



... the best of the best of the Northwest.

WALLA WALLA CITY COUNCIL

Regular Meeting Agenda

February 8, 2023 - 6:30 p.m.

Live stream of the meeting may be viewed on the City's website at <https://www.wallawallawa.gov/government/city-council>. Members of the public also may attend and participate in this regular meeting by using this [Zoom meeting link](#) or by calling 253-215-8782 and entering meeting ID 854 1537 5540#.

Mission: Dedicated to enhancing the quality of life in Walla Walla.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND PROCLAMATIONS

A. Pgs. 3-4 2023 National Engineers Week Proclamation

4. PUBLIC COMMENTS

The public may comment at this time on matters of City business. To provide comments virtually, please use the Zoom meeting link, raise your virtual hand, wait to be recognized, and then unmute. If you are calling in, dial *9 to raise your virtual hand, wait to be recognized, and dial *6 to unmute the connection. Public comments may also be provided by emailing the City Clerk at ineissl@wallawallawa.gov

5. CONSENT AGENDA

A. Pgs. 5-8 Resolution 2023-010: Authorizes the surplus and trade-in of one (1) 2016 Caterpillar 826K Landfill Compactor to Western States Caterpillar.

B. Pgs. 9-27 Resolution No. 2023-011 Renewal of District Court Agreement

C. Pgs. 28-44 Minutes for 01-09-2023 and 01-23-2023 Work Sessions and 01-11-2023 and 01-25-2023 Regular Meetings.

6. ACTIVE AGENDA

- A. Pgs. 45-281 Ordinance 2023-01: Adopt amendments to the Walla Walla 2040 Comprehensive Plan Map
Ordinance 2023-02: Adopts Amendments to Titles 15 and 20 of the Walla Walla Municipal Code
- B. Pgs. 282-285 Resolution 2023-012: Rejects all bids for the Heritage Square project
- C. Pgs. 286-337 Ordinance 2023-03: Corrects two wastewater rate typos contained in Ordinance 2021-40.
- D. Pgs. 338-342 Resolution 2023-013: Authorizes applying for an EPA grant for recycling education.
- E. Pgs. 343-346 Resolution 2023-014: Authorizes the purchase of traffic signal equipment for the 2nd/Chestnut traffic signal in the amount of \$120,000.
- F. Pgs. 347-353 Resolution 2023-015: Accepts a \$1,200,000 federal grant for the Pine Street TBD (2nd Avenue to 9th Avenue) Project.

7. COUNCIL MEMBER MEETING REPORTS

8. UNFINISHED AND NEW BUSINESS

9. MEETING ENDS

Values: Service, Integrity, Collaboration, Equity, Leadership, and Community

The City of Walla Walla complies with Title VI, ADA, and other applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, religion, veteran status, sexual orientation, gender identity, or sex.



ar-4913

Pgs. 3-4

City Council - Regular Meeting

Meeting Date: 02/08/2023

Submitted For: Ki Bealey, Public Works Department

Add'l Contributors:

Information

ITEM TITLE:

2023 National Engineers Week Proclamation

Attachments

Natl Eng Week Proc



PROCLAMATION

WHEREAS, Engineers use their scientific and technical knowledge and skills in creative and innovative ways to improve society's quality of life; and

WHEREAS, Engineers face the major technological challenges of our time – from rebuilding towns devastated by natural disasters to revolutionizing our infrastructure and technical progress;

WHEREAS, engineering has been called the invisible or stealth profession because everything around us and things we use every day have been engineered in some way, yet we may not see the engineers behind the scenes or know much about engineering; and;

WHEREAS, Engineers are encouraging our young math and science students to realize the practical power of their knowledge;

WHEREAS, we look more than ever to Engineers and their knowledge and skills to meet the challenges of the twenty-first century;

NOW, THEREFORE, I, Tom Scribner, Mayor of the City of Walla Walla do hereby proclaim the week of February 19-25, 2023 to be

“National Engineers Week”

in the city of Walla Walla and I urge citizens to join me in recognizing the important contributions of engineers to our daily lives.

Given under my hand and Seal of the City of Walla Walla this 8th day of February 2023.



Mayor

A WONDERFUL PLACE TO **LIVE WORK PLAY**



ar-4906

Pgs. 5-8

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Surplus the Landfill Compactor

Submitted For: Matt Edwards, Support Services

Financial Comments:

Trade-in value of \$225,000 offered by Western States Caterpillar to offset the cost of the new Landfill compactor. This method saves the City time and money associated with alternative resale methods, and the costs to transport.

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Authorizes the surplus and trade-in of the 2016 Landfill compactor to Western States Caterpillar.

Information

HISTORY:

Resolution 2021-156 authorized the replacement acquisition of a new model compactor using a 5-year lease as the acquisition method. During this process, staff requested that an equipment value assessment and trade-in proposal be completed by Western States Caterpillar for the City compactor being replaced and the value applied to reduce the price of the new model compactor and overall lease term cost, which resulted in a total price reduction of \$225,000 for the new compactor.

POLICY ISSUES:

City Council must authorize the surplus of equipment.

PLAN COMPLIANCE:

STRATEGIC PLAN: Key Focus Area - High Performing Organization.

The City will develop a culture of continuous improvement, collaboration with organizations and partners within the community, and well trained and supported work force.

ALTERNATIVES:

None recommended. A Landfill Compactor has an extremely specific market and has many risk mitigation measures that needs to be completed to satisfy any interested used Compactor buyer. A Compactor is also required to be partially dismantled before transport and reassembled upon delivery, which comes with a significant cost. An equipment dealer such as Western States Caterpillar is already in full contact with this specific market, has the ability to meet all interested buyer needs and requirements, and has the personnel and equipment to dismantle, transport, and reassemble a Compactor, which allows them to offer the City a fair trade-in proposal. This method ultimately saves the City time and money, along with eliminating the risk of a no sale, multiple attempts to sell, or a winning bid being far below the equipment's value.

STAFF RECOMMENDATION:

Adopt a resolution authorizing the surplus and trade-in of one (1) 2016 Caterpillar 826K Landfill Compactor to Western States Caterpillar.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-010

RESOLUTION NO. 2023-010

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF WALLA WALLA TO SELL OR OTHERWISE DISPOSE OF CERTAIN SURPLUS PROPERTY OF THE CITY OF WALLA WALLA

WHEREAS, the City Administration has determined that certain property of the City of Walla Walla is surplus, and has recommended that the City Council declare said property to be surplus and to authorize its sale at public auction or other disposition as recommended by the City Manager, and

WHEREAS, the Walla Walla City Council has received recommendation and has determined that such property is no longer needed by the City of Walla Walla and should be declared surplus and sold or otherwise disposed of for the common benefit of the citizens of Walla Walla, and

WHEREAS, the Walla Walla City Council has considered this matter during a regular and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that sale or disposal of the property is an appropriate function for the city and that the best interests of the City of Walla Walla, and good government of the city will be served by passage of this Resolution;

NOW THEREFORE, the City Council of the City of Walla Walla do resolve as follows:

Section 1: That the following described personal property of the City of Walla Walla is hereby declared to be surplus to the needs of the City of Walla Walla and no longer needed:

Fleet Services

Quantity	Description	S/N	Asset Tag #
1	2016 Caterpillar 826K Landfill Compactor (Trade-In)	23206043	08471

Section 2: The City Manager of the City of Walla Walla is hereby authorized, to sell or dispose of the above-described surplus equipment in such manner as deemed to be in the best interests of the City of Walla.Walla.

PASSED by the City Council of the City of Walla Walla, Washington, this ____day of _____, 2023.

Mayor

Attest:

Approved as to form

City Clerk

City Attorney



ar-4901

Pgs. 9-27

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Renewal of District Court Agreement

Submitted For: Tim Donaldson, City Attorney

Financial Comments:

The City of Walla Walla is billed quarterly for its share of Walla Walla District Court expenses. The invoice for the 4th quarter of 2022 has not yet been received. The invoices for the preceding 4 quarters are as follows:

2021 Q4: \$124,039.79

2022 Q1: \$118,275.91

2022 Q2: \$114,520.83

2023 Q3: \$117,325.00

The City should anticipate reasonable increases over the life of the proposed renewal agreement, because court personnel, etc. expenses will increase as do general city expenses. However, no extraordinary increases are currently expected.

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Consideration and requested approval of an extension to the District Court services agreement.

Information

HISTORY:

The City of Walla Walla operated a municipal court prior to 1996. It was a department of the Walla Walla District Court. Judge Jerry Votendahl proposed consolidation of the courts in 1996 to reduce expenses and increase efficiency, and the courts were consolidated at the beginning of 1997 by the City of Walla Walla and Walla Walla County. The term of the initial consolidation agreement was 10 years.

The County and City of Walla Walla renewed the agreement in 2007 for another 10 years. Both were approached in 2013 by the City of College Place. College Place wanted to eliminate its municipal court and join the consolidation agreement. The County and City of Walla Walla agreed, and the agreement was amended to add College Place and extended until 2023.

The parties now wish to extend the agreement again. The proposed draft would extend the agreement for 4 years and provides for automatic renewals thereafter until the parties decide to end the agreement. It also allows a party to withdraw at the expiration of each 4 year term upon providing proper notice. The agreement also provides a mechanism for the parties to review the District Court's expenses each year and object if a party disagrees with increases.

The agreement allocates District Court expenses by category. General expenses are allocated through a formula based upon the total number of cases filed in the District Court by a party. In recent years, the County has paid a larger share of the general expenses (such as the salaries and benefits for the judges and court clerks), because it is responsible for the civil cases filed by citizens and therefore usually has a higher case count. Probation expenses (such as the salaries and benefits for probation officers) are allocated according to the number of criminal cases filed in the District Court by a party. (These expenses were separated from general expenses, because probation officers do not work on civil cases). The City of Walla Walla has paid a larger share of probation expenses in recent years, because it files the greatest number of criminal cases. Utility costs for the District Court are paid 1/3 by each party.

As an example, the County paid 66% of the general costs, the City of Walla Walla paid 27%, and College Place paid 7%. The City of Walla Walla paid 54.2% of the probation costs, the County paid %30.28, and College Place paid 15.52%. The County, City of Walla Walla and College Place each paid 1/3 of the court's utility costs.

The court services agreement has worked well for the City of Walla Walla. The District Court is exceptionally well-run, and the City could not reestablish and operate its own municipal court for less. The allocation of expenses by the agreement is fair, and no one has complained about its allocation in the 25+ years that the agreement has been in effect. In addition, no one has complained about court expenses, because they have always been reasonable over the life of the agreement.

POLICY ISSUES:

The City of Walla Walla has long supported intergovernmental cooperation in areas that might avoid duplication of services and unnecessary expenses. The consolidation of the Walla Walla and College Place municipal courts into the Walla Walla District Court has been a model for intergovernmental cooperation and reduced the expenses that each entity would otherwise have to pay for operate its own court.

PLAN COMPLIANCE:

STRATEGIC PLAN: It is a strategic objective of the plan adopted by City Resolution 2022-54 (Apr. 13, 2022) to "[i]mprove collaboration and communication with organizations and stakeholders" and a strategic initiative to "[c]ontinue efforts on regional approach to address issues and new initiatives." The strategic plan also identifies "[p]artnerships - collaborative relationships with local (e.g. gov't agencies, nonprofits), state, tribal, an federal partners" as both strengths and opportunities for the City.

COMPREHENSIVE PLAN: n/a

ALTERNATIVES:

The City of Walla Walla could opt to terminate the court services agreement and reestablish its own municipal court. It would have to hire a judge, court staff and probation officers. The option is inadvisable.

The City of Walla Walla could also agree to extend the court services agreement as proposed.

STAFF RECOMMENDATION:

Extension of the court services agreement between the County and cities of Walla Walla and College Place.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-011
Cost Share Agreement

RESOLUTION NO. 2023-011

A RESOLUTION AUTHORIZING THE CITY MANAGER OF THE CITY OF WALLA WALLA TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH WALLA WALLA COUNTY AND THE CITY OF COLLEGE PLACE REGARDING COURT SERVICES

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, chapter 39.34 of the Revised Code of Washington authorizes political subdivisions to enter into intergovernmental agreements; and

WHEREAS, the Walla Walla City Council passed City Resolution 96-74 on December 18, 1996 authorizing execution of an intergovernmental agreement between the County of Walla Walla and the City of Walla Walla for the consolidation of the Walla Walla Municipal Court and the Walla Walla County District Court; and

WHEREAS, the agreement has proven to be beneficial for the county and the cities; and

WHEREAS, the Walla Walla City Council passed City Resolution 2007-16 on December 14, 2007 authorizing execution of a renewal agreement for court services; and

WHEREAS, the Walla Walla City Council passed City Resolution 2013-142 on December 18, 2013 authorizing execution of a renewal agreement for court services and addition of the City of College Place as a party to the agreement; and

WHEREAS, the intergovernmental agreement between the County of Walla Walla and the cities of College Place and Walla Walla for the operation of Walla Walla District Court and sharing of its costs has been presented to the City of Walla Walla for renewal; and

WHEREAS, the Walla Walla City Council has considered said agreement during a regularly and duly called public meeting of said Council, has given said agreement careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by the execution of said agreement,

NOW THEREFORE, the City Council of the City of Walla Walla do resolve as follows:

Section 1: The terms of a certain an intergovernmental agreement between the County of Walla Walla and the cities of College Place and Walla Walla for court services are hereby accepted on behalf of the City of Walla Walla, and the City Manager of the City of Walla Walla is hereby authorized, empowered and directed to execute said agreement on behalf of the City of Walla Walla.

Section 2: The City Manager of the City of Walla Walla is hereby authorized and empowered to execute amendments to the agreement authorized by section 1 of this

resolution on the following conditions: (a) the content of any amendment executed by the Walla Walla City Manager shall comply with the Washington Interlocal Cooperation Act, Chapter 39.34 of the Revised Code of Washington, (b) no amendment executed by the Walla Walla City Manager shall relieve the City of Walla Walla from compliance with enactments of the Walla Walla City Council or any other obligation or responsibility imposed by law except that to the extent of actual and timely performance thereof by a joint board or other legal or administrative entity created by an intergovernmental agreement, such performance may be offered in satisfaction of the obligation or responsibility, (c) any amendment executed by the City Manager shall be reported to the Walla Walla City Council at the first meeting of the Walla Walla City Council following execution of the amendment, and (d) any amendment executed by the City Manager may be revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council.

Section 3: The Walla Walla City Clerk is hereby authorized and directed to attest and file, if necessary, a copy of the agreement executed in accordance with section 1 of this resolution, and, unless revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council, any amendment to the agreement executed and reported in accordance with section 2 of this resolution as required by Section 39.34.040 of the Revised Code of Washington and prior to its entry in force.

Section 4: If any portion of this resolution shall be determined to be invalid or ineffective by a court of competent jurisdiction, it shall be severable from the remainder, the validity and effectiveness of which shall be unaffected.

Section 5: This resolution shall become effective in the manner provided by law.

PASSED by the City Council of the City of Walla Walla, Washington, February 8, 2023.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

WALLA WALLA DISTRICT COURT SERVICES AGREEMENT

1. Parties

1.1 The County of Walla Walla (County) is a Washington County organized under the laws of the State of Washington.

1.2 The City of Walla Walla (Walla Walla) is a non-chartered code city organized under the laws of the State of Washington.

1.3 The City of College Place (College Place) is a non-chartered code city organized under the laws of the State of Washington.

1.4 The Walla Walla County District Court is a court of limited jurisdiction organized pursuant to Title 3 of the Revised Code of Washington.

2. Purpose

2.1 The Municipal Court of Walla Walla was a municipal department of the Walla Walla County District Court established pursuant to Chapter 3.46 of the Revised Code of Washington.

2.2 The County and Walla Walla entered into a court consolidation agreement in 1996, and the Municipal Court was terminated and consolidated with the Walla Walla County District Court. The agreement was renewed in 2013 for a term expiring on the second Monday in January of 2015 or the end of the 2011-2014 judicial term, whichever occurs first.

2.3 The College Place Municipal Court is a Municipal Court established pursuant to Chapter 3.50 of the Revised Code of Washington.

2.4 In 2013, College Place terminated its Municipal Court and entered into an agreement with the County and Walla Walla under which the two cities would pay the County reasonable amounts for the costs associated with the handling and disposition of cases filed by them in Walla Walla District Court.

2.5 The parties wish to continue with a consolidated Walla Walla District Court.

2.6 The parties do not intend that this agreement be construed as a repeal of those portions of the Walla Walla Municipal Code or the College Place Municipal Code which define crimes, and the cities shall retain the prosecution of offenses defined as crimes by their respective municipal codes. The parties do not intend that the cities pay the County for costs associated with the prosecution or defense of cases filed by either city in Walla Walla County District Court as a result of this court services agreement.

3. Duration

3.1 This agreement shall be in effect commencing on January 9, 2023. This agreement will renew automatically on the second Monday of January 2027, and every second Monday of January four years thereafter, for subsequent four-year terms unless by agreement of the parties, by notice of intent to terminate given by a party pursuant to RCW 3.50.810, or as provided by law.

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4. Organization and Administration

4.1 Organization

The Walla Walla County District Court shall be organized in accordance with Title 3 of the Revised Code of Washington and any other applicable laws.

4.2 Administration

The Walla Walla County District Court shall be administered by the judge or judges thereof.

4.2.1 Neither city shall have the right to direct or control the personnel, employees, and agents of the Walla Walla County District Court. Such personnel, employees, and agents shall be employed or retained by County in its sole discretion and subject only to its supervision and control. The cities shall have no responsibility or liability to or for such personnel, employees, and agents of the Walla Walla County District Court.

5. Property

5.1 This agreement does not provide for the acquisition, holding, or disposal of real or personal property.

5.2 All real and personal property used in the operation of the Walla Walla County District Court shall be acquired, held, and disposed of in the name of the County.

5.3 The cost of all real and personal property shall be the sole responsibility of

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the County.

5.4 The County shall own any said property or interests therein.

6. Financing and Budget

6.1 There shall be no financing of any joint or cooperative undertaking pursuant to this agreement.

6.2 The budget for the Walla Walla County District Court shall be established by the Walla Walla County Commissioners in the manner provided by law.

6.2.1 The costs and expenses of the Walla Walla County District Court shall not include the cost of any capital improvements.

6.2.2 The costs and expenses of the Walla Walla County District Court shall not include the cost of prosecution of cases filed in the Walla Walla County District Court.

6.2.3 The costs and expenses of the Walla Walla County District Court shall not include the cost of defense of cases filed in the Walla Walla County District Court.

6.3 Preliminary Budget

No later than September 1 of each year, the Walla Walla County District Court shall prepare and provide to the parties a proposed budget for the succeeding calendar year.

6.3.1 The parties shall review the proposed budget between September 1

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and September 30.

6.3.2 Upon such review, the parties shall agree upon the reasonable and necessary costs and expenses of the Walla Walla County District Court for the succeeding calendar year.

6.3.3 If the parties are unable to reach agreement by September 30 upon the reasonable and necessary costs and expenses of the Walla Walla County District Court for the succeeding calendar year, they shall be deemed to have entered into an agreement to submit such issues to arbitration under Chapter 7.04 of the Revised Code of Washington.

6.4 Budget

No later than December 31 of each year, the County shall provide to the cities an approved budget for the Walla Walla County District Court for the succeeding calendar year.

6.5. Procedures for 2023.

For the remainder of 2023, the following provisions will govern:

- A. Walla Walla District Court shall submit a proposed revised budget to the parties as soon as practicable for the remainder of 2023.
- B. The parties shall review the proposed budget revision and submit comments, if any, by no later than 14 days after receipt of the proposed revised budget.
- C. Upon such review and comments, the parties shall agree upon the reasonable

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and necessary costs and expenses of the Walla Walla County District Court for the remainder of the calendar year.

D. If the parties are unable to reach agreement within 30 days after receipt of the proposed revised budget upon the reasonable and necessary costs and expenses of the Walla Walla County District Court for the remainder of the calendar year, they shall be deemed to have entered into an agreement to submit such issues to arbitration under Chapter 7.04 of the Revised Code of Washington.

E. Budget

Walla Walla County has already adopted a budget for District Court for 2023. If necessary, the County agrees to adopt any 2023 budget amendments agreed upon by the parties for the operation of the Walla Walla District Court.

6.6 Payments

Each city shall pay its pro-rata share of the reasonable and necessary costs and expenses of the Walla Walla County District Court, as determined by either mutual agreement or arbitration, to the County in installments as follows:

6.6.1 The County shall bill each city quarterly in January, April, July, and October of each year for that city's pro-rata share of the reasonable and necessary costs and expenses of the Walla Walla County District Court for the current year.

6.6.2 Each city shall pay the County quarterly within thirty (30) days of receipt of an invoice for the City's pro-rata share of the reasonable and necessary costs

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and expenses of the Walla Walla County District Court for the prior quarter.

7. Allocation of costs and expenses

7.1 Walla Walla District Court costs and expenses shall be separated into three categories: (1) utilities, (2) probation costs and expenses, and (3) general costs and expenses.

7.2 Utilities

Utility costs and expenses shall consist solely of reasonable and necessary charges incurred by the Walla Walla District Court for (a) electricity, (b) natural gas, (c) water, (d) sewer, (e) sanitation (a/k/a garbage disposal service). The pro-rata share of the County for utility costs and expenses shall be one-third (1/3) of the reasonable and necessary charges. The pro-rata share of Walla Walla for utility costs and expenses shall be one-third (1/3) of the reasonable and necessary charges. The pro-rata share of College Place for utility costs and expenses shall be one-third (1/3) of the reasonable and necessary charges.

7.3 Caseload allocation method

Between June 1 and June 30 of each year, the Walla Walla County District Court shall prepare information regarding the categories, types, and number of cases filed in the Walla Walla County District Court and the College Place Municipal Court for the preceding 5-year period (commencing on January 1 of the earliest calendar year of that period through December 31 of the most recent calendar year) using the Judicial

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Information System (JIS) or such other method which may be agreed upon by the parties.

7.3.1 Categories

Cases shall be separated into categories: (a) cases in which Walla Walla is a party, (b) cases in which College Place is a party, and (c) cases in which either the State of Washington or the County is a party. Any case in which both Walla Walla and either the State of Washington or the County are parties, shall be considered a case in both category (a) and category (c). Any case in which both the College Place and either the State of Washington or the County are parties, shall be considered a case in both category (b) and category (c). Any case in which both Walla Walla and College Place are parties shall be considered a case in both category (a) and category (b). Any case in which Walla Walla, College Place and either the State of Washington or the County are all parties shall be considered a case in categories (a), (b), and (c). Any case in which neither city, the State of Washington, nor the County is a party shall be considered a case in category (c).

7.3.2 Case types

Cases shall be classified by the following types: (a) traffic, (b) criminal traffic, (c) non-traffic criminal, (d) parking, and (e) civil.

7.3.3 The information prepared by the Walla Walla County District Court shall identify the number of each type of case filed for each category.

7.3.4 The Walla Walla County District Court shall provide the information required by paragraph 7.3 herein to the parties no later than July 1 of that

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year.

