; or*
  - c. *Because there are changed conditions since the zoning in the area was adopted to warrant the proposed rezone. "Changed conditions" include public improvements, permitted private development or other conditions or circumstances affecting the subject property that have undergone substantial and material changes not anticipated or contemplated when the zoning and/or subarea plan was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.*



# WALLA WALLA COUNTY

Community Development Department

310 W. Poplar, Suite 200 • Walla Walla, WA 99362-2865

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October 2, 2017

## **PRESS RELEASE**

Walla Walla County Community Development Department  
310 W. Poplar Street  
Walla Walla, WA 99362  
[www.co.walla-walla.wa.us](http://www.co.walla-walla.wa.us)  
509-524-2610

## **2018 WALLA WALLA COUNTY COMPREHENSIVE PLAN AND DEVELOPMENT REGULATION AMENDMENT PROCESS**

Walla Walla County has begun its annual consideration of Comprehensive Plan and Development Regulation amendments for 2018. Typically, the County would not be opening the application cycle until January 1<sup>st</sup>, but because our County Comprehensive Plan is due June 30, 2018 the application cycle needs to begin as soon as possible.

The amendment process is designed to solicit from the public, other governmental jurisdictions (e.g. cities), and other agencies and organizations, which can include the Board of County Commissioners, suggested changes to the Walla Walla County Comprehensive Plan and Development Regulations for consideration.

### **Comprehensive Plan**

The Walla Walla County Comprehensive Plan provides the policy framework for making land use and related decisions to accommodate the projected 20-year growth in the County. The plan applies to the unincorporated areas of the County only, including the urban growth areas (UGA) of College Place, Prescott, Waitsburg, and Walla Walla. However, each of our cities have their own comprehensive plans and separate amendment processes. The purpose of the comprehensive plan is to guide development in the County, including the unincorporated lands of the UGAs, as well as the unincorporated communities of Burbank, Dixie, Lowden, and Touchet. The Comprehensive Plan contains the goals and policies intended to guide land use planning in a coordinated and comprehensive manner.

For the 2018 Comprehensive Plan amendment cycle, the types of applications that will be accepted will be limited to the following criteria:

1. Technical amendments to correct errors in policies or text; and
2. Technical amendments to correct mapping errors that do not require interpretation of the criteria for the various land use designations; and
3. Text or policy changes to resolve inconsistencies or unnecessary duplication among policies; and

4. Changes to comprehensive plan appendices; and
5. Site-specific land use map amendments that do not require substantive changes to existing policy language and that do not alter the urban growth area boundary except to correct a mapping error as provided in Section 14.10.015 (C) (2); and
6. Changes required by amendments to countywide planning policies; and
7. Other types of amendments as allowed by WWCC 14.10.030 including resolution of an emergency condition or situation that involves the public health, safety or welfare and when adherence to the amendment process set forth in the Code would be detrimental to the public health, safety or welfare, and amendments due to actions from the State legislature, and/or courts, and/or Growth Management Hearings Board;
8. Annual review amendments as provided in Section 14.10.015(C); and
9. Updates to a subarea plan; and
10. County proposed substantive changes to existing text or policy language including the introduction of new text or policy language; and
11. Non-county proposed substantive changes to existing text or policy language necessary due to the demonstrated consequences of adopted text or policy language not anticipated or contemplated when the text or policy language was last adopted; and
12. Land use map changes related to a proposed text or policy as provided in Sections 14.10.015D.3 and 14.10.015D.4; and
13. Land use map changes necessary due to changed conditions on the subject property or its surrounding area not anticipated or contemplated when the land use map designation for the property was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property; and
14. Amendments to the urban growth areas for the cities of College Place and Walla Walla.

### **Development Regulations**

The Development Regulations (County Code) are the tools that implement the Comprehensive Plan. They provide the regulatory controls for development and land use activities. They include the County's zoning code, critical areas regulations, shoreline master program, planned unit development ordinances, and subdivision ordinances. The County's development regulations are applicable only to the unincorporated lands in Walla Walla County, including the urban growth areas of the cities of College Place, Prescott, Waitsburg, and Walla Walla, also the Burbank UGA, and the rural activity centers (RAC) of Dixie, Lowden, and Touchet. The cities have their own development regulations, and separate amendment processes.

### **Amendment Application Process**

To propose amendments to the Comprehensive Plan and Development Regulations please contact the staff of the Walla Walla County Community Development Department at 509-524-2610 for information on application submittal requirements. Applicants are strongly encouraged to meet with the agency's planning staff prior to submitting an application to obtain information on the application process, including timelines, and applicable fees.

Applications for Comprehensive Plan and Development Regulation amendments must be submitted to the Walla Walla County Community Development Department, 310 W. Poplar St., Suite 200, by 4:00 p.m., Thursday, November 30, 2017. A schedule will then be followed to comply with state requirements and the Walla Walla County Code to allow opportunities for public review and

comment. A series of public hearings, first for determining the amendments to be included on the 2018 docket, and later for consideration of the final docket, will be held by the Walla Walla County Planning Commission and the Board of County Commissioners (dates and locations to be announced later). The Board of County Commissioners makes the final decision to approve, or deny an amendment request. Written comments concerning the proposed amendments will be accepted via regular mail, e-mail, or delivered directly to the County Community Development Department. Also, comments (written and verbal) can be received at public hearings.

The Department's website ([www.co.walla-walla.wa.us](http://www.co.walla-walla.wa.us)) will provide information on the amendment process, including information about the public participation process. The target for completion of proposed amendments is June 30, 2018.

-End-