



NOTICE OF APPLICATION and NOTICE OF PUBLIC HEARING Zoning Code Text Amendments for 2024 FILE# ZCA-24-0001 & SEP-24-0013

Project Summary:

This is a proposal to revise various sections of the Walla Walla Municipal Code. The specific code sections and details of the proposed revisions are described below.

Notice is hereby given on this date: **August 12, 2024**, that a development regulation amendment application/proposal described in this notice has been filed with the City of Walla Walla Development Services. The application documents may be reviewed at the City of Walla Walla Development Services Department at 55 E. Moore Street, Walla Walla or by visiting the city's website at <https://www.wallawallawa.gov/government/development-services/public-notice>.

Notice is also hereby given by the City of Walla Walla that a **Public Hearing will be held on the application/proposal by the City of Walla Walla Planning Commission on Monday, September 9, 2024, at 6:30 P.M. at the City Hall Council Chambers; 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street)**. Note: This meeting will be conducted in person at City Hall. Members of the public may also attend and participate in the public hearing virtually by using this Zoom meeting link: <https://bit.ly/3YDoCDT> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 835 9235 4611.

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The City of Walla Walla issued a Determination of Non-Significance (DNS) on August 8, 2024, with comments due on August 26, 2024. We have reviewed the following: Submitted SEPA Checklist, dated August 5, 2024, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto.

1. *Applicant:* City of Walla Walla Development Services Department, 55 E. Moore St., Walla Walla, WA 99362
2. *Application filing date:* August 5, 2024
3. *Date that application was determined to be substantially complete:* August 5, 2024
4. *Location and description of proposed action:* Throughout the City Limits of Walla Walla.

Revisions to the following sections of the Walla Walla Municipal Code:

Chapter 5.04 Mobile Vendors. 5.04.020 Mobile and street vendor – License required: Clarifies that a general business license is required for mobile and street vendors and removes receipt of a development permit, which is a remnant of an old code.

Chapter 19.30 Subdivision Design. 19.30.030 Street design standards: Amends the definition of streets with the designation of “drive” and “way” and proposes removing the requirement that “drives” and “ways” must be long and curved.

Chapter 20.02 General Provisions. 20.02.080 Annexations. Adds a second annexation petition period so that there are two a year.

Chapter 20.38 Closed Record Decisions and Appeals. 20.38.020 Appellate body for appeals: Clarifies the route that shoreline permits may be appealed.

Chapter 20.100 Table of permitted land uses. 20.100.040.C Community Services: Amends the level of review for Day Care Centers: Family (13 or more children) from Level 3 to Level 1 in the Public Reserve (PR), Central Commercial (CC), Highway Commercial (CH), and Light Industrial/ Commercial (IL/C) zoning districts.

Chapter 20.100 Table of permitted land uses. 20.100.040.G Retail Trade and Service: Adds “Mobile Vendor Food Court” to the table and proposes allowing this use in the same zoning districts as restaurants. Proposed changes to animal kennels, in conjunction with the amendment to Chapter 20.130 Animals.

Chapter 20.102 Site Design, Density and Dimensional Regulations. 20.102.020 Setbacks and yard requirements: Adds a section relating to allowances of covered rear patios extending into the rear yard setback.

Chapter 20.122 Home Occupation. 20.123 Table of Permitted Home Occupations: Adds “Mental Health Professional” and “Massage Therapist” to the table of permitted home occupations with accompanying levels of review.

Chapter 20.130 Animals. 20.130.070 Kennels: Proposes removing the 100-foot requirement between kennel structures and property lines, in conjunction with the above Table of Permitted Land Uses changes.

5. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services at 55 E. Moore St., Walla Walla, WA 99362. **Comments must be actually received by the Development Services Department before 5:00 P.M. on the following date: August 28, 2024.** Comments may also be submitted at the Public Hearing on Monday, September 9, 2024 at 6:30 P.M.

Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein.

A staff report and information packet with all submitted documents will be available for review on the City of Walla Walla Development Services Department website.

City of Walla Walla Development Services
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