7.4 Probation costs and expenses

Probation costs and expenses shall consist solely of the reasonable and necessary salary and benefits paid to the probation officer and the assistant probation officer. The pro-rata shares of probation costs and expenses shall be calculated by comparing the number of criminal traffic and non-traffic criminal cases in which Walla Walla, College Place, and the State of Washington or County was a party for the preceding 5 year period as provided in paragraph 7.3 and sub-paragraphs 7.3.1, 7.3.2(b) & (c), and 7.3.3 against the total number of cases criminal traffic and non-traffic criminal cases for that period. The pro-rata shares calculated pursuant to this paragraph shall be the pro-rata shares of the Walla Walla, College Place and the County for the succeeding calendar year for probation costs and expenses.

7.5 General costs and expenses

With the exception of utilities, probation costs and expenses, and other costs and expenses excluded by this agreement, the remainder of the actual reasonable and necessary costs and expenses ordinarily budgeted for operation of the Walla Walla District Court shall be considered general costs and expenses, and the pro-rata shares of the parties for general costs and expenses shall be calculated as provided herein.

7.5.1 Each category of case described in subparagraph 7.3.2 shall be weighted. The number of cases filed during the preceding 5 year period shall be

multiplied by the following factor for each type: (a) traffic: 10.5, (b) criminal traffic: 22.5, (c) non-traffic criminal: 25.5, (d) parking: 4.5, and (e) civil: 22.

7.5.2 The pro-rata shares shall be calculated by comparing the number of cases in which Walla Walla, College Place, and the State of Washington or County was a party for the preceding 5-year period as provided in paragraph 7.3 and sub-paragraphs 7.3.1 and 7.3.3, weighted as provided in paragraphs 7.3.2 and 7.5.1, against the total weighted cases for that period. The pro-rata shares calculated pursuant to this paragraph shall be the pro-rata shares of the Walla Walla, College Place, and the County for the succeeding calendar year for general costs and expenses.

8. Review and Renewal

8.1 The parties shall review the amount of the payments to be made under this agreement every two years, commencing two years after this agreement becomes effective. The parties shall conduct this review between February 1 and March 1.

8.1.1 At each bi-annual review, the parties shall review the costs and expenses of the Walla Walla County District Court.

8.1.2 At each bi-annual review, the parties shall review the information regarding the type and number of cases filed in the Walla Walla County District Court.

8.1.3 At each bi-annual review, the parties shall review the costs and amount of Court resources required for disposition of each type of case filed in the Walla Walla County District Court.

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8.2 Upon each such review, the parties shall agree upon such modifications to paragraph 7 of this agreement as may be necessary to adjust the payments made by the cities to the County to ensure that said amount is reasonable for costs and expenses associated with the disposition of cases filed in Walla Walla County District Court.

8.3 If the parties are unable to reach agreement by March 1 on the terms of such modifications to paragraph 7 of this agreement, they shall be deemed to have entered into an agreement to submit such issues to arbitration under Chapter 7.04 of the Revised Code of Washington.

8.4 Pending conclusion of any such arbitration proceeding, the terms of this agreement, as last modified, shall remain in effect.

8.5 With the exception of paragraphs 6 and 7, all other provisions of this agreement shall automatically renew upon each bi-annual review, and modification of such provisions shall not be subject to arbitration.

9. The cities shall have no obligation to pay any cost or expense arising out of the operation of the Walla Walla County District Court except as provided in paragraphs 6 and 7 herein.

9.1 Neither city shall be charged any additional filing fees.

10. Court Revenues

10.1 Revenues of the Walla Walla County District Court shall be handled in accordance with Chapter 3.62 of the Revised Code of Washington and any other

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applicable laws.

11. Modification and Termination

11.1 The parties may modify or terminate this agreement by mutual consent at any time. Any party may unilaterally terminate its participation in this agreement as provided in section 3.50.810 of the Revised Code of Washington.

11.2 Upon termination of this agreement, all property of the Walla Walla County District Court shall remain the property of the County, and the County may dispose of said property in its sole discretion.

12. Applicable Law

12.1 This agreement, and any rights and obligations hereunder, shall be construed and interpreted in accordance with the laws of the State of Washington.

13. Jurisdiction and Venue

13.1 Any dispute or proceeding arising out of this agreement which is not subject to arbitration hereunder shall be submitted to the Superior Court of the State of Washington for Walla Walla County.

13.2 Any dispute or proceeding arising out of arbitration hereunder which may be submitted to a court of competent jurisdiction for determination shall be submitted to the Superior Court of the State of Washington for Walla Walla County.

COURT SERVICES

AGREEMENT: 12

(rev. 01/30/23)

2023.

Dated this _____ day of _____,

COUNTY OF WALLA WALLA

CHAIR OF BOARD OF WALLA
WALLA COUNTY
COMMISSIONERS

WALLA WALLA COUNTY
COMMISSIONER

WALLA WALLA COUNTY
COMMISSIONER

Date: _____

CITY OF WALLA WALLA

ELIZABETH CHAMBERLAIN
CITY MANAGER

Date: _____

CITY OF COLLEGE PLACE

Date: _____

NORMA HERNANDEZ
MAYOR

WALLA WALLA COUNTY
DISTRICT COURT

HON. KRISTIAN E. HEDINE
JUDGE



ar-4902

Pgs. 28-44

City Council - Regular Meeting

Meeting Date: 02/08/2023

Submitted For: Lisa Neissl, Support Services, City Clerk

Add'l Contributors:

Information

ITEM TITLE:

Minutes for 01-09-2023 and 01-23-2023 Work Sessions and 01-11-2023 and 01-25-2023 Regular Meetings.

Attachments

01-09-2023 Minutes

01-11-2023 Minutes

01-23-2023 Minutes

01-25-2023 Minutes

WALLA WALLA CITY COUNCIL
Work Session Minutes
January 9, 2023

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 4:00 p.m.

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna, and Mayor Tom Scribner.

Absent: None

City staff in attendance: City Manager Elizabeth Chamberlain, HR Director Pam Taylor, Public Works Director Ki Bealey, Engineers Neal Chavre and Monte Puymon, Police Chief Chris Buttice, and City Clerk Lisa Neissl.

2. ACTIVE AGENDA

A. Blue Zones Project Update by Blue Zones Project Team

Staff, in conjunction with the Blue Zones Project Team provided a project update and spoke about planned areas of focus coming up.

B. Follow-up discussion from the December 7, 2022, Council meeting about parking near Argo Transmission.

City Engineering staff provided an update on the options regarding parking in downtown and the project going on along Colville Street between Alder Street and the alleyway to the South. They provided several options for parking in the area along with the implications and costs related to each option.

There was discussion on:

- Ongoing parking management study.
- Current illegal parking issues in the block.
- Process to determine the design of the current project.
- Public funding to benefit a single private business.
- The 9 presented options.
- State and Municipal code issues with various options.
- Number of parking spaces available with the various options.
- Where to go from here with current project already well underway.

WORK SESSION MINUTES

January 9, 2023

PAGE 2

- C. Brief Council on the proposed design contract for the Pioneer Park Pedestrian Safety and Accessibility Improvements project.

Staff reported on the project to improve pedestrian safety and accessibility to Pioneer Park along Division Street.

Discussion included:

- Community concerns and request for all-way stop.
- Analysis by DKS recommends not to do all-way stop.
- Other road work diverting additional traffic to this route.
- Funding available to begin process to address issues.
- Planned public outreach efforts.
- The PBS Engineering study.
- Speed enforcement in the area.
- Project to come before council prior to final design.
- Planned construction in fall of 2023.

Additional discussion item: City Policy with regards to use of body worn cameras. Council members have received an email asking about a policy on the use of body worn cameras and if there will be citizen input on the policy. The plan is to discuss this at the first work session in February.

3. MEETING ENDS

There being no further business, the meeting ended at 5:59 p.m.

Approved:

Attest:

Mayor

City Clerk

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
January 11, 2023

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 6:30 p.m.

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna, and Mayor Tom Scribner.

Absent: None.

City staff in attendance: City Manager Elizabeth Chamberlain, City Attorney Tim Donaldson, Public Works Director Ki Bealey, and City Clerk Lisa Neissl.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The following spoke regarding harmful impacts due to the use of gas powered leaf blowers:

- Bob Carson
- Chris Howard
- Gwendolyn Woodruff
- David Womack

Mr. Womack also spoke about the issues being addressed by the council regarding the public safety and accessibility of the Pioneer Park area along Division St.

Dorothy Knudson, of Rancho Villa spoke about sample water billings the residents have received from the new owners and expressed some concerns.

Council thanked the citizens for attending and expressed their individual opinions. It was suggested that Ms. Knudson bring a billing, once she receives one, and discuss it with the City Attorney.

City Attorney Donaldson explained that the City is looking into examples of regulations within the State related to gas powered leaf blowers.

WALLA WALLA CITY COUNCIL MINUTES
January 11, 2023
PAGE 2

4. CONSENT AGENDA

Staff introduced the Consent Agenda, Items A through D, as follows:

- A. Resolution 2023-001: Authorizes a Professional Services Contract with JUB Engineers, Inc. for a Digester Study at the City's Wastewater Treatment Plant in an amount not-to-exceed \$130,000.
- B. Resolution 2023-002: Authorizes a professional services contract with PBS Engineering and Environmental for design of the Pioneer Park Pedestrian Safety and Accessibility Improvements project not-to-exceed \$80,443.
- C. Corrects the term ending date for Parks, Recreation, and Urban Forestry Advisory Board Appointments of Long and Maret to December 31, 2025.
- D. Approves the minutes of the December 21, 2022, regular meeting.

Mayor Scribner invited public input, while acknowledging the comments made earlier by Mr. Womack. No one in the audience chose to address the City Council on any of these items.

Councilmember Nakonieczny moved to adopt Consent Agenda Items A through D. Councilmember Moss seconded the motion. The motion carried unanimously with 7 yes votes and 0 no votes.

5. ACTIVE AGENDA

- A. Resolution 2023-003: Authorizes a professional services contract with Anderson Perry and Associates, Inc. for design of the 2nd Avenue Pavement Restoration Project in the amount of \$71,515.

Staff provided information on items A, B, and C detailing the coordination of various items in all three projects.

Mayor Scribner invited public input.

Ms. Knudson made a couple of comments about length of road construction projects.

WALLA WALLA CITY COUNCIL MINUTES

January 11, 2023

PAGE 3

There was discussion on:

- Grants.
- Preservation of pavement that is put down.
- Expertise of engineering consultants.
- Utility conditions considerations when planning these projects.
- Patience of people during construction.
- Engineering in how to preserve a roadway.

Councilmember Nakonieczny moved to approve Resolution 2023-003 as presented and discussed. Councilmember Reyna seconded the motion.

Councilmembers expressed their appreciation for the level of detail included by staff in the agenda reports for these items and requested this practice be continued.

The motion carried unanimously with 7 yes votes and 0 no votes.

- B. Resolution 2023-004: Authorizes a professional services contract with Anderson Perry and Associates, Inc. for design of the Rose Street (Park to Carey Ct.) Pavement Preservation Project in the amount not-to-exceed \$360,000.

Councilmember Reyna moved to approve Resolution 2023-004 as presented and discussed. Councilmember Nakonieczny seconded the motion. The motion carried unanimously with 7 yes votes and 0 no votes.

- C. Resolution 2023-005: Authorizes a professional services contract with Anderson Perry and Associates, Inc. for design of the 2024 locally funded Pavement Preservation Project in the amount not-to-exceed \$234,157.

Councilmember Casey moved to approve Resolution 2023-005 as presented and discussed. Councilmember Moss seconded the motion. The motion carried unanimously with 7 yes votes and 0 no votes.

- D. Resolution 2023-006: Awards the bid for construction of the Cookerly IRRP Project to Premier Excavation, Inc., in the amount of \$1,850,593.59.

Staff provided information on the project and reasons for the need to make the improvements.

WALLA WALLA CITY COUNCIL MINUTES
January 11, 2023
PAGE 4

Mayor Scribner invited public input. No one in the audience chose to address the City Council on any of these items.

There was discussion on:

- The timeline (start date and duration) of project construction.
- Access during construction.
- Scoring process to choose IRRP projects.
- Contributing factors to utility failures.

Councilmember Koehler moved to approve Resolution 2023-006 as presented and discussed. Councilmember Moss seconded the motion. The motion carried unanimously with 7 yes votes and 0 no votes.

6. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the following:

The work session, agenda setting, finance committee, Chief's advisory, ad-hoc housing, and as a private citizen he attended the County Community Health Advisory Board.

Councilmember Casey reported attendance at the following:

The work session, and Walla Walla Valley MPO.

Councilmember Reyna reported attendance at the following:

The work session and the ad-hoc affordable housing meeting.

Councilmember Nakonieczny reported attendance at the following:

The work session and Fort Walla Walla.

Councilmember Eskil reported attendance at the following:

The work session, the LEOFF Board, and the Fire Pension Board.

Councilmember Koehler reported attendance at the following:

The work session and the ad-hoc affordable housing meeting.

Mayor Scribner reported attendance at the following:

The work session, agenda setting, finance committee, the LEOFF Board, the Fire Pension Board, the Bicycle and Pedestrian Advisory Committee, and a meeting with Dave Dressler on a compost project.

7. UNFINISHED AND NEW BUSINESS

Councilmember Nakonieczny made a motion to reappoint Katherine Long and appointment of David Scholl to the Infrastructure Improvement Advisory Committee. Second by Councilmember Koehler and the motion carried unanimously with 7 yes votes and 0 no votes.

WALLA WALLA CITY COUNCIL MINUTES

January 11, 2023

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There was discussion regarding choices for the parking options near Argo Transmission as discussed at the work session.

Councilmember Eskil made a motion to schedule a regular agenda item regarding Argo Transmission to discuss the 9 presented options.

Councilmember Nakonieczny seconded the motion. The motion failed with 3 yes votes (Eskil, Nakonieczny, Casey) and 4 no votes (Moss, Reyna, Scribner, Koehler).

The result of the vote is that the project will proceed as designed and parking may be addressed after the ongoing parking study is completed.

Ms. Chamberlain shared that on January 31st she would be in Olympia for a lobby trip with Councilmember Eskil, Mr. Bealey, and lobbyist Mara Machulsky.

8. MEETING ENDS

There being no further business, the meeting ended at 7:47 p.m.

Approved:

Attest:

Mayor

City Clerk

WALLA WALLA CITY COUNCIL
Work Session Minutes
January 23, 2023

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 4:00 p.m.

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna (arrived at 4:03), and Mayor Tom Scribner.

Absent: None

City staff in attendance: Development Services Director Preston Frederickson, Finance Director Jean Teasdale, Accounting Supervisor Liz Moeller, Public Works Director Ki Bealey, Public Works Communications Coordinator Shane Prudente, and City Clerk Lisa Neissl.

2. ACTIVE AGENDA

A. City of Walla Walla annual interfund loan review

Staff reviewed the city interfund loans as required by the Washington State Auditor. Currently the city has six (6) interfund loans. Staff explained the process and reasoning behind interfund loans.

There was discussion on:

- The Local Government Investment Pool (LGIP).
- Interest rates are set based on the current LGIP rate.
- Interest rates can be adjusted in future years.
- The use of the vehicle replacement fund for loans.
 - o No fees to the city
 - o Flexibility for early payments.
 - o Minimum reserve requirements
- Payments are annual, and interest is paid monthly.

B. Discussion on the reintroduction of plastics into the recycling stream.

Staff reviewed the history of plastics being included in our recycling program from February of 2020 to current. It was noted that there are two bills being considered at the Legislature regarding recycling. House Bill 1131 and Senate Bill 5154. Staff shared some information on the details of

WORK SESSION MINUTES

January 23, 2023

PAGE 2

the bills. Staff then provided a presentation on the potential of reintroduction of plastics.

There was discussion on:

- If products are actually being recycled.
- Public's desire to recycle.
- Difficulty to track product to determine beyond a doubt if it is recycled.
- Grants for recycling education.
- Recycling enforcement efforts.
- Need for continuing education regardless of decision.
- If we should wait to see what the Legislature does first.
- Glass recycling.
- Discussion on tasking the Legislative Committee to check into the bills on their trip to Olympia.
- Burning of plastics in some places for energy.

There was some discussion regarding the application for a cell tower on the property owned by Blue Mountain Community Church. Mr. Frederickson provided an update on the status of the application.

3. MEETING ENDS

There being no further business, the meeting ended at 5:25 p.m.

Approved:

Attest:

Mayor

City Clerk

WALLA WALLA CITY COUNCIL
Regular Meeting Minutes
January 25, 2023

1. CALL TO ORDER

Mayor Scribner called the meeting to order at 6:30 p.m.

Present: Councilmembers Brian Casey, Rick Eskil, Ted Koehler, Steve Moss, Susan Nakonieczny, Gustavo Reyna, and Mayor Tom Scribner.

Absent: None.

City staff in attendance: Community Development Director Preston Frederickson, City Attorney Tim Donaldson, Public Works Director Ki Bealey, Parks and Recreation Director Andy Coleman, and City Clerk Lisa Neissl.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS - None

4. PUBLIC COMMENTS

The following people spoke in opposition of an application for a cell tower at the Blue Mountain Community Church and the code that was changed last year to allow wireless communication facilities in residential areas. Their concerns included health implications, property values, wetlands and local wildlife.

- Barbara Knudson
- Unnamed resident located 194 ft from the tower.
- Unnamed resident of Pleasant St.
- Pamela Culbreth
- Michelle Lucas
- Dan Preas
- Jane Casey
- Mary Gibson
- Glynis McClellan
- Douglas Demers
- RL McFarland
- Vicky McClellan

WALLA WALLA CITY COUNCIL MINUTES

January 25, 2023

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Tonya Ambres and Andre Lorendo spoke from opposing points of view regarding recent no parking signs in the alleyway between their residences at North 4th and North 3rd.

Sharon K. Schiller spoke about a desire to not have police officers responding to calls regarding mental health issues.

Dorothy Knudson spoke about the upcoming zoning change for manufactured housing parks.

Council thanked the citizens for attending and expressed their individual opinions some of which included the following:

- Hearing Examiner, not Council now has authority over the application at BMCC, and they are encouraged to participate in that process.
- Blue Mt. Community Church as the property owner should have the authority to decline the lease.
- Public participation in the Hearing Examiner process and potential appeal avenues available if the ruling is in favor of the tower proceeding.
- How to be placed on a list to receive special notice of when those hearings are going to take place.
- Council must operate under existing laws regarding land use, and there is a process that must be followed to change the code again.
- Potential need for greater conversation on the issue with additional public input opportunities.
- The Mayor and Mayor Pro Tem. will look further into the alley parking issue.
- Community Paramedic program is becoming more actively involved in calls related to mental health.
- Potential consideration of a moratorium.

5. CONSENT AGENDA

Mayor Scribner stated that he wanted to remove item A from the consent agenda to the active agenda.

Staff introduced the Consent Agenda, Item B, as follows:

WALLA WALLA CITY COUNCIL MINUTES

January 25, 2023

PAGE 3

~~A. Ordinance 2023-01 Amends the City Code to include Veterans Memorial Golf Course as a park facility where smoking/vaping of tobacco is not permitted.~~

B. Accepts the resignation of Pam Ray from the Bicycle and Pedestrian Advisory Committee.

Mayor Scribner invited public input. No one in the audience chose to address the City Council on any of these items.

Mayor Scribner as the liaison to the Bicycle and Pedestrian Advisory Committee and noted that she was a valuable contributor to the committee.

It was also noted that in her resignation she indicated the need for greater participation from pedestrians on the committee.

Councilmember Moss moved to approve Consent Agenda Item B. Councilmember Casey seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

6. ACTIVE AGENDA

A-1 - Ordinance 2023-01 Amends the City Code to include Veterans Memorial Golf Course as a park facility where smoking/vaping of tobacco is not permitted.

Staff spoke about reasons that this item needs to be removed from the agenda for further review by staff prior to possibly bringing back for consideration in the future.

After discussion, this item was removed from the agenda.

A. Resolution 2023-07 Authorizes a five-year contract with Utility Cloud for utility database software in the amount of \$145,000.

Staff reported on issues with the previously approved software company for this purpose, as it became apparent after the kickoff meeting that they could not meet the minimum qualifications stated in the request for

WALLA WALLA CITY COUNCIL MINUTES

January 25, 2023

PAGE 4

proposals that was published and responded to by other proposers. After multiple meetings with that company, it was decided to terminate that contract and come back to council and seek approval to contract with the second highest rated company. Staff has vetted that this company meets or exceeds the minimum requirements.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There was discussion on:

- Use of the system.
- Reasons for prior company failure.
- Potential funds owed to first company.

**Councilmember Reyna moved to adopt Resolution No. 2023-07.
Councilmember Moss seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.**

- B. Resolution 2023-08: Authorizes \$90,000 of additional funding authority to the Well #6 Cleaning Project for the replacement of the well pump and column.

Staff reported on the discovery of additional part replacement needs identified during the cleaning project of Well #6.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

**Councilmember Moss moved to adopt Resolution No. 2023-07.
Councilmember Koehler seconded the motion.**

After inquiry, it was explained that the costs would be paid by the water fund.

The motion unanimously carried with 7 yes votes and 0 no votes.

- C. Resolution 2023-09: Authorizing the use of an Electronic Signature Process for City Contracts.

WALLA WALLA CITY COUNCIL MINUTES

January 25, 2023

PAGE 5

Staff reported on the request to implement an electronic signature software for use on city contracts.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

There was discussion on:

- The security of the software.
- Authority of persons signing contracts.
- Experience of councilmembers using DocuSign.

Councilmember Reyna moved to adopt Resolution No. 2023-07. Councilmember Nakonieczny seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

D. December 1-31, 2022 Accounts Payable Register – Checks #21077-21357; 472-476; 478-490 totaling \$9,394,241.21

Councilmember Moss moved to approve payment of the December 31, 2022, accounts payable register containing check numbers 21077 through 21357, and 472 through 476, and 478 through 490 totaling \$9,394,241.21 except for the checks to the Blue Mountain Action Council.

Councilmember Koehler seconded the motion. The motion unanimously carried with 7 yes votes and 0 no votes.

Councilmember Moss moved to approve payment of the checks to the Blue Mountain Action Council. Councilmember Reyna seconded the motion. The motion unanimously carried with 6 yes votes, 0 no votes, and 1 abstention by Councilmember Koehler.

7. COUNCIL MEMBER MEETING REPORTS

Councilmember Moss reported attendance at the following:

The work session, agenda setting, and Valley Transit.

Councilmember Casey reported attendance at the following:

The work session, and the water/wastewater advisory committee.

Councilmember Reyna reported attendance at the following:

The work session, the Downtown Walla Walla Foundation, and Blue Mt. Action Council.

WALLA WALLA CITY COUNCIL MINUTES
January 25, 2023
PAGE 6

Councilmember Nakonieczny reported attendance at the following:

The work session.

Councilmember Eskil reported attendance at the following:

The work session, Valley Transit, Blue Mountain Humane Society, Columbia Rural Electric Association, and Visit Walla Walla

Councilmember Koehler reported attendance at the following:

The work session.

Mayor Scribner reported attendance at the following:

The work session, agenda setting, and the Library Board.

8. UNFINISHED AND NEW BUSINESS

After discussion at the work session regarding recycling legislation.

Councilmember Moss made a motion to have support of the broad overview of the intent of this legislation brought to the attention of the Legislature when the city representatives are in Olympia. Councilmember Reyna seconded the motion.

Mayor Scribner invited public input. No one chose to address the City Council on this issue.

The motion unanimously carried with 7 yes votes and 0 no votes.

There was some additional discussion on a potential housing ad-hoc committee.

9. EXECUTIVE SESSION

Mayor Scribner announced the City Council would be recessing to executive session to discuss with legal counsel representing the City: Matters relating to agency enforcement actions; or Litigation or potential litigation involving the City pursuant to RCW 42.30.110(1)(i). To discuss with legal counsel litigation or potential litigation to which the City is a party or is likely to become a party pursuant to RCW 42.30.110(1)(i)

The executive session will last no later than 9:30 p.m., and no further business will come before the Council in open session. The meeting recessed at 8:40 p.m.

WALLA WALLA CITY COUNCIL MINUTES
January 25, 2023
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10. MEETING ENDS

There being no further business, the meeting ended at 9:21 p.m.

Approved:

Attest:

Mayor

City Clerk



ar-4867

Pgs. 45-281

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Proposed Amendments to the Walla Walla 2040 Comprehensive Plan Map and Zoning Code

Submitted For: Lisa Wasson-Seilo, Development Services Department

Add'l Contributors: Preston Frederickson, Development Services Director

Financial Comments:

N/A

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/ manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Mobile/Manufactured Home Park Community" (MHC) zoning district to the City of Walla Walla Official Zoning Map. The proposed zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations to purchase the Mobile/Manufactured Home Park.

The proposed amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

On December 5, 2022, the Walla Walla Planning Commission conducted a public hearing on

these proposed amendments and recommended approval of the amendments as written.

Two ordinances for Council consideration have been prepared. The first includes the Comprehensive Plan Map and Official Zoning Map amendments. The second includes the Zoning Code Text amendments that effectuate the map amendments.

Information

HISTORY:

March 2021: The Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021.

August 2021: The Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents.

March 23, 2022: City Council passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

May 9, 2022: City Council Work Session, the City Council Ad Hoc Committee on Housing presented policy and code change recommendations on manufactured home and manufactured home park communities to City Council for discussion.

November 2022: The formal comprehensive plan map, official zoning map, and zoning code text amendments were initiated on November 3, 2022. A Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla public notices website on November 8, 2022, and was published in the Union Bulletin on November 8, 2022, as required by WWMC 20.14.065.

The Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks.

December 5, 2022: Planning Commission held a public hearing and recommended approval of the proposed amendments as written. There were 13 members of the public that spoke during the public hearing, seven (7) of whom were residents of manufactured home parks, three (3) who represented manufactured home park landowners, and two (2) who represented homeowners and residents of manufactured home parks. More detail on the substance of the comments can be found below.

Beau Harer of Manufactured Housing Communities of Washington (MHCW) expressed

general appreciation for the proposed code changes, along with a few recommendations and concerns. Mr. Harer and MHCW would like to see an expansion of undeveloped areas zoned for manufactured home park communities, rather than applying the new manufactured home park community zoning to just existing communities, as is currently proposed. Mr. Harer expressed concerns about the proposed time requirements for the sale of manufactured home parks, noting that they would impose undue restrictions on a potential land sale. Mr. Harer also discussed concerns regarding the ambiguity of some of the proposed code language, particularly the proposed definition of “qualified tenant organization”. Lastly, Mr. Harer recommended adding an exception to the opportunity to purchase requirements for the transfer of a property as part of a settlement of an estate.

Jerry Carlyle, a resident of Golden West Estates Manufactured Home Park, noted that he signed the petition that urged the City to address the concerns of manufactured home communities. Mr. Carlyle expressed overall approval of the new code and appreciation for staff’s work, and recommended the commission forward a vote of approval of the amendments as written to City Council.

Rachel Elfenbein of Community Council’s Affordable Housing Implementation Task Force, expressed general approval of the proposed code amendment and expressed concerns about the impacts of rising rent and utility costs for those on a fixed income. Ms. Elfenbein supports the opportunity for qualified tenant organizations to be included in manufactured home park purchase negotiations, however, she would like non-profit housing organizations to be included in the proposed “opportunity to purchase” code language. Ms. Elfenbein noted that there are funding opportunities available to non-profit organizations and therefore non-profits have more capacity than qualified tenant organizations to keep manufactured home park communities affordable for residents. She urged the Planning Commission to include the following organizations to the “opportunity to purchase” code language: community land trusts, local governments, local housing authorities, federally recognized Indian tribes in Washington, and other non-profit housing assistance entities.

Staff note: The last sentiment was echoed by other written public comments, leading staff to add the definition of “eligible organization” to the proposed code language, which includes the above list of organizations.

Jo Records, a resident of Golden West Estates Manufactured Home Park, expressed approval and appreciation of the proposed code amendments. She noted that to many older adults, manufactured home park communities offer a desirable option for maintaining independence and aging in place, and is more affordable than assisted living, nursing homes, and other housing options. Ms. Records echoed Ms. Elfenbein’s support to expand the proposed “opportunity to purchase” code language to include non-profit organizations.

Ishbel Dickens, of western Washington, has extensive experience working for and with manufactured homeowner associations, and currently volunteers for the Association of Manufactured Homeowners. She expressed general support for the proposed code amendments. Ms. Dickens felt that the relocation plan should require manufactured home park community owners to provide a list to their residents of realistic alternative housing options, in the event their community were to be sold and closed. She supported including non-profit organizations to the list of proposed “opportunity to purchase” code language.

Dorothy Knudson, a resident of Rancho Villa Manufactured Home Park, noted via the Zoom chat that she echoed Ms. Elfenbein’s, Ms. Records, and Ms. Dickens’ sentiments. Ms.

Knudson thanked the City Council, Mayor, and Planning Commission for their work and expressed excitement and support for the zoning changes.

Sandra, a resident of Lynnwood Manor Manufactured Home Park, asked if the new code would protect her and other residents of Lynnwood Manor manufactured home park community from changes imposed by the new owners, specifically recent rent increases. She expressed concern about the rent increases and noted that many residents in Lynnwood Manor are on fixed incomes.

Jan Leonard, a resident of Golden West Estates Manufactured Home Park, was appreciative of the proposed code amendments and agreed with Ms. Elfenbein's request to expand the "opportunity to purchase" code language to include non-profit organizations.

Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla, considers the proposed code amendment as "unconstitutional" and a "taking". Mr. Rongar discussed Rancho Villa's efforts to expand the number of spaces or lots. Mr. Rongar felt that manufactured home park owners are not responsible for providing low-income housing in Walla Walla, considered the current rent at Rancho Villa as affordable, and noted that most local manufactured home park owners are families and not big corporations.

Shelly Peters, noted via the Zoom chat that she is grateful for the work involved in these code amendments, and added that manufactured home park residents have purchased their homes and are just paying rent on the land, unlike typical renters.

Beau Harer of Manufactured Housing Communities of Washington, cautioned against "spot zoning" existing manufactured home parks to a manufactured home park community zoning. He suggested that if this re-zoning were to be approved, that the codes, regulations, and standards that were in place when a given manufactured home park was constructed should stay in place. Mr. Harer also suggested that the City consider property tax breaks for manufactured home park landowners in exchange for minimal space rent increases.

Deborah Backous, a resident of Rancho Villa Manufactured Home Park, thanked the City for their work on these zoning changes. Ms. Backous also disputed Mr. Rongar's statement regarding the cost of rent at Rancho Villa and noted that her rent will soon be increased to \$415 per month.

Ross Rongar, of Bothell, WA and representative of manufactured home park owners in Walla Walla, asked if the county assessor will make considerations for manufactured home park landowners when the proposed zoning changes will impact the property value of these communities. Mr. Rongar also noted that the value of the homes in manufactured home parks are inflated because the rents are dramatically low.

Jan Leonard, a resident of Golden West Estates Manufactured Home Park, noted that the discussion of manufactured home parks' rent being low in comparison to other housing types is irrelevant; rather, the increase of the rent over time is what is significant. Ms. Leonard also reiterated that if the park landowner wanted to sell, the park residents should have the opportunity to purchase if they want to.

Grant Coomer, a resident of Rancho Villa Manufactured Home Park, refuted the statement that Rancho Villa is owned by a family, and asserted that it is instead owned by a lawyer from Portland, Oregon, who owns many similar manufactured home park properties.

Ishbel Dickens, of western Washington, noted that Lynnwood, WA provided an opportunity for manufactured home parks to receive a property tax break in exchange for declining rezoning to a manufactured home park specific zoning district, and none of the eligible parks accepted this opportunity.

Following the closing of the public hearing, the Planning Commission debated and discussed the content of the amendments, particularly which land uses should be permitted in the new manufactured home park community zoning district. At the encouragement of staff, the planning commission looked closely at the land uses that would be allowed within the Manufactured Home Community zone. There was discussion about whether the land use of Library should be conditionally allowed within the Manufactured Home Community Zone as they similarly are conditionally allowed in the Neighborhood Residential and Multi-Family Residential zones.

The Planning Commission also discussed the proposed Notice of Sale, opportunity to purchase language of section 20.184.120 and if there was a better way to draft this section. Staff stated that the proposed language was closely aligned with Second Sub. H.B. 1100, 67th Wash. Legis. (2022) considered by, but failed to pass by the Washington legislature in 2022. Similar language was adopted in 2022 by the City of Bellingham. Staff urged caution in crafting its own language out of concern of moving too far from this previously proposed and vetted language. Based on testimony provided and discussion regarding proposed zoning code language at the Planning Commission meeting, City Attorney Tim Donaldson prepared a memo for Council's consideration on this subject, which is attached to this agenda bill.

After a thorough discussion, the Planning Commission ultimately voted to recommend approval of the amendments as presented without changes. However, staff continues to encourage the City Council to carefully consider what land uses should be outright permitted or conditionally permitted with the proposed manufactured home community zone.

POLICY ISSUES:

The proposed amendments make policy changes that are supported by the Comprehensive Plan goals and policies listed below, the policies of the adopted Regional Housing Action Plan, and the policy recommendations made by the City Council Ad Hoc Committee on Housing. The proposed amendments also include revised language to improve clarity and usability and removal of obsolete terms.

PLAN COMPLIANCE:

COMPREHENSIVE PLAN:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of

diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

ALTERNATIVES:

Suggest modifications to the proposed amendments to the Walla Walla 2040 Comprehensive Plan Map, amendments to the Official Zoning Map, or amendments to the Zoning Code.

STAFF RECOMMENDATION:

City Council to conduct a public hearing and consider all public testimony, evidence, and exhibits presented to it. Staff recommends that the City Council approve the proposed amendments to the Comprehensive Plan Future Land Use Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Ord 2023-01

Ord 2023-02

Proposed Comprehensive Plan Future Land Use Map

Proposed Zoning Map

Proposed Zoning Code Language

20230125 Donaldson Memo

Manufactured Home Park Communities PowerPoint Presentation

Manufactured Home Park Communities Planning Commission Staff Report

Manufactured Home Park Communities Planning Commission Packet

ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AND AMENDING THE CITY OF WALLA WALLA OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a non-chartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution 90-449 on October 30, 1990 opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2008-25 on November 5, 2008 adopting an updated comprehensive plan for the City of Walla Walla; and

WHEREAS, the City of Walla Walla is required to conduct a periodic review of its comprehensive plan and development regulations every eight years pursuant to Chapter 36.70A RCW and complete the periodic review no later than June 30, 2018; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June, 13, 2018 adopting Walla Walla 2040, Comprehensive Plan Update for the City of Walla Walla; and

WHEREAS, in March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021; and

WHEREAS, on August 11, 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents; and

WHEREAS, on March 23, 2022, the City of Walla Walla passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks; and

WHEREAS, at the May 9, 2022 City Council Work Session, the Ad Hoc Committee on Housing presented potential policy recommendations and code change related to the siting of mobile/manufactured homes and manufactured home parks to the City Council for discussion; and

WHEREAS, on November 3, 2022, formal comprehensive plan map, official

zoning map and zoning code text amendments were initiated; and

WHEREAS, the proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendments also create a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Official Zoning Map. The proposed amendments add development regulations for the MHP zoning district, and

WHEREAS, a combined Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla website, and published in the Union Bulletin on November 8, 2022, at least 14 days prior to the date of the hearing; and

WHEREAS, the combined Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks, and

WHEREAS, the proposed comprehensive plan land use map amendments and zoning map with zoning code text amendments was transmitted on November 8, 2022, to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106; and

WHEREAS, the environmental impacts of the proposed comprehensive plan map amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act with the issuance of a State Environmental Policy Act (SEPA) Determination of Non-Significance on November 7, 2022; and

WHEREAS, the City of Walla Walla Planning Commission reviewed the proposed Comprehensive Plan land use map and Official zoning map amendments, and proposed development regulations, and conducted a public hearing on December 5, 2022; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map and official zoning map amendments of File# CPA-22-0003, ZCA-22-0003; SEP-22-0018; and

WHEREAS, a notice of the public hearing on the matter scheduled for the February 8, 2023 City Council meeting, was published in the Union-Bulletin on January 22, 2023 and provided to persons who requested special notice or provided comments on the proposed amendments, and

WHEREAS, the Walla Walla City Council conducted a duly noticed public hearing on the proposed comprehensive plan land use map amendments, text amendments and rezone requests on February 8, 2023; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful

review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

Section 1: The Walla Walla City Council finds that the amendments hereby adopted conforms to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

Section 2: The Walla Walla City Council finds that the amendments adopted herein advances state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

Section 3: The Walla Walla City Council finds that the process used to consider and adopt this ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

Section 4: The Walla Walla City Council finds that the Comprehensive Plan map amendments hereby adopted is consistent with the Countywide Planning Policies.

Section 5: The Walla Walla City Council finds that the official zoning map amendments adopted herein are consistent with and implements the City of Walla Walla Comprehensive Plan.

Section 6: The Walla Walla City Council hereby approves and adopts the following described amendments to the Walla Walla Comprehensive Plan Land Use Map and Walla Walla Municipal Code 20.02.050 Official zoning map and as further depicted in the attached Exhibit A and B:

Dalles Military Road near Highway 125 (AP# 360730440015; portion of 360730430013; 360730430012; 360730430011; portion of 360730430009). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Plaza Way near Village Way (AP# 360732220048). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Jade Street near Rose Street (AP# 360730230021; 360730230024). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

West Pine Street near Irene Street (AP# 360719320002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Melrose Street east of Wilbur Avenue (AP# 360715340002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Link and Melrose Street (AP# 360722210034). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue east of Wilbur Avenue (AP# 360722210001). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue and Wellington Avenue (AP# 360721140001). Amend Comprehensive Plan Land Use designation from Commercial and Residential to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) and Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Section 7: If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

Section 8: The City Manager or designee is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation including preparing and publishing the amendments to the Walla Walla Comprehensive Plan and Municipal Code.

Section 9: This ordinance shall take effect and be in force five days from and after its passage, approval, and publication as provided by law.

Section 10: The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 35A.12.160 of the Revised Code of Washington.

Section 11: Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendment must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla,
Washington, this 8th day of February 2023.

Mayor

Attest:

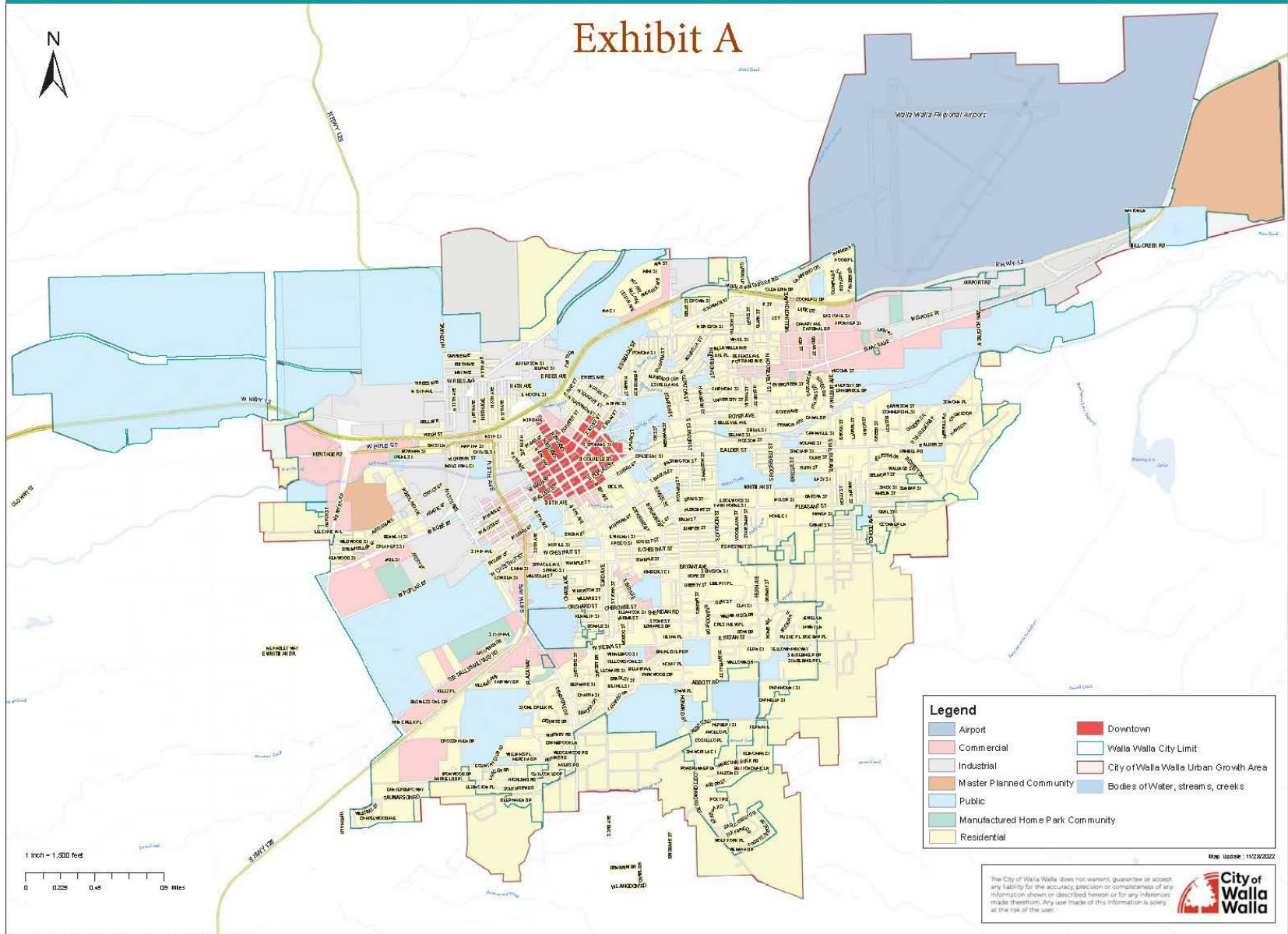
Approved as to form:

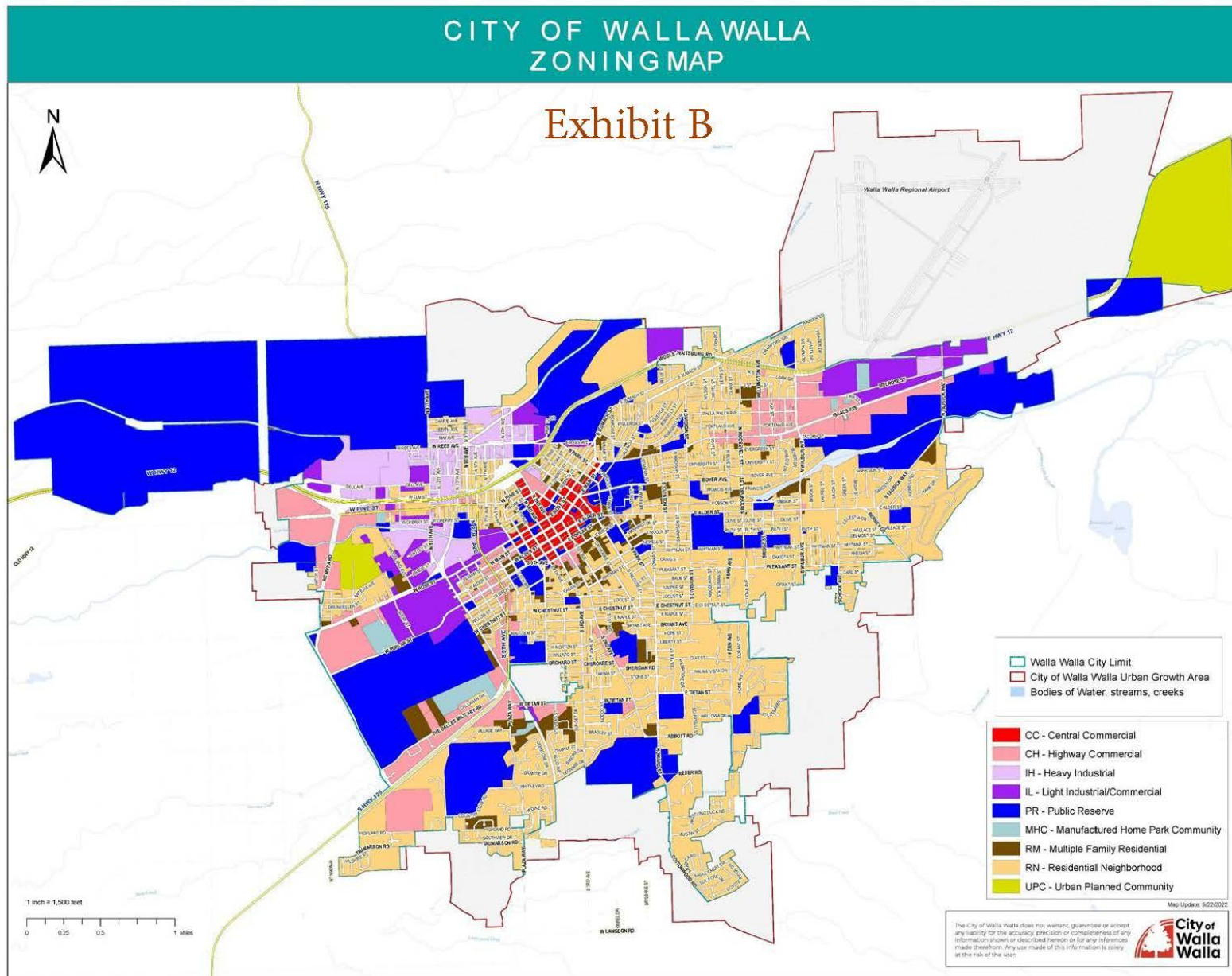
City Clerk

City Attorney

CITY OF WALLA WALLA COMPREHENSIVE PLAN FUTURE LAND USE MAP

Exhibit A





SUMMARY OF ORDINANCE NO. 2023-01

AN ORDINANCE AMENDING THE CITY OF WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AND AMENDING THE CITY OF WALLA WALLA OFFICIAL ZONING MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Municipal Ordinance 2023-__ at its February 8, 2023 regular meeting which in summary provides as follows.

Section 1: Finds that the amendments adopted by the ordinance conform to the requirements of Chapter 36.70A of the Revised Code of Washington as evidenced in the staff report to the Planning Commission.

Section 2: Finds that the amendments adopted by the ordinance advance state interests identified in Section 36.70A.010 of the Revised Code of Washington and in the policies, goals, and other provisions of the City of Walla Walla Comprehensive Plan, as amended.

Section 3: Finds that the process used to consider and adopt the ordinance satisfies the City's public participation procedures adopted pursuant to Section 36.70A.035 of the Revised Code of Washington.

Section 4: Finds that the Comprehensive Plan map amendments adopted by the ordinance are consistent with the Countywide Planning Policies.

Section 5: Finds that the official zoning map amendments adopted by the ordinance are consistent with and implement the Walla Walla Comprehensive Plan.

Section 6: Approves and adopts amendments to the Walla Walla Comprehensive Plan Land Use Map and amendments to the City of Walla Walla's official zoning map as follows:

Dalles Military Road near Highway 125 (AP# 360730440015; portion of 360730430013; 360730430012; 360730430011; portion of 360730430009). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Plaza Way near Village Way (AP# 360732220048). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Jade Street near Rose Street (AP# 360730230021; 360730230024). Amend Comprehensive Plan Land Use Map designation from Residential to Manufactured Home Park Community. Amend Official zoning map district from Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

West Pine Street near Irene Street (AP# 360719320002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Melrose Street east of Wilbur Avenue (AP# 360715340002). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Link and Melrose Street (AP# 360722210034). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue east of Wilbur Avenue (AP# 360722210001). Amend Comprehensive Plan Land Use Map designation from Commercial to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) to Manufactured Home Park Community (MHC).

Isaacs Avenue and Wellington Avenue (AP# 360721140001). Amend Comprehensive Plan Land Use designation from Commercial and Residential to Manufactured Home Park Community. Amend Official zoning map district from Highway Commercial (CH) and Multi-Family Residential (RM) to Manufactured Home Park Community (MHC).

Section 7: States that if any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

Section 8: Provides that the City Manager is authorized to implement such administrative procedures as may be necessary to carry out the directions of this Ordinance.

Section 9: Provides that the ordinance takes effect and be in force five dates from and after its passage, approval, and publication.

Section 10: Directs the City Clerk to publish this summary and notice of adoption of this Ordinance.

Section 11: Provides Notice is hereby given that any petition requesting Growth Board review of the comprehensive plan map amendments must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

The full text of Municipal Ordinance 2023-01 will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. Third Ave., Walla Walla, WA 99362.

Summary approved as to form

City Attorney

ORDINANCE NO. 2023-02

AN ORDINANCE ADOPTING AMENDMENTS TO TITLES 15 AND 20 OF THE WALLA WALLA MUNICIPAL CODE AND TAKING SUCH OTHER ACTION RELATED THERETO

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a non-chartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Walla Walla County Board of Commissioners passed County Resolution 90-449 on October 30, 1990 opting into planning activities under the Washington Growth Management Act, Chapter 36.70A RCW; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2008-25 on November 5, 2008 adopting an updated comprehensive plan for the City of Walla Walla; and

WHEREAS, the City of Walla Walla is required to conduct a periodic review of its comprehensive plan and development regulations every eight years pursuant to Chapter 36.70A RCW and complete the periodic review no later than June 30, 2018; and

WHEREAS, the Walla Walla City Council passed City Ordinance 2018-15 on June, 13, 2018 adopting Walla Walla 2040, Comprehensive Plan Update for the City of Walla Walla; and

WHEREAS, in March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021; and

WHEREAS, on August 11, 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents; and

WHEREAS, on March 23, 2022, the City of Walla Walla passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks; and

WHEREAS, at the May 9, 2022, City Council Work Session, the Ad Hoc Committee on Housing presented potential policy recommendations and code changes related to the siting of mobile/manufactured homes and manufactured home parks to the City Council for discussion; and

WHEREAS, on November 3, 2022, formal comprehensive plan map, official zoning map and zoning code text amendments were initiated; and

WHEREAS, the proposed amendments include adding a "Manufactured Home

Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendments also create a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Official Zoning Map. The proposed amendments add development regulations for the MHP zoning district, and

WHEREAS, a combined Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla website, and published in the Union Bulletin on November 8, 2022, at least 14 days prior to the date of the hearing; and

WHEREAS, the combined Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks, and

WHEREAS, the proposed comprehensive plan land use map amendments and zoning map with zoning code text amendments was transmitted on November 8, 2022, to the Washington State Department of Commerce, Growth Management Services Division, and other state agencies for the 60-day state review period in accordance with RCW 36.70A.106; and

WHEREAS, the environmental impacts of the proposed comprehensive plan map amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act with the issuance of a State Environmental Policy Act (SEPA) Determination of Non-Significance on November 7, 2022; and

WHEREAS, the City of Walla Walla Planning Commission reviewed the proposed Comprehensive Plan land use map and Official zoning map amendments, and proposed development regulations, and conducted a public hearing on December 5, 2022; and

WHEREAS, at the public hearing the City of Walla Walla Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the City of Walla Walla Planning Commission thereafter made their recommendation to approve the proposed comprehensive plan land use map and official zoning map amendments and zoning text amendments of File# CPA-22-0003, ZCA-22-0003; SEP-22-0018; and

WHEREAS, a notice of the public hearing on the matter scheduled for the February 8, 2023 City Council meeting, was published in the Union-Bulletin on January 22, 2023 and provided to persons who requested special notice or provided comments on the proposed amendments, and

WHEREAS, the Walla Walla City Council conducted a duly noticed public hearing on the proposed comprehensive plan land use map amendments, text amendments and rezone requests on February 8, 2023; and

WHEREAS, the Walla Walla City Council has considered the matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this ordinance.

NOW THEREFORE, the City Council of the City of Walla Walla do ordain as follows:

Section 1: The heading for Chapter 15.20, of the Walla Walla Municipal Code is hereby amended as follows (added items are italicized and removed items are stricken):

Chapter 15.20
MOBILE/~~(MANUFACTURED)~~ HOME – *PLACEMENT PERMIT STANDARDS*

Sections:

- 15.20.010 Purpose and applicability.
- 15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.
- 15.20.030 ~~Development authorization~~ *Placement Permit* required.
- 15.20.040 Permit fees.
- ~~15.20.050 Placement permit required.~~
- 15.20.060 Permits required prior to placement.
- 15.20.070 Installation requirements.
- 15.20.080 Inspections required.
- 15.20.090 Certificate of occupancy required.
- 15.20.110 Infraction and penalty.

Section 2: Sections 15.20.020 through 15.20.080 of the Walla Walla Municipal Code are hereby amended as follows (added items are in bold and italicized and removed items are stricken):

15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code. Definitions, placement requirements, siting requirements, appearance standards, replacement requirements, and permitted uses of mobile/manufactured homes for residential purposes are provided in Chapters 20.06, ***and 20.180, and 20.192*** of the Walla Walla Municipal Code.

15.20.030 ~~Development authorization~~ ***Placement permit*** required. Prior to placement of a mobile/manufactured home or structure, the owner ***or authorized agent*** shall submit an application for ~~development authorization~~ ***a placement permit*** as provided in Chapter 20.14 of the Walla Walla Municipal Code. A fee shall accompany the application as provided in Chapter 2.94 of the Walla Walla Municipal Code.

15.20.040 Permit fees.
The installation permit fee for any mobile/~~(manufactured)~~ home shall be as follows: one hundred dollars for single wide; two hundred dollars for double wide; three hundred dollars for triple wide, and four hundred dollars quadruple wide. If a mobile/~~(manufactured)~~ home is placed prior to securing the proper permits, a double permit fee shall be assessed to the installer.

~~15.20.050 Placement permit required.~~

~~Upon receipt of a development authorization, the owner or authorized agent shall obtain a manufactured home placement permit. Fees for the placement permit are provided in Section 15.20.040 of this chapter.~~

15.20.060 Permits required prior to placement.

No dealer or mover of a mobile/manufactured home or structure may move or place such on any property within the city without verification that the owner or installer has obtained ~~a development authorization and~~ a placement permit. No mobile/manufactured home or structure shall be placed without first receiving ~~a development authorization and~~ a placement permit.

15.20.070 Installation requirements.

A. All new mobile/manufactured homes and structures shall be placed and installed in compliance with the ~~development authorization~~ **placement permit** and the manufacturers installation manual. A copy of the manual shall be included with the placement permit application.

B. When allowed by Chapter 20.180~~180~~**184** of the Walla Walla Municipal Code, a used **mobile**/manufactured/~~mobile~~ home or structure shall be installed according to best available practices applicable to the unit with approval of the building official.

15.20.080 Inspections required.

Inspection and approval of occupancy of mobile/manufactured homes or structures shall be conducted as provided in the ~~Uniform Building Code~~**International Building Code**. Inspection of mobile/manufactured homes or structures shall be in accordance with one or more of the following procedures:

A. New homes or structures do not require inspection.

B. Used homes or structures bearing the Housing and Urban Development (HUD) insignia of compliance require inspection by the building official or designee to verify presence of the insignia and to verify that the home or structure is structurally sound, and that it is appropriate for the use intended.

C. Homes constructed prior to HUD compliance processes, or which no longer bear the HUD insignia of compliance, must be inspected by the Washington Department of Labor and Industries (L&I). L&I must certify to the city that the home meets state standards administered by that agency. The city building official must then inspect and approve placement as described in subsection B of this section.

Section 3: Section 20.06.030.E of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.E E definitions.

“Eligible organization” includes community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or

neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.

“Emergency housing” means temporary indoor accommodations for individuals or families who are experiencing abuse or are homeless or at imminent risk of becoming abused or homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently experiencing abuse or are homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelters include overnight shelters which provide safe and dry conditions which save lives.

“Essential public facilities” are those facilities that are typically difficult to site and necessary to provide essential public services, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and include supporting facilities needed for such essential public facilities. It is not necessary that the facilities be publicly owned.

“Extremely low-income household” shall mean the same as defined in RCW 36.70A.030.

Section 4: Section 20.06.030.M of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.M M definitions.

“Manufactured home, Class A” means a new single-section, single-wide or multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the design and appearance minimum standards in accordance with Section 20.180.050.

“Manufactured home, Class B” means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the design and appearance minimum standards in accordance with Section 20.180.050.

“Manufactured home, Class C” means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good

condition and safe and fit for human occupancy.

“Manufactured home, Class D” means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy.

“Manufactured home within a manufactured home park” means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of “I” beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the mobile home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles.

~~“Manufactured home on a single parcel” means “new” and “designated manufactured homes” as defined in RCW 35.63.160 and RCW Title 46 and is not a “used mobile home” as defined in RCW 82.45.030(2).~~

“Manufactured (mobile) home park” means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy as defined in RCW 59.20.030. ~~means a residential use in which more than one mobile or manufactured home is located on a parcel of land under single ownership. (See Chapter 20.184.)~~

“Moderate-income household” shall have the same meaning as defined in RCW 84.14.010.

“Modular home” means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of ***single or two or more*** sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

“Multi-use pathway” means an on-site pathway designed to provide pedestrian and bicycle access and circulation through and within a site.

Section 5: New Section 20.06.030.Q of the Walla Walla Municipal Code is hereby added as follows:

20.06.030.Q Q definitions.

“Qualified tenant organization” means a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant as defined in RCW 59.20.030

Section 6: Section 20.06.030.R of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.06.030.R R definitions.

“Recreational vehicle” means a vehicular-type ***unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The unit includes but is not limited to travel trailers, fifth-wheel trailers, folding camping trailers, truck campers and motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies.*** ~~portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. “Permanent” for the purposes of this definition is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.~~

“Recreational vehicle park” means any place where two or more recreational vehicles are parked on a parcel of land, the purpose of which is to rent space or keep space for rent to any person for use of facilities, or to offer space free in connection with securing the trade or patronage of such person.

“Recycling center” means a centralized bulk storage facility where discarded household products such as aluminum and tin cans, glass, paper and other similar consumer products are deposited and stored for future processing. Recycling centers are typically the destination of materials collected at neighborhood recycling stations.

“Residential nonprofit cooperative” means a nonprofit cooperative corporation formed by a group of manufactured/mobile home community residents for the purpose of acquiring the manufactured/mobile home community in which they reside and converting the manufactured/mobile home community to a mobile home park cooperative or manufactured housing cooperative.

“Retail business” means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail businesses may process some of their products, but processing is secondary to selling of the product. Retail businesses include retail lumber and building supply outlets, office supply sales, eating and drinking places, and produce sales outlets which bring in goods from more than one farm.

“Reviewing body” means the director, site plan review committee, planning commission or hearing examiner as used in this code.

“Reviewing official” means the director, the site plan review committee members, or their designee as used in this code.

“Rezone” means a change of zoning district classification on the official zoning map. (Also see “Amendment.”)

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, sidewalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

Section 7: New section 20.50.035 of the Walla Walla Municipal Code is hereby added as follows:

20.50.035 MHC Mobile/Manufactured Home Park Community

The Mobile/Manufactured Home Park Community Zone is intended to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes for residential purposes or rented or leased sites in mobile/manufactured home parks. Regulations are designed to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the zone.

A. Level of Uses. The uses allowed by Level I, II, III procedures in this zone are designated by a 1, 2, or 3 respectively on the Tables of Permitted Land Uses, Chapter 20.100.

B. In addition to the allowed uses designated in Chapter 20.100, a Mobile/Manufactured Home Park Community shall comply with the development regulations in Chapter 20.184.

C. A Mobile/Manufactured Home Park Community Zone Use Exception. A Mobile/Manufactured Home Park owner may request a use exception or modification from the application of the MHC zoning to their property as set forth below.

1. The property owner shall submit an application on forms prepared by the development service department, with documentation demonstrating that application of the MHC zoning meets the criteria below.

2. The city council may approve the property owner’s request for a use exception if the property owner demonstrates:

a. They do not have reasonable use of their property under the MHC zoning; or

b. The uses authorized by the MHC zoning are not economically viable at the property's location.

If the request is granted by the city council, the property shall revert to its previous zoning designation without further action by the council.

Section 8: Section 20.100.040.A through 20.100.040.J of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.100.040.A Agricultural (Commercial).

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Agriculture, Horticulture, Gen. Farming (Not feedlots and stockyards)	1	1	x	1	x	1	1	1	1
Agricultural Stand (*)	1	1	1	x	1	1	1	x	x
Agriculturally Related Industries (*) (Also see Wineries, Distilleries and Breweries under Manufacturing)	x	x	x	x	x	x	1	1	1
Animal Husbandry (*) (1)	See Chapter <u>20.130</u> , Animals								
Aquaculture	x	x	x	x	x	x	1	1	3
Concentrated Animal Feeding Operation (*)	x	x	x	x	x	x	x	x	x
Marijuana Production Facilities	x	x	x	x	x	See Chapter 20.173		x	See Chapter 20.173
Marijuana Cooperatives	x	x	x	x	x	x	x	x	x
Floriculture	1	1	x	1	1	1	1	x	1

NOTES:

1. No closer than three hundred feet from any residential dwelling units.

20.100.040.B Amusement and Recreation.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Amateur Radio Towers	3	3	3	3	1	1	1	1	1
Amusement Park (Permanent)	x	x	x	x	2	2	3	x	2
Bowling Alleys	x	x	x	x	1	1	x	x	x
Campground (*)	x	x	x	1	x	1	1	x	3
Drive-In Theaters	x	x	x	x	x	1	1	x	x
Fairgrounds	x	x	x	2	x	x	x	x	2
Game Rooms, Card Rooms, Electronic Game Rooms	x	x	x	x	2	2	x	x	3
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	x	1	x	1	1	x	2
Gymnasiums, Exercise Facilities	x	3	x	1	1	1	1	x	1
Horse Racing Tracks	x	x	x	x	x	x	3	x	3
Miniature Golf Courses	x	x	x	x	1	1	3	x	x
Movie Theaters, Auditoriums, Exhibition Halls	x	x	x	2	1	1	3	x	3
Outdoor Swimming Pools, Public	3	3	x	1	1	1	1	x	3
Public Parks and Playgrounds	3	3	3	1	1	1	x	x	2
Roller Skating Rink	x	x	x	3	1	1	1	x	2
Special Event (*)	x	x	x	2	2	2	2	x	2

20.100.040.C Community Services.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Cemetery	x	x	x	1	x	x	x	x	x
Churches, Synagogues, Temples	3	3	3	1	1	1	3	3	3
Colleges (other than state education facilities)	3	3	x	1	1	1	2	x	3
Community Animal Shelters	x	x	x	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	2	2	1	1	1	2	x	2
Day Care Centers: Mini (1 – 12 children) (*)	1	1	1	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	3	3	3	3	3	x	1
Essential Public Facilities (•)	3	3	3	3	3	3	3	3	3
Fire Stations, Police Stations and Ambulance Service	3	3	3	1	1	1	1	1	1
Funeral Homes, Crematories, Mausoleums and Columbaria	x	3	x	1	1	1	3	x	x
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	x	3	x	1	1	1	1	1	1
Hospitals	3	3	x	1	x	3	3	x	x
Emergency Housing/Shelter	3	1	3	1	1	1	1	1	x
Libraries	3	3	x	1	1	1	3	x	x
Museums, Art Galleries	3	3	x	1	1	1	3	x	x
Schools, Public/Private Schools	3	3	x	1	2	2	x	x	x
Schools, Vocational Schools	3	3	x	2	2	2	2	x	2
Storage of Gravel and Equipment for Street	x	x	x	1	x	x	3	1	3

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Construction (Permanent)									
Designated Camping Area (☐)	x	x	x	1	x	x	x	1	x
Zoo	x	x	x	1	x	x	x	x	x

NOTES:

1. (•) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.
2. (☐) Refers to an area designated in accordance with Chapter 9.18.

20.100.040.D Manufacturing.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Apparel and Accessories	x	x	x	x	x	1	1	1	1
Bakery Products (Wholesale)	x	x	x	x	1	1	1	1	1
Beverage Industry: Nonalcoholic	x	x	x	x	1	1	1	1	1
Beverage Industry: Breweries	x	x	x	x	See Ch. 20.172				
Beverage Industry: Craft Distilleries	x	x	x	x	See Ch. 20.172				
Beverage Industry: Distilleries	x	x	x	x	x	x	See Ch. 20.172	1	
Beverage Industry: Wineries	x	x	x	x	See Ch. 20.172				
Canning, Preserving and Packaging Fruits, Vegetables and Other Foods	x	x	x	x	x	x	2	1	1
Cement and Concrete Plants	x	x	x	x	x	x	x	1	x
Chemicals (Industrial, Agricultural, Wood, etc.)	x	x	x	x	x	x	3	1	1
Concrete, Gypsum and Plaster Products (Wholesale)	x	x	x	x	x	x	x	1	x
Confectionery and Related Products	x	x	x	x	1	1	1	1	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
(Wholesale)									
Cutlery, Hand Tools and General Hardware	x	x	x	x	x	1	1	1	x
Electrical Transmission and Distribution Equipment	x	x	x	x	x	x	1	1	x
Electronic Components and Accessories	x	x	x	x	x	x	1	1	1
Engineering, Medical, Optical, Dental and Scientific Instruments	x	x	x	x	3	x	1	1	x
Fabricated Structural Metal Products	x	x	x	x	x	x	x	1	x
Food Processing	x	x	x	x	x	x	2	1	1
Furniture and Custom Cabinet Shops	x	x	x	x	3	3	1	1	1
Glass, Pottery and Related Products	x	x	x	x	3	3	1	1	1
Grain Mill Products	x	x	x	x	x	x	1	1	x
Heating Apparatus Wood Stoves	x	x	x	x	x	x	1	1	1
Leather Products	x	x	x	x	x	x	1	3	1
Leather Tanning and Finishing	x	x	x	x	x	x	x	1	x
Machinery and Equipment	x	x	x	x	x	x	1	1	1
Marijuana Processing Facilities	x	x	x	x	x	See Chapter 20.173			x
Meat, Poultry and Dairy Products	x	x	x	x	x	x	3	1	x
Mechanical Parts	x	x	x	x	x	x	2	1	1
Metal Cans	x	x	x	x	x	x	1	1	x
Paints, Varnishes, Lacquers, Enamels and Allied Products	x	x	x	x	x	x	3	3	x
Paperboard Containers and Boxes	x	x	x	x	x	x	1	1	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Pharmaceuticals	x	x	x	x	x	x	1	1	1
Plastic Products, Product Assembly	x	x	x	x	x	x	1	1	1
Prefabricated Structural Wood Products and Containers	x	x	x	x	x	x	1	1	x
Printing, Publishing and Binding	x	x	x	x	3	1	1	1	1
Printing Trade (Service Industries)	x	x	x	x	1	1	1	x	x
Rendering Plants, Slaughterhouses	x	x	x	x	x	x	x	x	x
Sawmills and Planing Mills	x	x	x	x	x	x	3	1	x
Sheet Metal and Welding Shops	x	x	x	x	x	x	1	1	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x	x	x	x	x	1	1	1	1
Transportation Equipment, Including Trailers and Campers	x	x	x	x	x	x	1	1	1

20.100.040.E Mining/Refining/Hazardous Waste Storage and Treatment.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Asphalt Paving and Roofing Materials	x	x	x	x	x	x	x	3	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	x	x	x	3	x	3	3	1	2
Off-Site Hazardous Waste Treatment and Storage Facilities	x	x	x	x	x	x	x	3	x
On-Site Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator								
Sand and Gravel Pits (*)	x	x	x	3	x	x	x	3	x

20.100.040.F Residential.

Land Uses	Zoning Districts								
	RN	RM	<i>MHC</i>	PR	CC	CH	IL/C	IH	AD
Accessory Dwelling Unit, Attached	1	1	1	x	x	x	x	x	x
Accessory Dwelling Unit, Detached	1	1	1	x	x	x	x	x	x
Adult Family Home	1	1	1	1	x	x	x	x	x
Animals	See Chapter 20.130								
Boarding House (*)	2	1	1	x	x	x	x	x	x
Congregate Care Facility (*)	3	3	3	3	1	1	x	x	x
Conversion of Historic Structures to Nonresidential Use	See Chapter 20.146								
Cottage Housing	1	1	1	x	x	2	x	x	x
Detached Single-Family Dwelling	1	1	<i>See Chapter 20.184</i>	x	x	x	x	x	x
Dwelling Unit, Security Personnel	x	x	1	x	x	1	1	1	1
Duplex, Triplex and Fourplex	1	1	x	x	x	See Chapter 20.169	x	x	x
Garage Sales (*) (1)	1	1	1	1	1	1	x	x	x
Group Housing for Handicapped Persons (6 or fewer clients)	1	1	1	1	x	x	x	x	x
Group Housing for Handicapped Persons (More than 6 clients)	3	1	3	1	x	x	x	x	x
Home Occupations	See Chapter 20.122								
Manufactured Home Parks (*)	3	2	1	x	x	1	x	x	x
Mobile Home (*) or Manufactured Homes	1	1	1	x	x	x	x	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
(*)(2)									
Multifamily Dwelling	See Section 20.50.020	1	x	2	2	See Chapter 20.169	x	x	x
Nursing Care Home (9 or fewer clients)	3	2	2	2	2	2	x	x	x
Nursing Care Facility (10 or more clients)	3	3	3	3	3	3	x	x	x
Permanent Supportive Housing	3	3	3	x	3	3	x	x	x
Planned Residential Development (Level 4 Review)	See Title 19, Subdivisions Code								
Residential Use, Commercial Districts (3)	x	x	x	x	1	1	1	x	x
Short-Term Rental Type 1 (Principal Residence)	1	1	1	x	1	1	x	x	x
Short-Term Rental Type 2 (Not Owner-Occupied)	x	x	x	x	1	1	x	x	x
~~Temporary Hardship Units (Mobile Home)(2)~~	~~2~~	~~2~~		~~2~~	~~x~~	~~x~~	~~x~~	~~x~~	~~x~~
Transitional Housing	3	3	3	x	3	3	3	x	x

NOTES:

1. No residential premises shall have more than four per year for a total of twelve days a year. See Section 20.118.060.
2. Subject to specific development standards. See Division V.
3. Second story and above, except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.
4. Subject to specific development standards. See Chapter 20.170.

20.100.040.G Retail Trade and Service.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	x	x	1	1	1	x	x
Advertising Agencies	x	x	x	x	1	1	1	x	x
Animal Clinic/Hospital	x	x	x	x	1	1	1	x	x
Antique Stores	x	x	x	x	1	1	1	x	1
Artist's Supplies	x	x	x	x	1	1	1	x	1
Automobile Sales (interior only, no surface lots)	x	x	x	x	1	1	1	1	1
Automobile, Truck, Manufactured Home and Travel Trailer Sales (includes interior surface lots)	x	x	x	x	x	1	1	1	1
Automotive: Car Wash	x	x	x	x	1	1	1	1	1
Automotive: Commercial Parking Lots and Garages	x	x	x	x	1	1	1	1	1
Automotive: Maintenance and Service Shops	x	x	x	x	1	1	1	1	1
Automotive: Paint and Body Repair Shops	x	x	x	x	x	1	1	1	1
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x	x	x	x	1	1	1	1	1
Automotive: Service Station	x	x	x	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	x	x	x	1	1	1	x
Automotive: Towing Services	x	x	x	x	x	1	1	1	x
Automotive: Wrecking and Dismantling Yard	x	x	x	x	x	x	x	1	x
Bakery	See Chapter		x	x	1	1	1	x	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
	20.167								
Beauty and Barber Shops	See Chapter 20.167		x	x	1	1	1	x	x
Bed and Breakfast (1)	1	1	1	x	1	1	x	x	x
Boats and Marine Accessories	x	x	x	x	x	1	1	1	1
Books, Stationery, Office Supplies	x	x	x	x	1	1	1	x	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x	x	x	x	1	1	1	1	x
Butcher Shop	x	x	x	x	1	1	1	x	x
Camera Stores and Photographic Studios	x	x	x	x	1	1	1	x	x
Candy Store	x	x	x	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	x	x	1	1	1	x	x
Clothing and Accessories	x	x	x	x	1	1	1	x	x
Coin and Stamp Shops	x	x	x	x	1	1	1	x	x
Convenience Store (*)	See Chapter 20.167		x	x	1	1	1	1	1
Delicatessen	x	3	x	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	x	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	x	x	1	1	1	x	x
Dry Cleaners	x	x	x	x	1	1	1	x	x
Employment Agencies (Private)	x	x	x	x	1	1	1	x	x
Fabric Store	x	x	x	x	1	1	1	x	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Farm Implements, Tools and Heavy Construction Equipment	x	x	x	x	x	1	1	1	1
Farm Supplies	x	x	x	x	1	1	1	1	1
Financial Institutions	x	x	x	x	1	1	1	x	x
Florist Shop	See Chapter 20.167		x	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	x	x	1	1	1	x	x
Fuel, Oil and Coal Distributors	x	x	x	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	x	x	1	1	1	x	1
General Hardware, Garden Equipment and Supplies	x	x	x	x	1	1	1	1	x
Heating and Plumbing Equipment Stores	x	x	x	x	1	1	1	1	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	x	x	x	x	x	3	1	x	2
Insurance Agents, Brokers and Service Agencies	x	3	x	x	1	1	1	x	x
Jewelry, Watches, Silverware Sales and Repair	x	x	x	x	1	1	1	x	x
Kennels (*)	x	x	x	x	x	1	1	x	3
Laundries	x	x	x	x	1	1	1	x	x
Laundromats	x	3	x	x	1	1	1	x	1
Liquor Stores	x	x	x	x	1	1	x	x	x
Lumber Yards	x	x	x	x	x	1	1	1	1
Malls, Multi-Tenant, Retail Complex	x	x	x	x	1	1	1	x	x
Marijuana Retail Outlets	x	x	x	x	x	See	x	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
						Chapter 20.173			
Medical and Dental Facilities	See Chapter 20.167		x	1	1	1	1	x	x
Motels and Hotels	x	x	x	x	1	1	1	x	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x	x	x	x	1	1	1	1	1
Music Stores	x	x	x	x	1	1	1	x	x
Nursery (*)	x	x	x	x	1	1	1	1	1
Outside Advertising (Billboards)	See Chapter 20.204								
Paint, Glass and Wallpaper Stores	x	x	x	x	1	1	1	1	x
Pet Stores, Pet Supplies, and Dog Grooming	x	x	x	x	1	1	1	x	x
Printing, Photocopy Service	x	x	x	x	1	1	1	x	x
Professional Office Buildings	See Chapter 20.167		x	x	1	1	1	x	1
Real Estate Offices	See Chapter 20.167		x	x	1	1	1	x	x
Recycling Center (*)	x	x	x	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	x	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	x	x	x	1	1	1	1
Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	x	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	x	x	1	1	1	x	1
Repairs: Small Appliances, TVs, Business Machines, etc.	x	x	x	x	1	1	1	1	1
Repairs: Locksmiths and Gunsmiths	x	x	x	x	1	1	1	1	1
Repairs: Re-Upholstery and Furniture	x	x	x	x	1	1	1	1	1
Repairs: Small Engine and Garden Equipment	x	x	x	x	1	1	1	1	x
Restaurants, Cafes and Drive-In Eating Facilities	x	x	x	x	1	1	1	x	1
Second Hand Store	x	x	x	x	1	1	1	x	1
Shoe Repair and Shoe Shine Shops	x	x	x	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	x	x	1	1	1	x	x
Taverns and Bars, Dine, Drink and Dance Establishments	x	x	x	x	1	1	1	x	1
Taxidermy	x	x	x	x	x	x	1	1	1
Toy and Hobby Stores	x	x	x	x	1	1	1	x	x
Truck Service Stations and Shops	x	x	x	x	x	1	1	1	1
Waste Material Processing and Junk Handling (*)	x	x	x	x	x	x	3	1	x

NOTES:

1. Subject to specific development standards. See Chapter 20.138.

20.100.040.H Transportation.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Electric Vehicle Level 1 and 2 Charging	1(2)	1(2)	1(2)	1(2)	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Stations (1)									
Electric Vehicle Level 3 Charging Station (3)	x	x	x	1(2)	1	1	1	1	1
Electric Vehicle Battery Exchange Station (4)	x	x	x	x	1	1	1	1	1
Bus Terminals	x	x	x	1	1	1	1	x	1
Transportation Brokerage Offices: Without Truck Parking	x	x	x	x	1	1	1	1	1
Transportation Brokerage Offices: With Truck Parking	x	x	x	x	x	1	1	1	1
Air, Rail, Truck Terminals (Short-Term Storage, Office, etc.) (other than regional transportation facilities)	x	x	x	x	x	1	1	1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc. (other than regional transportation facilities)	x	x	x	x	x	x	x	1	x
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	x	x	x	x	1	1	1	x	1

NOTES:

1. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.
2. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
3. See Chapter 20.156. The term “rapid” is used interchangeably with Level 3 and fast charging. Only “electric vehicle charging stations-restricted” as defined in Chapter 20.156.
4. See Chapter 20.156.

20.100.040.I Utilities.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Power Generating Facilities	x	x	x	x	x	x	x	5	5
Local Utility Service Systems	3	3	x	1	1	1	1	1	1
Regional Transmission Storage/Collection Systems	3	3	x	3	3	3	3	3	3
Wireless Communication Facilities and Related Structures (1)	3	3	3	3	1	1	1	1	1
Large Satellite Dish Antennas (1)	x	x	x	2	2	2	2	2	2

NOTES:

1. Subject to specific regulations provided in Chapter 20.170.

20.100.040.J Wholesale Trade/Storage

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Warehouses (*)	x	x	x	x	1	1	1	1	1
Wholesale Trade	x	x	x	x	1	1	1	1	1
Storage Facilities, Bulk (*)	x	x	x	x	x	x	1	1	1
Commercial (*)	x	x	x	x	x	1	1	1	1
Residential Mini-Storage (*) (1)	x	x	x	x	x	1	1	1	1

Section 9: Section 20.134.110 of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.134.110 Recreation vehicles as permanent living quarters prohibited.
 Recreation vehicles stored on a property shall not be used as permanent living quarters.
 See Section 20.180.~~090.080~~, ~~Recreational vehicles~~.

Section 10: Chapter 20.180, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

Chapter 20.180
 MOBILE/MANUFACTURED HOMES – GENERAL

Sections:

- 20.180.010 Purpose.
- 20.180.020 Applicability.
- ~~20.180.030 Definitions.~~
- 20.180.040 Class designation.
- 20.180.050 Minimum standards for manufactured homes ~~on individual lots.~~
- 20.180.060 General siting requirements.
- 20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot.~~
- 20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot.~~
- 20.180.090 Prohibited residential occupancy or use.

20.180.010 Purpose.

It is the intent of this chapter to set forth the terms and conditions under which manufactured and mobile single-family homes may be sited. It is the purpose of this chapter to set forth terms and conditions applicable to manufactured homes equivalent to those for all other dwellings in order to not discriminate against the placement and use of manufactured homes per the provisions of RCW 35.21.684, 35A.21.312, and 36.01.225 as amended.

The provisions established herein are intended to assure that the siting of mobile/manufactured homes in the Neighborhood ~~Residential zone~~ districts is harmonious with the surrounding residential uses and preserves the general character and integrity of the neighborhood. Nothing in this chapter shall be construed as to permit housing designs or construction standards that do not meet the standards of an historic district.

This chapter is not intended to address the residential, commercial, or industrial use of manufactured homes in commercial or industrial zones.

20.180.020 Applicability.

This chapter applies to the siting of manufactured homes on individual lots, ***or the siting of manufactured homes as accessory dwelling units in the Neighborhood*** ~~Residential zones in the city.~~

~~20.180.030 Definitions.~~

~~“Manufactured home, Class A” means a new multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the “acceptable similarity” appearance standards in accordance with Section 20.180.050.~~

~~“Manufactured home, Class B” means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the “acceptable similarity” appearance standards in accordance with Section 20.180.050.~~

~~“Manufactured home, Class C” means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.~~

~~“Manufactured home, Class D” means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy. Class D manufactured homes shall not be placed within the City of Walla Walla.~~

~~“Manufactured home on a single parcel” means “new” and “designated manufactured homes” as defined in RCW 35.63.160 and RCW Title 46 and is not a “used mobile home” as defined in RCW 82.45.030(2).~~

~~“Manufactured home park” means a residential use in which more than one manufactured home is located on a parcel of land under single ownership.~~

~~“Manufactured home within a manufactured home park” means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site built homes, and (2) is constructed with an integral frame of “I” beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the manufactured home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles. Manufactured homes are permitted only as provided and further defined in this chapter.~~

~~“Modular home” means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.~~

~~“Recreational vehicle” means a vehicular type portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled, or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go-carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. “Permanent” for the purpose of this section is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.~~

20.180.040 Class designation.

The Director or his designee shall determine the classification of a manufactured home

based on the definition of each classification, architectural elevations or photographs of all sides of the home, exterior dimensions, roof slopes, exterior finish, and where appropriate, an inspection of the manufactured home.

A class designation may be appealed to the Hearing Examiner as set forth in Chapter 20.38, Closed Record Decisions and Appeals.

20.180.050 Minimum standards for manufactured homes ~~on individual lots.~~

In addition to meeting the standards in Section 20.180.030, Class A manufactured homes are those new single-family dwellings (as defined in **Section 20.06.030.MRCW 35.63.160**) whose original design and construction have been determined, by the standards prescribed below, to be similar in design and appearance to site built housing at current construction standards:

~~A. Dimensions. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long.~~

~~B. Roof Construction.~~

1. The pitch of the home's roof has a minimum vertical rise of **three** ~~four~~ feet for each twelve feet of horizontal run.
2. The roof is finished with a type of shingle that is commonly used in standard residential construction, such as a composition or wood shake or shingle **coated metal**, or similar material.
3. The roof is constructed with a minimum designed snow load of thirty pounds per square foot.

~~BC. Exterior Finish. Has~~The exterior siding **similar in appearance to siding materials** consists of wood, hardboard, aluminum, vinyl, plastic, steel, or other siding material ~~(covered or painted, but in no case exceeding the reflectivity of gloss white paint), plastic, steel (or other siding materials) comparable in composition, appearance, and durability to the exterior siding commonly used on conventional site-built International Residential Code (IRC) single-family residences.~~

~~CD. Foundation. A continuous, low/pit set permanent~~ **foundation as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by a concrete or an approved concrete product which can be either load bearing or decorative.** ~~masonry/concrete foundation, unpierced except for required ventilation and access, is installed under the home.~~

~~DE. Insulation. Is thermally equivalent to the Washington State Energy Code.~~

~~EF. Towing Apparatus Removed. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.~~

20.180.060 General siting requirements.

The siting requirements for new and designated manufactured homes are the same requirements as placed upon all single-family residential dwellings **and accessory dwellings** constructed within the city. Placement of manufactured homes in the city of

Walla Walla is subject to the following general siting requirements:

A. Permit Required. Any manufactured home placed in the city shall first receive a **placement permit in accordance with Chapter 15.20.**

B. Placement of Manufactured Homes as Permanent Dwelling Units.

1. All manufactured homes sited on individual lots, not including lots in manufactured home parks, must be Class A, ~~multi-wide~~.
2. Manufactured homes placed in an approved manufactured home subdivision are subject to Level I review.
3. Manufactured homes placed in manufactured home parks may be Class A, B or C. Manufactured home placement in a manufactured home park is subject to Level I review.
4. Class D manufactured homes shall not be placed within the city of Walla Walla.

~~C. Placement of Manufactured Homes as Temporary Dwelling Units. Temporary placement of a manufactured home is allowed in any zoning district subject to Level III review.~~

~~CD. Code Compliance.~~ All manufactured homes shall be installed in compliance with applicable city codes and state codes.

~~DE.~~ National Mobile Home Construction and Safety Standards Act, U.S. Department of HUD, Compliance With. All manufactured homes placed within the city shall first be certified as meeting the 1974 National Mobile Home Construction and Safety Standards, U.S. Department of HUD.

20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot~~. Level I review shall be used to replace a nonconforming manufactured home with a conforming manufactured home. A nonconforming manufactured home shall be replaced only by a Class A manufactured home, and shall not be replaced by a Class B, C or D manufactured home.

20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot~~. Level I review shall be used to replace an existing or approved manufactured home with another manufactured home that is only a Class A manufactured home and not a Class B, C or D manufactured home.

20.180.090 Prohibited residential occupancy or use.

A. Recreational vehicles as defined in Chapter 20.06 shall not have connections to residential sewer systems or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than four weeks in a consecutive twelve-month period, except as may be provided in campgrounds, **manufactured home parks**, or recreational vehicle parks.

B. No recreational vehicle ~~or manufactured home~~ shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use.

Section 11: Section 20.184.030, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.030 Procedure for approval.

A manufactured home park development ***must follow the designated level of review as shown in Chapter 20.100, Tables of Permitted Land Uses, based on zoning district.***
~~requires a Level III Development Authorization.~~

Section 12: Section 20.184.050, of the Walla Walla Municipal Code is hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Dimensional Standards.

1. No manufactured home park shall be created on a parcel of less than one acre in area.
2. All manufactured homes shall be located at least twenty feet from the perimeter of the park.
3. Spaces within the park shall ***be designed in length and width to accommodate a variety of manufactured home styles and subject to review by the SPRC with a recommendation to the approving authority.*** ~~be a minimum of three thousand square feet in size and thirty feet in width.~~
4. Maximum area coverage permitted for each individual space is seventy-five percent.
5. Only one manufactured home shall be permitted per space.
6. Setback and Separation Requirements: ~~in Manufactured Home Parks Established after April 10, 1991.~~
 - a. Manufactured homes and attached accessory structures: no closer than five feet from lot line.
 - b. Detached accessory structures: no closer than six feet from any other structure unless an intervening fire wall is provided.
 - c. Detached accessory structures one hundred twenty square feet or less: no closer than three feet from a designated lot line.
 - d. Detached accessory structures more than one hundred twenty square feet: no

closer than five feet from a designated lot line. No manufactured home may be placed closer than five feet from any manufactured home park street.

~~7. Setback and Separation Requirements in Manufactured Home Parks Established before April 10, 1991.~~

~~a. Manufactured homes: no closer than three feet from any designated lot line. No closer than six feet from any other manufactured home, carport, or awning unless an intervening fire wall is provided.~~

~~b. Attached carports and awnings: no closer than three feet from a designated lot line unless an integral automatic sprinkler system is installed in the manufactured home or an intervening fire wall is installed.~~

~~c. Detached accessory structures: no closer than three feet from a designated lot line unless an intervening fire wall is provided. No closer than six feet from another structure unless an intervening fire wall is provided.~~

~~Where previous installations have not met rear yard setback requirements, the rear yard for newly installed units shall not exceed the average of the rear yard of the abutting dwellings.~~

~~No manufactured home may be placed closer than five feet from any manufactured home park street.~~

C. Park Streets.

1. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.

2. All drives within a park shall be constructed as specified in the city standard plans for private lanes.

3. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.

4. Curbs and gutters may be required as part of an overall site plan.

D. Parking Space Requirements.

1. ***Manufactured home parks shall meet the off-street parking and loading standards of Chapters 20.126 and 20.127.***~~Two paved or graveled off-street parking spaces constructed in accordance with city standard plans for private lanes, each with minimum dimensions of nine by nineteen feet, shall be provided for each manufactured home space.~~

2. Paved parking for guests shall also be provided in every manufactured home park based on a ratio of one parking space for each four manufactured home sites. Parking spaces shall be constructed in accordance with city standard plans for private lanes.

3. ***Deviations from these parking requirements may be considered after review by the SPRC with a recommendation to the approving authority.***

E. Landscaping/Screening.

1. There shall be screening on all sides of a park perimeter in accordance with Section 20.106.045.

2. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area and developed for that purpose commensurate with the needs of the anticipated residents. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

F. Park Maintenance.

1. It shall be the responsibility of the park owner or manager to assure that all required landscaped areas and perimeter screening are perpetually maintained.
2. It shall be the responsibility of the park owner or manager to keep the park free of unsightly brush, leaves, weeds, and debris.

G. Signs.

1. Signs ***in the MHC zone shall comply with Section 20.204.215.*** ~~identifying a manufactured home park are subject to the regulations of the underlying zone. See Division VI, Sign Regulations.~~

H. Additional Standards.

1. All spaces shall be provided with a foundation base in accordance with the National Mobile Home Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder, including:
 - a. Regulations and interpretations of the State of Washington Department of Labor and Industries adopted pursuant to U.S. Department of Housing and Urban Development rules.
 - b. Information supplied by the manufacturer of the manufactured home.
2. Not more than ten percent of a manufactured home park area may be used to accommodate transient recreational vehicles.
3. Electrical distribution and telephone service systems and all other utilities to each space shall be underground except for outlets and risers at each space.
4. No installation permits shall be issued without proof of an electrical permit.
5. Adequate street lighting shall be provided within the park.
6. All manufactured homes placed within a park shall provide foundation fascia of weather resistant materials installed around the entire perimeter of the base of the unit prior to occupancy.
7. All removable towing devices shall be removed.
8. A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.
9. ~~Use of recreational vehicles for permanent residences is prohibited. (See "Recreational vehicle" as defined in Chapter 20.06.)~~

Section 13: Section 20.184.055, of the Walla Walla Municipal Code is hereby added as follows:

20.184.055 Installation standards for recreational vehicles used as a primary residence.

A. Pursuant to, and as authorized by RCW 35A.21.312, recreational vehicles may be permitted as a primary residence in a manufactured home park provided that the following fire and safety standards are met:

1. A three-foot-by-three-foot landing must be installed at the main entrance/exit door if more than two steps are required to access the recreational vehicle.
2. For recreational vehicles with internal toilets and showers, water and sewer service connections must be made underneath the recreational vehicle and must be protected by insulated skirting unless it can be demonstrated that water and sewer connections in other locations can be protected from freezing during winter months.
3. Sewer drain lines attached to the recreational vehicle must be schedule 40 PVC or other approved rigid piping;
4. Holding tanks must be protected from freezing.
5. No external propane tanks will be permitted unless the onboard propane tank is disabled, and the external tank is fitted with a pressure valve installed by a propane supplier to equal the pressure value rating of the onboard propane tank.
6. External propane tanks must be located out of vehicle pathways or parking pads. External propane tanks must be secured to the ground to prevent overturning or damage to the line supplying propane to the recreational vehicle.
7. Recreational vehicles without internal toilets or showers may only be permitted in residential parks where toilet and shower facilities meeting the following standards are provided:
 - a. No less than one commode, one lavatory and one shower, accessible per the guidelines established by the Washington State Barrier Free Code, for each gender shall be provided.
 - b. Restroom facilities provided for each gender be properly identified and shall be connected to the City's water and sewer utility; and
 - c. For each 10 recreational vehicle spaces provided or part thereof, there shall be one additional commode, lavatory and shower provided for each gender.
8. Any recreational vehicle modified or altered for placement in a residential park without Washington State Department of Labor and Industries approval and permits will not be permitted to be used as a primary residence (WAC 296-150R-1000).

B. Prior to occupancy, the City may require and perform such inspections as are necessary to determine compliance with this section and other applicable laws and regulations.

Section 14: Sections 20.184.060 and 20.184.070, of the Walla Walla Municipal Code are hereby amended as follows (added items are in bold and italicized and removed items are stricken):

20.184.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items **required** ~~in 1 through 16 of~~ Section 20.184.040.

B. The plan shall provide certification of approval of the development services director and the city engineer **after review by the SPRC**.

20.184.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other city ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate ~~permit~~ **Development Authorization** nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

Section 15: Sections 20.184.100, 20.184.110 and 20.184.120, of the Walla Walla Municipal Code are hereby added as follows:

20.184.100 Eviction notices for change of use or closure of a manufactured home park.

A. Before a manufactured home park owner may issue eviction notices due to a closure or change of use under Chapter 59.20 RCW or Chapter 59.21 RCW, the manufactured home park owner must first submit to the city a relocation plan that meets the requirements of Section 20.184.110. If applying for a change of use, the manufactured home park owner shall submit the relocation plan together with all other necessary applications. Once the city manager, or designee determines that the relocation plan meets the requirements of Section 20.184.110, the city manager or designee shall stamp his/her approval on the relocation plan and return a copy of the approved plan to the manufactured home park owner. If the city manager or designee determines that the relocation plan does not meet the requirements of Section 20.184.110, the city manager or designee may require the manufactured home park owner to amend or supplement the relocation plan as necessary to comply with this chapter before approving it.

B. No sooner than upon approval of the relocation plan, the owner of the manufactured home park may issue the twelve (12) month eviction notice to the manufactured home park tenants. The eviction notice shall comply with RCW 59.20.080 and 59.21.030, as amended. No tenant may be evicted due to the closure or change of use of a manufactured home park until the twelve (12) month notice period expires, except as provided in RCW 59.20.080(1)(e)(i)-(iii), as amended.

20.184.110 Relocation Plan

A. The relocation plan shall describe how the manufactured home park owner intends to comply with Chapters 59.20 and 59.21 RCW, relating to mobile home relocation assistance, with this section and section 20.184.100. The relocation plan must provide how the manufactured home park owner will assist each manufactured home park tenant

household to relocate, in addition to making any state or federal required relocation payments. Such assistance in the relocation plan shall contain the following information:

1. The pertinent laws related to manufactured home park closure and relocation.
2. An explanation of tenants' rights according to State law.
3. A list of potential sources of assistance (governmental, financial, etc.) and inventory of relocation resources.
4. A list of nearby manufactured home parks in the region with available spaces.
5. A list of companies that move manufactured homes.
6. Actions the manufactured home park owner will take to refer tenants to alternative public and private subsidized housing resources, and helping tenants obtain and complete the necessary application forms for state-required relocation assistance.
7. Actions the manufactured home park owner will take to assist manufactured home park tenants to move the manufactured homes from the manufactured home park.
8. Other actions the owner will take to minimize the hardship manufactured home park tenant households suffer as a result of the closure or conversion of the manufactured home park, and
9. A statement of the anticipated timing for park closure.

B. The time period for the required State notice of closure of a manufactured home park shall not commence until the relocation plan is approved by the city manager or designee and copies are distributed to each tenant household in the manufactured home park.

C. An affidavit verifying such distribution shall be submitted to the City.

20.184.120 Manufactured Home Parks - Notice of sale, opportunity to purchase.

A. Notice of Sale.

1. Except as provided in subsection C, The owner of a manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of a manufactured home park or the real property upon which it is located without first sending notice of sale by certified mail or personal delivery to the following entities, pursuant to RCW 59.20.300:

- a. Each tenant of the manufactured home park;
- b. The officers of any known qualified tenant organization;
- c. The office of manufactured home relocation assistance;
- d. The Walla Walla City Clerk;
- e. The Walla Walla Housing Authority; and
- f. The Washington State Housing Finance Commission.

2. A notice of sale must include:

- a. A statement that the owner intends to sell the manufactured home park;
- b. The contact information for the owner or owner's agent who is responsible for communicating with the qualified tenant organization or eligible organization regarding the sale of the property;
- c. The price, terms, and conditions which the manufactured home park owner has conditionally accepted or intends to accept for the sale of the manufactured home park along with a copy of any pending purchase and sales agreement signed by the parties; and

d. A statement of the deadline for a qualified tenant organization or eligible organization to notify the manufactured home park owner of its interest in purchasing the manufactured home park and to submit a proposed purchase and sale agreement.

3. If a manufactured home park owner enters into a purchase and sale agreement prior to providing the notification to tenants and other organizations identified in subsection A(1), then the purchase and sale agreement shall include an express reference to the notice requirements, including the owner's obligation to negotiate in good faith with the tenants if they notify the owner in writing of their interest in purchasing the manufactured home park. Also, any purchase and sale agreement should include a closing date no earlier than six months from the date of execution to provide the required notice to the tenants and afford them a meaningful opportunity to negotiate a purchase of the park.

B. Opportunity to Purchase.

If a qualified tenant organization or eligible organization, after receiving the notice of sale, wishes to purchase the manufactured home park, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the manufactured home park owner within 60 days of receipt of the manufactured home park owner's notice of sale. The manufactured home park owner shall engage in good faith negotiations with the qualified tenant organization or eligible organization. The qualified tenant organization or eligible organization shall also engage in good faith negotiations with the manufactured home park owner. If the manufactured home park owner accepts the organization's proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization or eligible organization exists at the time the manufactured home park owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

C. Exceptions.

A notice of opportunity to purchase is not required with respect to a sale or transfer of the manufactured home park or the property on which it is located if the transaction is:

1. Due to foreclosure;
2. Incidental to financing the park;
3. Pursuant to eminent domain;
4. Pursuant to a tax sale;
5. Between joint tenants or tenants in common;
6. Among the partners or shareholders who own the park; or
7. To a member of the owner's family or to a trust for the sole benefit of members of the owner's family.
8. Bonafide testamentary disposition to an heir, issue, or devisee.

Section 16: Chapter 20.192, of the Walla Walla Municipal Code is hereby repealed.

Section 17: Section 20.204.215, of the Walla Walla Municipal Code is hereby added as follows:

20.204.215 Signs allowed in the MHC zone.

Signs in the MHC zone shall be subject to review by the SPRC for appropriateness of size, scale, and surrounding uses. Signs in the MHC shall never be more permissive than what is allowed for the CH Zone.

Section 18: The Walla Walla City Council finds that the development regulation amendments adopted by this Ordinance and the Comprehensive Plan as adopted by Ordinance No. 2018-15 conform to the requirements of Chapter 36.70A RCW and are consistent with and implement the Walla Walla Comprehensive Plan Update 2040. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan, as amended. The specific policies supporting the amendments are as follows:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

Section 19: The Walla Walla City Council finds that this matter was duly scheduled for the City Council's regular meeting for February 8, 2023 in accordance with Section 2.05.040 of the Walla Walla Municipal Code and notice regarding the Council agenda was made publicly available in advance of the meeting. The City Council further finds that proper notice was given and an opportunity for appropriate public participation was provided prior to adoption of this ordinance.

Section 20: The notice given by the City of Walla Walla for the Planning Commission public hearing conducted on December 5, 2022, and the duly noticed public meeting before the City Council on February 8, 2023 constitutes the City's public participation procedures for this ordinance which are adopted pursuant to RCW 36.70A.035.

Section 21: If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court or tribunal of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

Section 22: The Walla Walla City Clerk is directed to publish a copy of a summary and notice of adoption of this ordinance as permitted by section 36A.12.160 of the Revised Code of Washington.

Section 23: The Walla Walla City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section subsection numbers and any references thereto.

Section 24: Notice is hereby given that any petition requesting Growth Board review of this zoning ordinance must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

PASSED by the City Council of the City of Walla Walla,
Washington, this 8th day of February 2023.

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

SUMMARY OF ORDINANCE NO. 2023-02

AN ORDINANCE ADOPTING AMENDMENTS TO TITLES 15 AND 20 OF THE WALLA WALLA MUNICIPAL CODE AND TAKING SUCH OTHER ACTION RELATED THERETO

The Walla Walla City Council passed Municipal Ordinance 2023-02 at its February 8, 2023 regular meeting which in summary provides as follows:

- The zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations or eligible organization to purchase the Mobile/Manufactured Home Park.
- The amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

The Walla Walla City Council finds that the development regulation amendments as adopted by this Ordinance conform to the requirements of Chapter 36.70A RCW as evidenced in the staff report to the Planning Commission. The Walla Walla City Council finds that the amendments adopted herein are consistent with and implements the City of Walla Walla's comprehensive plan. The Walla Walla City Council finds that the amendments adopted herein advance state interests which are stated in RCW 36.70A.010 and in the policies, goals, and other provisions of the City of Walla Walla's comprehensive plan.

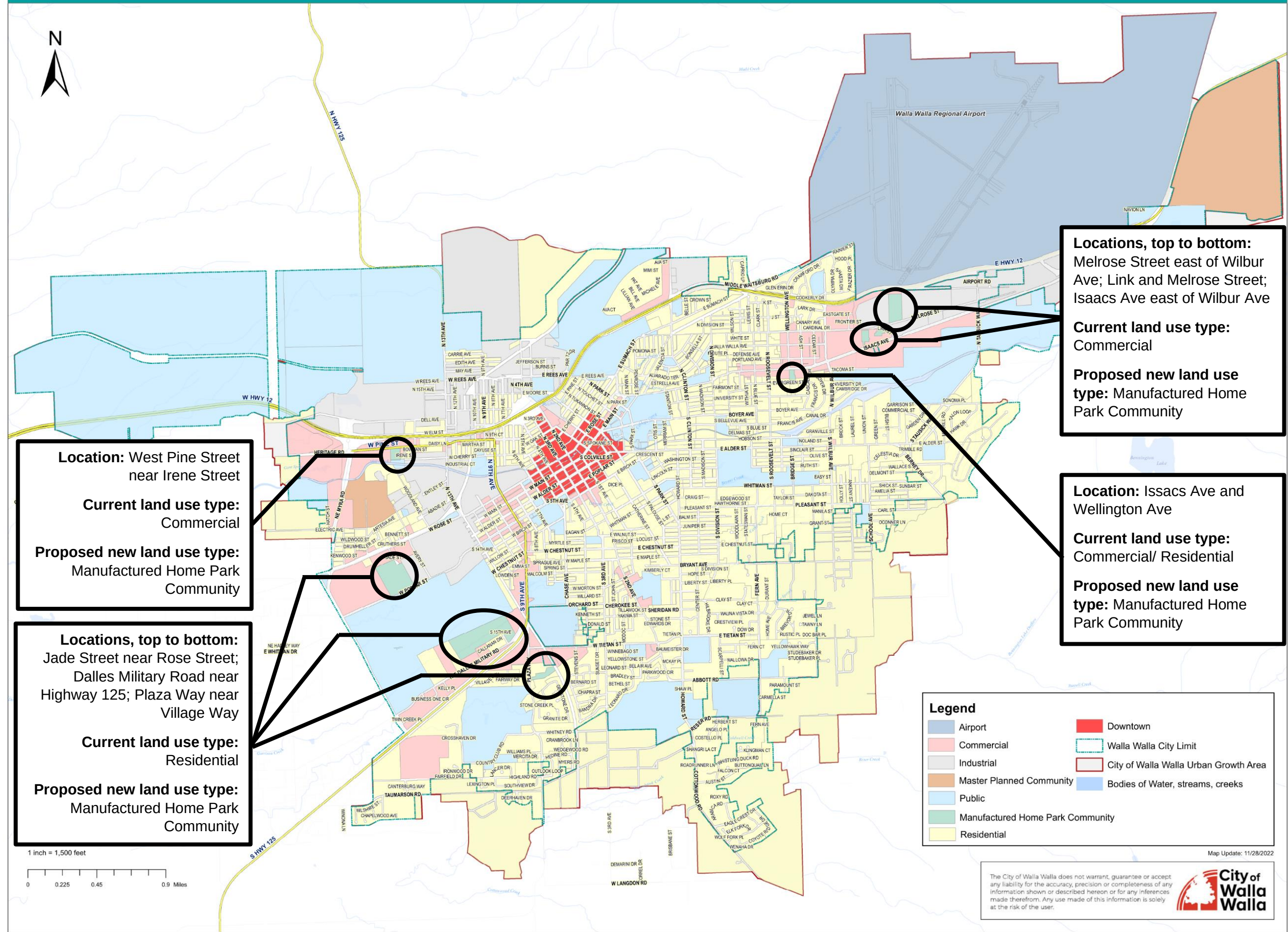
The full text of the ordinance will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. 3rd Avenue, Walla Walla, WA 99362.

Notice is hereby given that any petition requesting Growth Board review of the zoning code amendment must be filed with the Eastern Washington Growth Management Hearings Board within sixty (60) days after publication of this summary and notice of adoption in accordance with Chapter 36.70A of the Revised Code of Washington.

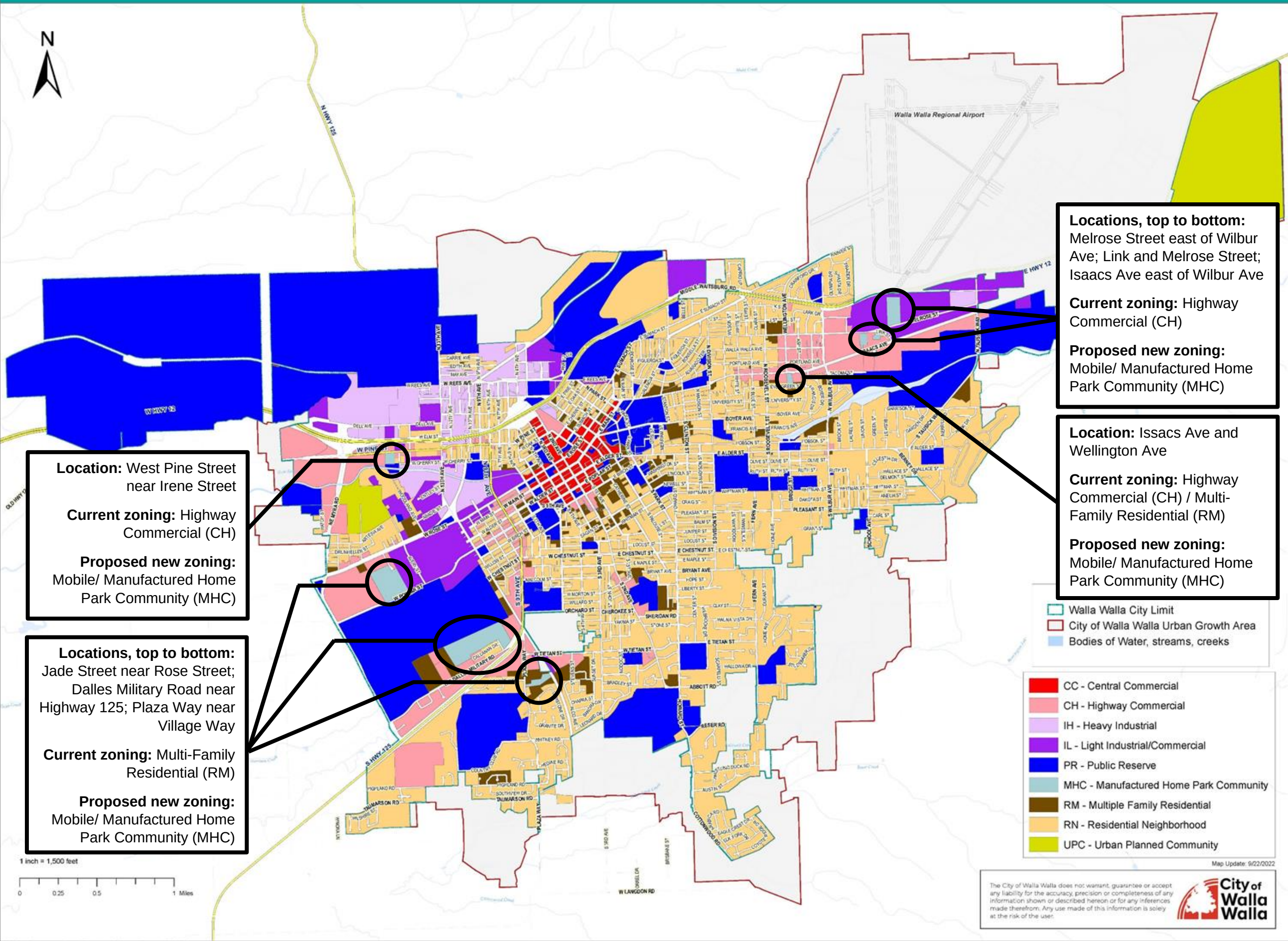
Summary approved as to form.

City Attorney

CITY OF WALLA WALLA COMPREHENSIVE PLAN FUTURE LAND USE MAP



CITY OF WALLA WALLA ZONING MAP



Proposed amendments to the City of Walla Walla Zoning Code related to Manufactured Homes and Manufactured Home Park Communities and additional related zoning code changes

(Added terms are in ***bold/ italicized***. Removed terms are ~~stricken~~ – all changes are in red font)

Chapter 15.20
MOBILE/~~(MANUFACTURED)~~ HOME – PLACEMENT PERMIT-~~STANDARDS~~

Sections:

- 15.20.010 Purpose and applicability.**
- 15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.**
- 15.20.030 ~~Development authorization~~ *Placement Permit* required.**
- 15.20.040 Permit fees.**
- ~~**15.20.050 Placement permit required.**~~
- 15.20.060 Permits required prior to placement.**
- 15.20.070 Installation requirements.**
- 15.20.080 Inspections required.**
- 15.20.090 Certificate of occupancy required.**
- 15.20.110 Infraction and penalty.**

15.20.010 Purpose and applicability.

This chapter provides for permits, permit fees, setup, and inspection of mobile/manufactured homes for residential occupancy, and the same provisions for mobile structures manufactured for commercial and industrial occupancy.

15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.

Definitions, placement requirements, siting requirements, appearance standards, replacement requirements, and permitted uses of mobile/manufactured homes for residential purposes are provided in Chapters 20.06, ***and*** 20.180, ~~and 20.192~~ of the Walla Walla Municipal Code.

15.20.030 ~~Development authorization~~ *Placement permit* required.

Prior to placement of a mobile/manufactured home or structure, the owner ***or authorized agent*** shall submit an application for ~~development authorization~~ ***a placement permit*** as provided in Chapter 20.14 of the Walla Walla Municipal Code. A fee shall accompany the application as provided in Chapter 2.94 of the Walla Walla Municipal Code.

15.20.040 Permit fees.

The installation permit fee for any mobile/~~(manufactured)~~ home shall be as follows: one hundred dollars for single wide; two hundred dollars for double wide; three hundred dollars for triple wide, and four hundred dollars quadruple wide. If a mobile/~~(manufactured)~~ home is placed prior to securing the proper permits, a double permit fee shall be assessed to the installer.

~~**15.20.050 Placement permit required.**~~

~~Upon receipt of a development authorization, the owner or authorized agent shall obtain a manufactured home placement permit. Fees for the placement permit are provided in Section 15.20.040 of this chapter.~~

15.20.060 Permits required prior to placement.

No dealer or mover of a mobile/manufactured home or structure may move or place such on any property within the city without verification that the owner or installer has obtained ~~a development authorization~~

Commented [PF1]: Code language clean up regarding the permitting requirements for the moving/placement of manufactured homes including removing obsolete terms and otherwise providing clarity and simplification.

~~and~~ a placement permit. No mobile/manufactured home or structure shall be placed without first receiving a ~~development authorization and~~ a placement permit.

15.20.070 Installation requirements.

A. All new mobile/manufactured homes and structures shall be placed and installed in compliance with the ~~development authorization~~ **placement permit** and the manufacturers installation manual. A copy of the manual shall be included with the placement permit application.

B. When allowed by Chapter 20.~~180~~**184** of the Walla Walla Municipal Code, a used ~~mobile~~/manufactured/~~mobile~~ home or structure shall be installed according to best available practices applicable to the unit with approval of the building official.

15.20.080 Inspections required.

Inspection and approval of occupancy of mobile/manufactured homes or structures shall be conducted as provided in the ~~Uniform Building Code~~**International Building Code**. Inspection of mobile/manufactured homes or structures shall be in accordance with one or more of the following procedures:

A. New homes or structures do not require inspection.

B. Used homes or structures bearing the Housing and Urban Development (HUD) insignia of compliance require inspection by the building official or designee to verify presence of the insignia and to verify that the home or structure is structurally sound, and that it is appropriate for the use intended.

C. Homes constructed prior to HUD compliance processes, or which no longer bear the HUD insignia of compliance, must be inspected by the Washington Department of Labor and Industries (L&I). L&I must certify to the city that the home meets state standards administered by that agency. The city building official must then inspect and approve placement as described in subsection B of this section.

15.20.090 Certificate of occupancy required.

No mobile/manufactured home or structure may be occupied until a certificate of occupancy is issued by the building official or designee. Issuance of a certificate of occupancy shall include consideration of the setup, skirting, foundation, ingress and egress, utility connections, and all other applicable requirements.

15.20.110 Infraction and penalty.

Failure to perform any act required by this chapter, or the performance of any act prohibited by this chapter, is designated as an infraction and may not be classified as a criminal offense. A person found to have committed an infraction under this chapter shall be assessed a monetary penalty. No penalty assessed for infractions under this chapter may exceed two hundred fifty dollars for each separate infraction.

20.06.030.E E definitions.

"Eligible organization" includes community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.

"Emergency housing" means temporary indoor accommodations for individuals or families who are experiencing abuse or are homeless or at imminent risk of becoming abused or homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently experiencing abuse or are homeless. Emergency shelter may not require occupants to enter into

Commented [PF2]: Definition of "Eligible organization" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120. Added at the request of two commentors.

a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelters include overnight shelters which provide safe and dry conditions which save lives.

"Essential public facilities" are those facilities that are typically difficult to site and necessary to provide essential public services, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and include supporting facilities needed for such essential public facilities. It is not necessary that the facilities be publicly owned.

"Extremely low-income household" shall mean the same as defined in RCW 36.70A.030.

20.06.030.M M definitions.

"Manufactured home, Class A" means a new single-section, single-wide or multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the design and appearance minimum standards in accordance with Section 20.180.050.

"Manufactured home, Class B" means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the design and appearance minimum standards in accordance with Section 20.180.050.

"Manufactured home, Class C" means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.

"Manufactured home, Class D" means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy.

"Manufactured home within a manufactured home park" means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of "I" beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the mobile home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles.

~~"Manufactured home on a single parcel" means "new" and "designated manufactured homes" as defined in RCW 35.63.160 and RCW Title 46 and is not a "used mobile home" as defined in RCW 82.45.030(2).~~

~~"Manufactured (mobile) home park" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy as defined in RCW 59.20.030. means a residential use in which more than one mobile or manufactured home is located on a parcel of land under single ownership. (See Chapter 20.184.)~~

"Moderate-income household" shall have the same meaning as defined in RCW 84.14.010.

Commented [PF3]: Definitions moved from other parts of the code to the Definitions sections in Chapter 20.06

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of **single or two or more** sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Multi-use pathway" means an on-site pathway designed to provide pedestrian and bicycle access and circulation through and within a site.

20.06.030.Q Q definitions.

"Qualified tenant organization" means a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant as defined in RCW 59.20.030

Commented [PF4]: Definition of "Qualified tenant organization" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120.

20.06.030.R R definitions.

"Recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The unit includes but is not limited to travel trailers, fifth-wheel trailers, folding camping trailers, truck campers and motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go carts, motorcycles, and dune- buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. "Permanent" for the purposes of this definition is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.

Commented [PF5]: Definition of "Recreational vehicle" is revised to match the definition in RCW 43.22.335(7) that was amended in 2001.

"Recreational vehicle park" means any place where two or more recreational vehicles are parked on a parcel of land, the purpose of which is to rent space or keep space for rent to any person for use of facilities, or to offer space free in connection with securing the trade or patronage of such person.

"Recycling center" means a centralized bulk storage facility where discarded household products such as aluminum and tin cans, glass, paper and other similar consumer products are deposited and stored for future processing. Recycling centers are typically the destination of materials collected at neighborhood recycling stations.

"Residential nonprofit cooperative" means a nonprofit cooperative corporation formed by a group of manufactured/mobile home community residents for the purpose of acquiring the manufactured/mobile home community in which they reside and converting the manufactured/mobile home community to a mobile home park cooperative or manufactured housing cooperative.

Commented [PF6]: Definition of "Residential nonprofit cooperative" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120.

"Retail business" means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail businesses may process some of their products, but processing is secondary to selling of the product. Retail businesses include retail lumber and building supply outlets, office supply sales, eating and drinking places, and produce sales outlets which bring in goods from more than one farm.

"Reviewing body" means the director, site plan review committee, planning commission or hearing examiner as used in this code.

"Reviewing official" means the director, the site plan review committee members, or their designee as used in this code.

"Rezone" means a change of zoning district classification on the official zoning map. (Also see "Amendment.")

"Right-of-way" means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, sidewalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

20.50.035 MHC Mobile/Manufactured Home Park Community

The Mobile/Manufactured Home Park Community Zone is intended to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes for residential purposes or rented or leased sites in mobile/manufactured home parks. Regulations are designed to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the zone.

A. Level of Uses. The uses allowed by Level I, II, III procedures in this zone are designated by a 1, 2, or 3 respectively on the Tables of Permitted Land Uses, Chapter 20.100.

B. In addition to the allowed uses designated in Chapter 20.100, a Mobile/Manufactured Home Park Community shall comply with the development regulations in Chapter 20.184.

C. A Mobile/Manufactured Home Park Community Zone Use Exception. *A Mobile/Manufactured Home Park owner may request a use exception or modification from the application of the MHC zoning to their property as set forth below.*

1. The property owner shall submit an application on forms prepared by the development service department, with documentation demonstrating that application of the MHC zoning meets the criteria below.

2. The city council may approve the property owner's request for a use exception if the property owner demonstrates:

a. They do not have reasonable use of their property under the MHC zoning; or

b. The uses authorized by the MHC zoning are not economically viable at the property's location.

If the request is granted by the city council, the property shall revert to its previous zoning designation without further action by the council.

20.100.010 Permitted uses.

Commented [PF7]: New section describing the MHC zone

Commented [PF8]: This section was added as a safety valve similar to the language in City of Tumwater Code. See *Laurel Park Community, LLC v. City of Tumwater*, 689 F.3d 1130 (9th Cir. 2012).

Commented [PF9]: No amendments are being proposed to Sections 20.100.010 through 20.100.040. These Sections are added here to aid in understanding how to read the Tables of Permitted Land Uses (below) which do have proposed amendments.

The uses identified in this chapter may be authorized in zoning districts established by this code under the appropriate level of review and upon receipt of a permit. The zoning district abbreviations identified by this chapter correspond to the zoning districts established by this title. The review levels identified by this chapter correspond to the administrative processes established by this title. Land uses are not permitted except as authorized by this title.

20.100.020 Authorization of similar uses.

The director may authorize placement of a use in a zone when such use is not listed, if the proposed use is similar to the uses listed in that zone. This provision does not apply if the proposed use is listed in another zone, or if it is more similar to uses listed in another zone than it is to the zone in which the use is proposed.

20.100.030 Accessory uses.

Uses which are commonly associated with the incidental to a principal use, or which are an insubstantial accompaniment to the principal permitted activity on a lot or contiguous lots under single ownership may be considered as accessory uses.

20.100.040 Interpretation of tables of permitted land uses.

The land uses described in the following tables determine whether a land use is allowed in a zoning district of the city as identified therein subject to concurrency requirements, the provisions of this title, and Title 21 of this code. The zoning district is located on the vertical column and the land use is located on the horizontal row of these tables.

- A. The number "1" indicates a permitted Level I land use which is processed as described in Chapter 20.18.
- B. The number "2" indicates a permitted Level II land use which is processed as described in Chapter 20.22.
- C. The number "3" indicates a conditionally permitted Level III land use which is processed as described in Chapters 20.26 and 20.216.
- D. The number "5" indicates a Level V land use which is processed as described in Chapter 20.28.
- E. Land uses which are not permitted are designated with an "x".
- F. Where a Walla Walla Municipal Code reference appears in the zoning district after a land use, then the land use is subject to standards set forth in that section or chapter.
- G. If an (*) appears after the land use, then the land use is defined in Chapter 20.06.
- H. If a particular land use has a symbol adjacent to the land use, the symbol corresponds to a note at the bottom of that table section.
- I. If the table contains a number in parentheses, the number corresponds to a note at the bottom of that table section.
- J. Land uses and level of review may be other than as presented in the following tables if the development is in an overlay zone.

20.100.040.A Agricultural (Commercial).

Commented [PF10]: Creation of new MHC category in the Tables of Permitted land uses. Planning Commission should review these tables of permitted uses to determine what uses currently allowed in City residential zones are compatible and appropriate for the proposed Manufactured Home Park Community Zone.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Agriculture, Horticulture, Gen. Farming (Not feedlots and stockyards)	1	1	x	1	x	1	1	1	1
Agricultural Stand (*)	1	1	1	x	1	1	1	x	x
Agriculturally Related Industries (*) (Also see Wineries, Distilleries and Breweries under Manufacturing)	x	x	x	x	x	x	1	1	1
Animal Husbandry (*) (1)	See Chapter 20.130, Animals								
Aquaculture	x	x	x	x	x	x	1	1	3
Concentrated Animal Feeding Operation (*)	x	x	x	x	x	x	x	x	x
Marijuana Production Facilities	x	x	x	x	x	See Chapter 20.173		x	See Chapter 20.173
Marijuana Cooperatives	x	x	x	x	x	x	x	x	x
Floriculture	1	1	x	1	1	1	1	x	1

NOTES:

1. No closer than three hundred feet from any residential dwelling units.

20.100.040.B Amusement and Recreation.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Amateur Radio Towers	3	3	3	3	1	1	1	1	1
Amusement Park (Permanent)	x	x	x	x	2	2	3	x	2
Bowling Alleys	x	x	x	x	1	1	x	x	x
Campground (*)	x	x	x	1	x	1	1	x	3

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Drive-In Theaters	x	x	x	x	x	1	1	x	x
Fairgrounds	x	x	x	2	x	x	x	x	2
Game Rooms, Card Rooms, Electronic Game Rooms	x	x	x	x	2	2	x	x	3
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	x	1	x	1	1	x	2
Gymnasiums, Exercise Facilities	x	3	x	1	1	1	1	x	1
Horse Racing Tracks	x	x	x	x	x	x	3	x	3
Miniature Golf Courses	x	x	x	x	1	1	3	x	x
Movie Theaters, Auditoriums, Exhibition Halls	x	x	x	2	1	1	3	x	3
Outdoor Swimming Pools, Public	3	3	x	1	1	1	1	x	3
Public Parks and Playgrounds	3	3	3	1	1	1	x	x	2
Roller Skating Rink	x	x	x	3	1	1	1	x	2
Special Event (*)	x	x	x	2	2	2	2	x	2

20.100.040.C Community Services.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Cemetery	x	x	x	1	x	x	x	x	x
Churches, Synagogues, Temples	3	3	3	1	1	1	3	3	3
Colleges (other than state education facilities)	3	3	x	1	1	1	2	x	3
Community Animal Shelters	x	x	x	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	2	2	1	1	1	2	x	2

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Day Care Centers: Mini (1 – 12 children) (*)	1	1	1	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	3	3	3	3	3	x	1
Essential Public Facilities (*)	3	3	3	3	3	3	3	3	3
Fire Stations, Police Stations and Ambulance Service	3	3	3	1	1	1	1	1	1
Funeral Homes, Crematories, Mausoleums and Columbaria	x	3	x	1	1	1	3	x	x
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	x	3	x	1	1	1	1	1	1
Hospitals	3	3	x	1	x	3	3	x	x
Emergency Housing/Shelter	3	1	3	1	1	1	1	1	x
Libraries	3	3	x	1	1	1	3	x	x
Museums, Art Galleries	3	3	x	1	1	1	3	x	x
Schools, Public/Private Schools	3	3	x	1	2	2	x	x	x
Schools, Vocational Schools	3	3	x	2	2	2	2	x	2
Storage of Gravel and Equipment for Street Construction (Permanent)	x	x	x	1	x	x	3	1	3
Designated Camping Area (α)	x	x	x	1	x	x	x	1	x
Zoo	x	x	x	1	x	x	x	x	x

NOTES:

- (*) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Fabricated Structural Metal Products	x	x	x	x	x	x	x	1	x
Food Processing	x	x	x	x	x	x	2	1	1
Furniture and Custom Cabinet Shops	x	x	x	x	3	3	1	1	1
Glass, Pottery and Related Products	x	x	x	x	3	3	1	1	1
Grain Mill Products	x	x	x	x	x	x	1	1	x
Heating Apparatus Wood Stoves	x	x	x	x	x	x	1	1	1
Leather Products	x	x	x	x	x	x	1	3	1
Leather Tanning and Finishing	x	x	x	x	x	x	x	1	x
Machinery and Equipment	x	x	x	x	x	x	1	1	1
Marijuana Processing Facilities	x	x	x	x	x	See Chapter 20.173			x
Meat, Poultry and Dairy Products	x	x	x	x	x	x	3	1	x
Mechanical Parts	x	x	x	x	x	x	2	1	1
Metal Cans	x	x	x	x	x	x	1	1	x
Paints, Varnishes, Lacquers, Enamels and Allied Products	x	x	x	x	x	x	3	3	x
Paperboard Containers and Boxes	x	x	x	x	x	x	1	1	x
Pharmaceuticals	x	x	x	x	x	x	1	1	1
Plastic Products, Product Assembly	x	x	x	x	x	x	1	1	1
Prefabricated Structural Wood Products and Containers	x	x	x	x	x	x	1	1	x
Printing, Publishing and Binding	x	x	x	x	3	1	1	1	1
Printing Trade (Service Industries)	x	x	x	x	1	1	1	x	x
Rendering Plants, Slaughterhouses	x	x	x	x	x	x	x	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Sawmills and Planing Mills	x	x	x	x	x	x	3	1	x
Sheet Metal and Welding Shops	x	x	x	x	x	x	1	1	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x	x	x	x	x	1	1	1	1
Transportation Equipment, Including Trailers and Campers	x	x	x	x	x	x	1	1	1

20.100.040.E Mining/Refining/Hazardous Waste Storage and Treatment.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Asphalt Paving and Roofing Materials	x	x	x	x	x	x	x	3	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	x	x	x	3	x	3	3	1	2
Off-Site Hazardous Waste Treatment and Storage Facilities	x	x	x	x	x	x	x	3	x
On-Site Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator								
Sand and Gravel Pits (*)	x	x	x	3	x	x	x	3	x

20.100.040.F Residential.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Accessory Dwelling Unit, Attached	1	1	1	x	x	x	x	x	x
Accessory Dwelling Unit, Detached	1	1	1	x	x	x	x	x	x
Adult Family Home	1	1	1	1	x	x	x	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Animals	See Chapter 20.130								
Boarding House (*)	2	1	1	x	x	x	x	x	x
Congregate Care Facility (*)	3	3	3	3	1	1	x	x	x
Conversion of Historic Structures to Nonresidential Use	See Chapter 20.146								
Cottage Housing	1	1	1	x	x	2	x	x	x
Detached Single-Family Dwelling	1	1	See Chapter 20.184	x	x	x	x	x	x
Dwelling Unit, Security Personnel	x	x	1	x	x	1	1	1	1
Duplex, Triplex and Fourplex	1	1	x	x	x	See Chapter 20.169	x	x	x
Garage Sales (*) (1)	1	1	1	1	1	1	x	x	x
Group Housing for Handicapped Persons (6 or fewer clients)	1	1	1	1	x	x	x	x	x
Group Housing for Handicapped Persons (More than 6 clients)	3	1	3	1	x	x	x	x	x
Home Occupations	See Chapter 20.122								
Manufactured Home Parks (*)	3	2	1	x	x	1	x	x	x
Mobile Home (*) or Manufactured Homes (*) (2)	1	1	1	x	x	x	x	x	x
Multifamily Dwelling	See Section 20.50 .020	1	x	2	2	See Chapter 20.169	x	x	x
Nursing Care Home (9 or fewer clients)	3	2	2	2	2	2	x	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Nursing Care Facility (10 or more clients)	3	3	3	3	3	3	x	x	x
Permanent Supportive Housing	3	3	3	x	3	3	x	x	x
Planned Residential Development (Level 4 Review)	See Title 19, Subdivisions Code								
Residential Use, Commercial Districts (3)	x	x	x	x	1	1	1	x	x
Short-Term Rental Type 1 (Principal Residence)	1	1	1	x	1	1	x	x	x
Short-Term Rental Type 2 (Not Owner-Occupied)	x	x	x	x	1	1	x	x	x
~~Temporary Hardship Units (Mobile Home)(2)~~	~~2~~	~~2~~		~~2~~	~~*~~	~~*~~	~~*~~	~~*~~	~~*~~
Transitional Housing	3	3	3	x	3	3	3	x	x

NOTES:

1. No residential premises shall have more than four per year for a total of twelve days a year. See Section 20.118.060.
2. Subject to specific development standards. See Division V.
3. Second story and above, except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.
4. Subject to specific development standards. See Chapter 20.170.

20.100.040.G Retail Trade and Service.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	x	x	1	1	1	x	x
Advertising Agencies	x	x	x	x	1	1	1	x	x
Animal Clinic/Hospital	x	x	x	x	1	1	1	x	x
Antique Stores	x	x	x	x	1	1	1	x	1
Artist's Supplies	x	x	x	x	1	1	1	x	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Automobile Sales (interior only, no surface lots)	x	x	x	x	1	1	1	1	1
Automobile, Truck, Manufactured Home and Travel Trailer Sales (includes interior surface lots)	x	x	x	x	x	1	1	1	1
Automotive: Car Wash	x	x	x	x	1	1	1	1	1
Automotive: Commercial Parking Lots and Garages	x	x	x	x	1	1	1	1	1
Automotive: Maintenance and Service Shops	x	x	x	x	1	1	1	1	1
Automotive: Paint and Body Repair Shops	x	x	x	x	x	1	1	1	1
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x	x	x	x	1	1	1	1	1
Automotive: Service Station	x	x	x	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	x	x	x	1	1	1	x
Automotive: Towing Services	x	x	x	x	x	1	1	1	x
Automotive: Wrecking and Dismantling Yard	x	x	x	x	x	x	x	1	x
Bakery	See Chapter 20.167		x	x	1	1	1	x	1
Beauty and Barber Shops	See Chapter 20.167		x	x	1	1	1	x	x
Bed and Breakfast (1)	1	1	1	x	1	1	x	x	x
Boats and Marine Accessories	x	x	x	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Books, Stationery, Office Supplies	x	x	x	x	1	1	1	x	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x	x	x	x	1	1	1	1	x
Butcher Shop	x	x	x	x	1	1	1	x	x
Camera Stores and Photographic Studios	x	x	x	x	1	1	1	x	x
Candy Store	x	x	x	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	x	x	1	1	1	x	x
Clothing and Accessories	x	x	x	x	1	1	1	x	x
Coin and Stamp Shops	x	x	x	x	1	1	1	x	x
Convenience Store (*)	See Chapter 20.167		x	x	1	1	1	1	1
Delicatessen	x	3	x	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	x	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	x	x	1	1	1	x	x
Dry Cleaners	x	x	x	x	1	1	1	x	x
Employment Agencies (Private)	x	x	x	x	1	1	1	x	x
Fabric Store	x	x	x	x	1	1	1	x	1
Farm Implements, Tools and Heavy Construction Equipment	x	x	x	x	x	1	1	1	1
Farm Supplies	x	x	x	x	1	1	1	1	1
Financial Institutions	x	x	x	x	1	1	1	x	x

Commented [PF11]: For Planning Commission discussion on what should be allowed within the proposed MHC zoning district .

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Florist Shop	See Chapter 20.167		x	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	x	x	1	1	1	x	x
Fuel, Oil and Coal Distributors	x	x	x	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	x	x	1	1	1	x	1
General Hardware, Garden Equipment and Supplies	x	x	x	x	1	1	1	1	x
Heating and Plumbing Equipment Stores	x	x	x	x	1	1	1	1	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	x	x	x	x	x	3	1	x	2
Insurance Agents, Brokers and Service Agencies	x	3	x	x	1	1	1	x	x
Jewelry, Watches, Silverware Sales and Repair	x	x	x	x	1	1	1	x	x
Kennels (*)	x	x	x	x	x	1	1	x	3
Laundries	x	x	x	x	1	1	1	x	x
Laundromats	x	3	x	x	1	1	1	x	1
Liquor Stores	x	x	x	x	1	1	x	x	x
Lumber Yards	x	x	x	x	x	1	1	1	1
Malls, Multi-Tenant, Retail Complex	x	x	x	x	1	1	1	x	x
Marijuana Retail Outlets	x	x	x	x	x	See Chapter 20.173	x	x	x
Medical and Dental Facilities	See Chapter 20.167		x	1	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Motels and Hotels	x	x	x	x	1	1	1	x	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x	x	x	x	1	1	1	1	1
Music Stores	x	x	x	x	1	1	1	x	x
Nursery (*)	x	x	x	x	1	1	1	1	1
Outside Advertising (Billboards)	See Chapter 20.204								
Paint, Glass and Wallpaper Stores	x	x	x	x	1	1	1	1	x
Pet Stores, Pet Supplies, and Dog Grooming	x	x	x	x	1	1	1	x	x
Printing, Photocopy Service	x	x	x	x	1	1	1	x	x
Professional Office Buildings	See Chapter 20.167		x	x	1	1	1	x	1
Real Estate Offices	See Chapter 20.167		x	x	1	1	1	x	x
Recycling Center (*)	x	x	x	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	x	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	x	x	x	1	1	1	1
Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	x	x	x	1	1	1	1
Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	x	x	1	1	1	x	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Repairs: Small Appliances, TVs, Business Machines, etc.	x	x	x	x	1	1	1	1	1
Repairs: Locksmiths and Gunsmiths	x	x	x	x	1	1	1	1	1
Repairs: Re-Upholstery and Furniture	x	x	x	x	1	1	1	1	1
Repairs: Small Engine and Garden Equipment	x	x	x	x	1	1	1	1	x
Restaurants, Cafes and Drive-In Eating Facilities	x	x	x	x	1	1	1	x	1
Second Hand Store	x	x	x	x	1	1	1	x	1
Shoe Repair and Shoe Shine Shops	x	x	x	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	x	x	1	1	1	x	x
Taverns and Bars, Dine, Drink and Dance Establishments	x	x	x	x	1	1	1	x	1
Taxidermy	x	x	x	x	x	x	1	1	1
Toy and Hobby Stores	x	x	x	x	1	1	1	x	x
Truck Service Stations and Shops	x	x	x	x	x	1	1	1	1
Waste Material Processing and Junk Handling (*)	x	x	x	x	x	x	3	1	x

NOTES:

1. Subject to specific development standards. See Chapter 20.138.

20.100.040.H Transportation.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Electric Vehicle Level 1 and 2 Charging Stations (1)	1(2)	1(2)	1(2)	1(2)	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Electric Vehicle Level 3 Charging Station (3)	x	x	x	1(2)	1	1	1	1	1
Electric Vehicle Battery Exchange Station (4)	x	x	x	x	1	1	1	1	1
Bus Terminals	x	x	x	1	1	1	1	x	1
Transportation Brokerage Offices: Without Truck Parking	x	x	x	x	1	1	1	1	1
Transportation Brokerage Offices: With Truck Parking	x	x	x	x	x	1	1	1	1
Air, Rail, Truck Terminals (Short-Term Storage, Office, etc.) (other than regional transportation facilities)	x	x	x	x	x	1	1	1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc. (other than regional transportation facilities)	x	x	x	x	x	x	x	1	x
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	x	x	x	x	1	1	1	x	1

NOTES:

1. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.
2. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
3. See Chapter 20.156. The term "rapid" is used interchangeably with Level 3 and fast charging. Only "electric vehicle charging stations-restricted" as defined in Chapter 20.156.
4. See Chapter 20.156.

20.100.040.I Utilities.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Power Generating Facilities	x	x	x	x	x	x	x	5	5
Local Utility Service Systems	3	3	x	1	1	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Regional Transmission Storage/Collection Systems	3	3	x	3	3	3	3	3	3
Wireless Communication Facilities and Related Structures (1)	3	3	3	3	1	1	1	1	1
Large Satellite Dish Antennas (1)	x	x	x	2	2	2	2	2	2

NOTES:

1. Subject to specific regulations provided in Chapter 20.170.

20.100.040.J Wholesale Trade/Storage

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Warehouses (*)	x	x	x	x	1	1	1	1	1
Wholesale Trade	x	x	x	x	1	1	1	1	1
Storage Facilities, Bulk (*)	x	x	x	x	x	x	1	1	1
Commercial (*)	x	x	x	x	x	1	1	1	1
Residential Mini-Storage (*) (1)	x	x	x	x	x	1	1	1	1

20.134.110 Recreation vehicles as permanent living quarters prohibited.

Recreation vehicles stored on a property shall not be used as permanent living quarters. See Section 20.180. ~~090.080, Recreational vehicles.~~

**Chapter 20.180
MOBILE/MANUFACTURED HOMES – GENERAL**

Sections:

- 20.180.010 Purpose.**
- 20.180.020 Applicability.**
- ~~**20.180.030 Definitions.**~~
- 20.180.040 Class designation.**
- 20.180.050 Minimum standards for manufactured homes ~~on individual lots.~~**
- 20.180.060 General siting requirements.**
- 20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot.~~**

Commented [PF12]: Revisions to allow for permanent placement of single wide MH in RN zones as primary dwelling units and accessory dwelling units with revisions to design and placement standards.

- 20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot.~~**
20.180.090 Prohibited residential occupancy or use.

20.180.010 Purpose.

It is the intent of this chapter to set forth the terms and conditions under which manufactured and mobile single-family homes may be sited. It is the purpose of this chapter to set forth terms and conditions applicable to manufactured homes equivalent to those for all other dwellings in order to not discriminate against the placement and use of manufactured homes per the provisions of RCW 35.21.684, 35A.21.312, and 36.01.225 as amended.

The provisions established herein are intended to assure that the siting of mobile/manufactured homes in ~~the Neighborhood~~ Residential ~~zoned districts~~ is harmonious with the surrounding residential uses and preserves the general character and integrity of the neighborhood. Nothing in this chapter shall be construed as to permit housing designs or construction standards that do not meet the standards of an historic district.

This chapter is not intended to address the residential, commercial, or industrial use of manufactured homes in commercial or industrial zones.

20.180.020 Applicability.

This chapter applies to the siting of manufactured homes on individual lots, ~~or the siting of manufactured homes as accessory dwelling units in the Neighborhood~~ all Residential zones ~~in the city.~~

~~20.180.030 Definitions.~~

~~"Manufactured home, Class A" means a new multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the "acceptable similarity" appearance standards in accordance with Section 20.180.050.~~

~~"Manufactured home, Class B" means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the "acceptable similarity" appearance standards in accordance with Section 20.180.050.~~

~~"Manufactured home, Class C" means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.~~

~~"Manufactured home, Class D" means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy. Class D manufactured homes shall not be placed within the City of Walla Walla.~~

~~"Manufactured home on a single parcel" means "new" and "designated manufactured homes" as defined in RCW 35.63.160 and RCW Title 46 and is not a "used mobile home" as defined in RCW 82.45.030(2).~~

~~"Manufactured home park" means a residential use in which more than one manufactured home is located on a parcel of land under single ownership.~~

~~"Manufactured home within a manufactured home park" means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes; and (2) is constructed with an integral frame of "I" beams or tubular steel which is the structural foundation of the~~

Commented [PF13]: Deleted definitions that were repeated in WVMC 20.06.030.M. Moved remaining definitions to WVMC 20.06.030.M. As its best practice to have all definitions on one Title in one place.

home itself and which provides the attachment for transport assemblies used to tow the manufactured home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles. Manufactured homes are permitted only as provided and further defined in this chapter.

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Recreational vehicle" means a vehicular type portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled, or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go-carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. "Permanent" for the purpose of this section is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.

20.180.040 Class designation.

The Director or ~~his~~ designee shall determine the classification of a manufactured home based on the definition of each classification, architectural elevations or photographs of all sides of the home, exterior dimensions, roof slopes, exterior finish, and where appropriate, an inspection of the manufactured home. A class designation may be appealed to the Hearing Examiner as set forth in Chapter 20.38, Closed Record Decisions and Appeals.

20.180.050 Minimum standards for manufactured homes on individual lots.

In addition to meeting the standards in Section 20.180.030, Class A manufactured homes are those new single-family dwellings (as defined in **Section 20.06.030 MRCW 35.63.160**) whose original design and construction have been determined, by the standards prescribed below, to be similar in design and appearance to site built housing at current construction standards:

A. Dimensions. ~~Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long.~~

B. Roof Construction.

1. The pitch of the home's roof has a minimum vertical rise of ~~three~~ **four** feet for each twelve feet of horizontal run.
2. The roof is finished with a type of shingle that is commonly used in standard residential construction, such as a composition or wood shake or shingle **coated metal**, or similar material.
3. The roof is constructed with a minimum designed snow load of thirty pounds per square foot.

BC. Exterior Finish. ~~Has~~ The exterior siding **similar in appearance to siding materials** ~~consists of wood, hardboard, aluminum, vinyl, plastic, steel, or other siding material (covered or painted, but in no case exceeding the reflectivity of gloss white paint), plastic, steel (or other siding materials) comparable in composition, appearance, and durability to the exterior siding commonly used on conventional site-built International Residential Code (IRC) single-family residences.~~

CD. Foundation. A continuous, **low/pit set** permanent **foundation as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by a concrete or an approved concrete product which can be either load bearing or decorative.** ~~masonry/concrete foundation, unpierced except for required ventilation and access, is installed under the home.~~

DE. Insulation. Is thermally equivalent to the Washington State Energy Code.

Commented [PF14]: Minimum standards have been revised to be consistent with RCW 35.63.160

EF. Towing Apparatus Removed. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

20.180.060 General siting requirements.

The siting requirements for new and designated manufactured homes are the same requirements as placed upon all single-family residential dwellings **and accessory dwellings** constructed within the city. Placement of manufactured homes in the city of Walla Walla is subject to the following general siting requirements:

A. Permit Required. Any manufactured home placed in the city shall first receive a **placement** permit **in accordance with Chapter 15.20.**

B. Placement of Manufactured Homes as Permanent Dwelling Units.

1. All manufactured homes sited on individual lots, not including lots in manufactured home parks, must be Class A, ~~multi-wide~~.
2. Manufactured homes placed in an approved manufactured home subdivision are subject to Level I review.
3. Manufactured homes placed in manufactured home parks may be Class A, B or C. Manufactured home placement in a manufactured home park is subject to Level I review.
4. Class D manufactured homes shall not be placed within the city of Walla Walla.

~~C. Placement of Manufactured Homes as Temporary Dwelling Units. Temporary placement of a manufactured home is allowed in any zoning district subject to Level III review.~~

CD. Code Compliance. All manufactured homes shall be installed in compliance with applicable city codes and state codes.

DE. National Mobile Home Construction and Safety Standards Act, U.S. Department of HUD, Compliance With. All manufactured homes placed within the city shall first be certified as meeting the 1974 National Mobile Home Construction and Safety Standards, U.S. Department of HUD.

20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot.~~

Level I review shall be used to replace a nonconforming manufactured home with a conforming manufactured home. A nonconforming manufactured home shall be replaced only by a Class A manufactured home, and shall not be replaced by a Class B, C or D manufactured home.

20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot.~~

Level I review shall be used to replace an existing or approved manufactured home with another manufactured home that is only a Class A manufactured home and not a Class B, C or D manufactured home.

20.180.090 Prohibited residential occupancy or use.

A. Recreational vehicles as defined in Chapter 20.06 shall not have connections to residential sewer systems or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than four weeks in a consecutive twelve-month period, except as may be provided in campgrounds, **manufactured home parks**, or recreational vehicle parks.

B. No recreational vehicle ~~or manufactured home~~ shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use.

**Chapter 20.184
MANUFACTURED HOME PARKS**

Sections:

- 20.184.010 Purpose.**
- 20.184.020 Locations permitted.**
- 20.184.030 Procedure for approval.**
- 20.184.040 Application requirements.**
- 20.184.050 Development standards for manufactured home parks and manufactured home placement.**
- 20.184.055 *Installation standards for recreational vehicles used a primary residence.***
- 20.184.060 Final manufactured home park plan approval.**
- 20.184.070 Issuance of an installation permit.**
- 20.184.080 Adjustments.**
- 20.184.090 Expiration of manufactured home park approval.**
- 20.184.100 *Eviction notices for change of use or closure of a manufactured home park.***
- 20.184.110 *Relocation Plan***
- 20.184.120 *Manufactured Home Parks - Notice of sale, opportunity to purchase.***

20.184.010 Purpose.

It is the purpose of this Chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this Chapter to establish specific performance standards for the design of such park developments and establish minimum siting standards for placement of manufactured homes.

20.184.020 Locations permitted.

Manufactured home parks are permitted as shown in Chapter 20.100, Tables of Permitted Land Uses.

20.184.030 Procedure for approval.

A manufactured home park development ***must follow the designated level of review as shown in Chapter 20.100, Tables of Permitted Land Uses, based on zoning district.*** ~~requires a Level III Development Authorization.~~

Commented [PF15]: Revised to remedy inconsistencies in the Table of permitted land uses.

20.184.040 Application requirements.

A. Each application shall contain detailed plans including the following:

1. Scale and north arrow of plan.
2. Boundaries and dimensions of the manufactured home park and number of acres included.
3. Vicinity map showing the relationship of the development to adjacent properties.
4. Location and dimensions of each space with such spaces designated by number or other designation.
5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.
10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.

17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by the City of Walla Walla Stormwater Design Standard Handbook.

20.184.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Dimensional Standards.

1. No manufactured home park shall be created on a parcel of less than one acre in area.
2. All manufactured homes shall be located at least twenty feet from the perimeter of the park.
3. Spaces within the park shall **be designed in length and width to accommodate a variety of manufactured home styles and subject to review by the SPRC with a recommendation to the approving authority. be a minimum of three thousand square feet in size and thirty feet in width.**
4. Maximum area coverage permitted for each individual space is seventy-five percent.
5. Only one manufactured home shall be permitted per space.
6. Setback and Separation Requirements: **in Manufactured Home Parks Established after April 10, 1991.**
 - a. Manufactured homes and attached accessory structures: no closer than five feet from lot line.
 - b. Detached accessory structures: no closer than six feet from any other structure unless an intervening fire wall is provided.
 - c. Detached accessory structures one hundred twenty square feet or less: no closer than three feet from a designated lot line.
 - d. Detached accessory structures more than one hundred twenty square feet: no closer than five feet from a designated lot line. No manufactured home may be placed closer than five feet from any manufactured home park street.

~~7. Setback and Separation Requirements in Manufactured Home Parks Established before April 10, 1991.~~

- ~~a. Manufactured homes: no closer than three feet from any designated lot line. No closer than six feet from any other manufactured home, carport, or awning unless an intervening fire wall is provided.~~
- ~~b. Attached carports and awnings: no closer than three feet from a designated lot line unless an integral automatic sprinkler system is installed in the manufactured home or an intervening fire wall is installed.~~
- ~~c. Detached accessory structures: no closer than three feet from a designated lot line unless an intervening fire wall is provided. No closer than six feet from another structure unless an intervening fire wall is provided.~~

~~Where previous installations have not met rear yard setback requirements, the rear yard for newly installed units shall not exceed the average of the rear yard of the abutting dwellings. No manufactured home may be placed closer than five feet from any manufactured home park street.~~

C. Park Streets.

1. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
2. All drives within a park shall be constructed as specified in the city standard plans for private lanes.

Commented [PF16]: Removed as obsolete.

3. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.
4. Curbs and gutters may be required as part of an overall site plan.

D. Parking Space ~~Requirements.~~

1. ~~Manufactured home parks shall meet the off-street parking and loading standards of Chapters 20.126 and 20.127. Two paved or graveled off-street parking spaces constructed in accordance with city standard plans for private lanes, each with minimum dimensions of nine by nineteen feet, shall be provided for each manufactured home space.~~
2. Paved parking for guests shall also be provided in every manufactured home park based on a ratio of one parking space for each four manufactured home sites. Parking spaces shall be constructed in accordance with city standard plans for private lanes.
3. *Deviations from these parking requirements may be considered after review by the SPRC with a recommendation to the approving authority.*

Commented [PF17]: Revise parking standards to cross referenced other parts in our code yet allow for deviation from those standards.

E. Landscaping/Screening.

1. There shall be screening on all sides of a park perimeter in accordance with Section 20.106.045.
2. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area and developed for that purpose commensurate with the needs of the anticipated residents. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

F. Park Maintenance.

1. It shall be the responsibility of the park owner or manager to assure that all required landscaped areas and perimeter screening are perpetually maintained.
2. It shall be the responsibility of the park owner or manager to keep the park free of unsightly brush, leaves, weeds, and debris.

G. Signs.

1. Signs *in the MHC zone shall comply with Section 20.204.215. identifying a manufactured home park are subject to the regulations of the underlying zone. See Division VI, Sign Regulations.*

Commented [PF18]: Revision to be consistent with creation of new zone.

H. Additional Standards.

1. All spaces shall be provided with a foundation base in accordance with the National Mobile Home Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder, including:
 - a. Regulations and interpretations of the State of Washington Department of Labor and Industries adopted pursuant to U.S. Department of Housing and Urban Development rules.
 - b. Information supplied by the manufacturer of the manufactured home.
2. Not more than ten percent of a manufactured home park area may be used to accommodate transient recreational vehicles.
3. Electrical distribution and telephone service systems and all other utilities to each space shall be underground except for outlets and risers at each space.
4. No installation permits shall be issued without proof of an electrical permit.
5. Adequate street lighting shall be provided within the park.
6. All manufactured homes placed within a park shall provide foundation fascia of weather resistant materials installed around the entire perimeter of the base of the unit prior to occupancy.
7. All removable towing devices shall be removed.
8. A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.
9. ~~Use of recreational vehicles for permanent residences is prohibited. (See "Recreational vehicle" as defined in Chapter 20.06.)~~

Commented [PF19]: Repealed as the provision is inconsistent with RCW 35.21.684(3)

20.184.055 Installation standards for recreational vehicles used as a primary residence.

A. Pursuant to, and as authorized by RCW 35A.21.312, recreational vehicles may be permitted as a primary residence in a manufactured home park provided that the following fire and safety standards are met:

1. **A three-foot-by-three-foot landing must be installed at the main entrance/exit door if more than two steps are required to access the recreational vehicle.**
2. **For recreational vehicles with internal toilets and showers, water and sewer service connections must be made underneath the recreational vehicle and must be protected by insulated skirting unless it can be demonstrated that water and sewer connections in other locations can be protected from freezing during winter months.**
3. **Sewer drain lines attached to the recreational vehicle must be schedule 40 PVC or other approved rigid piping;**
4. **Holding tanks must be protected from freezing.**
5. **No external propane tanks will be permitted unless the onboard propane tank is disabled, and the external tank is fitted with a pressure valve installed by a propane supplier to equal the pressure value rating of the onboard propane tank.**
6. **External propane tanks must be located out of vehicle pathways or parking pads. External propane tanks must be secured to the ground to prevent overturning or damage to the line supplying propane to the recreational vehicle.**
7. **Recreational vehicles without internal toilets or showers may only be permitted in residential parks where toilet and shower facilities meeting the following standards are provided:**
 - a. **No less than one commode, one lavatory and one shower, accessible per the guidelines established by the Washington State Barrier Free Code, for each gender shall be provided.**
 - b. **Restroom facilities provided for each gender be properly identified and shall be connected to the City's water and sewer utility; and**
 - c. **For each 10 recreational vehicle spaces provided or part thereof, there shall be one additional commode, lavatory and shower provided for each gender.**
8. **Any recreational vehicle modified or altered for placement in a residential park without Washington State Department of Labor and Industries approval and permits will not be permitted to be used as a primary residence (WAC 296-150R-1000).**

B. Prior to occupancy, the City may require and perform such inspections as are necessary to determine compliance with this section and other applicable laws and regulations.

20.184.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items ~~required in 1 through 16 of~~ Section 20.184.040.

B. The plan shall provide certification of approval of the development services director and the city engineer ~~after review by the SPRC.~~

20.184.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other city ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate ~~permit~~ ~~Development Authorization~~ nor prior to

Commented [PF20]: Section added to provided local fire and safety standards for RV's in manufactured home parks as allowed by 35A.21.312. Language taken from Pasco municipal code as recommended by the city's building official.

completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

20.184.080 Adjustments.

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

20.184.090 Expiration of manufactured home park approval.

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The Director may approve a twelve (12) month extension provided:

1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

20.184.100 Eviction notices for change of use or closure of a manufactured home park.

A. Before a manufactured home park owner may issue eviction notices due to a closure or change of use under Chapter 59.20 RCW or Chapter 59.21 RCW, the manufactured home park owner must first submit to the city a relocation plan that meets the requirements of Section 20.184.110. If applying for a change of use, the manufactured home park owner shall submit the relocation plan together with all other necessary applications. Once the city manager, or designee determines that the relocation plan meets the requirements of Section 20.184.110, the city manager or designee shall stamp his/her approval on the relocation plan and return a copy of the approved plan to the manufactured home park owner. If the city manager or designee determines that the relocation plan does not meet the requirements of Section 20.184.110, the city manager or designee may require the manufactured home park owner to amend or supplement the relocation plan as necessary to comply with this chapter before approving it.

B. No sooner than upon approval of the relocation plan, the owner of the manufactured home park may issue the twelve (12) month eviction notice to the manufactured home park tenants. The eviction notice shall comply with RCW 59.20.080 and 59.21.030, as amended. No tenant may be evicted due to the closure or change of use of a manufactured home park until the twelve (12) month notice period expires, except as provided in RCW 59.20.080(1)(e)(i)-(iii), as amended.

20.184.110 Relocation Plan

A. The relocation plan shall describe how the manufactured home park owner intends to comply with Chapters 59.20 and 59.21 RCW, relating to mobile home relocation assistance, with this section and section 20.184.100. The relocation plan must provide how the manufactured home park owner will assist each manufactured home park tenant household to relocate, in addition to making any state or federal required relocation payments. Such assistance in the relocation plan shall contain the following information:

- 1. The pertinent laws related to manufactured home park closure and relocation.*
- 2. An explanation of tenants' rights according to State law.*
- 3. A list of potential sources of assistance (governmental, financial, etc.) and inventory of relocation resources.*
- 4. A list of nearby manufactured home parks in the region with available spaces.*
- 5. A list of companies that move manufactured homes.*

Commented [PF21]: Added section as recommend by the Ad Hoc Housing Committee and with general City Council direction.

6. Actions the manufactured home park owner will take to refer tenants to alternative public and private subsidized housing resources, and helping tenants obtain and complete the necessary application forms for state-required relocation assistance.
7. Actions the manufactured home park owner will take to assist manufactured home park tenants to move the manufactured homes from the manufactured home park.
8. Other actions the owner will take to minimize the hardship manufactured home park tenant households suffer as a result of the closure or conversion of the manufactured home park, and
9. A statement of the anticipated timing for park closure.

B. The time period for the required State notice of closure of a manufactured home park shall not commence until the relocation plan is approved by the city manager or designee and copies are distributed to each tenant household in the manufactured home park.

C. An affidavit verifying such distribution shall be submitted to the City.

20.184.120 Manufactured Home Parks - Notice of sale, opportunity to purchase.

A. Notice of Sale.

1. Except as provided in subsection C, The owner of a manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of a manufactured home park or the real property upon which it is located without first sending notice of sale by certified mail or personal delivery to the following entities, pursuant to RCW 59.20.300:

- a. Each tenant of the manufactured home park;
- b. The officers of any known qualified tenant organization;
- c. The office of manufactured home relocation assistance;
- d. The Walla Walla City Clerk;
- e. The Walla Walla Housing Authority; and
- f. The Washington State Housing Finance Commission.

2. A notice of sale must include:

a. A statement that the owner intends to sell the manufactured home park;

b. The contact information for the owner or owner's agent who is responsible for communicating with the qualified tenant organization or eligible organization regarding the sale of the property;

c. The price, terms, and conditions which the manufactured home park owner has conditionally accepted or intends to accept for the sale of the manufactured home park along with a copy of any pending purchase and sales agreement signed by the parties; and

d. A statement of the deadline for a qualified tenant organization or eligible organization to notify the manufactured home park owner of its interest in purchasing the manufactured home park and to submit a proposed purchase and sale agreement.

3. If a manufactured home park owner enters into a purchase and sale agreement prior to providing the notification to tenants and other organizations identified in subsection A(1), then the purchase and sale agreement shall include an express reference to the notice requirements, including the owner's obligation to negotiate in good faith with the tenants if they notify the owner in writing of their interest in purchasing the manufactured home park. Also, any purchase and sale agreement should include a closing date no earlier than six months from the date of execution to provide the required notice to the tenants and afford them a meaningful opportunity to negotiate a purchase of the park.

B. Opportunity to Purchase.

If a qualified tenant organization or eligible organization, after receiving the notice of sale, wishes to purchase the manufactured home park, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the manufactured home park owner within 60 days of receipt of the manufactured home park owner's notice of sale. The manufactured

Commented [PF22]: If the City proceeds with adoption of an ordinance providing tenants an opportunity to purchase it should consider adding the following section.

home park owner shall engage in good faith negotiations with the qualified tenant organization or eligible organization. The qualified tenant organization or eligible organization shall also engage in good faith negotiations with the manufactured home park owner. If the manufactured home park owner accepts the organization's proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization or eligible organization exists at the time the manufactured home park owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

C. Exceptions.

A notice of opportunity to purchase is not required with respect to a sale or transfer of the manufactured home park or the property on which it is located if the transaction is:

1. Due to foreclosure;
 2. Incidental to financing the park;
 3. Pursuant to eminent domain;
 4. Pursuant to a tax sale;
 5. Between joint tenants or tenants in common;
 6. Among the partners or shareholders who own the park; or
 7. To a member of the owner's family or to a trust for the sole benefit of members of the owner's family.
8. ~~Bonafide testamentary disposition to an heir, issue, or devisee.~~

Commented [PF23]: No. 8 added in response to public comment.

Chapter 20.192

TEMPORARY PLACEMENT OF MANUFACTURED HOMES FOR CARE OF INFIRM OR ELDERLY

Commented [PF24]: Entire Chapter deleted if MH's are allowed as permanent accessory dwelling units as provided for above.

Sections:

- ~~20.192.010 Purpose.~~
- ~~20.192.020 Locations permitted.~~
- ~~20.192.030 Placement standards.~~
- ~~20.192.040 Issuance of an installation permit.~~
- ~~20.192.050 Permit expiration.~~

20.192.010 Purpose.

It is the purpose of this Chapter to regulate the temporary placement of manufactured homes in the community for the provision of home care for the infirm or elderly.

20.192.020 Locations permitted.

Temporary placement of manufactured homes for the purpose of this Chapter is allowed in any district established by this code.

20.192.030 Placement standards.

In addition to meeting all other requirements of this Chapter and Code, the temporary installation of a manufactured home for home care for infirm or elderly must comply with the following standards and limitations:

- A. Temporary placement of manufactured homes requires a Level III Development Authorization.
- B. Manufactured homes placed under the provisions of the Chapter must be Class C or better.
- C. The medical hardship for which home care is required must be certified by a physician.
- D. No restriction of family membership is required of applicant or care giver.
- E. The manufactured home shall be located in the side or rear yards, behind the front building line, and shall comply with the height and setback requirements of the zone in which the unit is to be located.
- F. The manufactured home shall be connected to city water and sewer.

~~G. Only one manufactured home shall be placed on a given lot under the provisions of this Chapter.~~
~~H. The applicant shall, on an annual basis, renew his Development Authorization for the temporary placement of a manufactured home by certifying in writing to the Director that the conditions under which the original permit was granted have not changed. The applicant's certification shall be accompanied by a written statement by a physician verifying the continued medical hardship.~~
~~I. After a period of five (5) years, the applicant must reapply with a complete application for approval under the provisions of a Level III Development Authorization.~~
~~J. As a condition of approval, the applicant shall execute a binding contract authorizing the City to have the home removed should the applicant fail to do so when required by Section 20.192.050; or if the applicant fails to adhere to the authorization renewal requirements of item H or I of the subsection; or to any other standard of this Chapter. The binding contract shall authorize the City to bill the applicant for costs incurred and/or to place a lien against the property for recovery of those costs.~~

20.192.040 Issuance of an installation permit.

~~No installation permit shall be issued for the placement of a manufactured home as provided in this Chapter prior to the approval of the Development Authorization.~~

20.192.050 Permit expiration.

~~When the original need for the manufactured home ceases, the manufactured home shall be removed within thirty (30) days.~~

20.204.150 Signs allowed in the MHC zone.

Signs in the MHC zone shall be subject to review by the SPRC for appropriateness of size, scale, and surrounding uses. Signs in the MHC shall never be more permissive than what is allowed for the CH Zone.

Commented [PF25]: New section in sign code related to MHC similar to PR and UPC zones.



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Date: January 25, 2023

From: Tim Donaldson, City Attorney

To: Walla Walla City Council Members

cc: City Manager Elizabeth Chamberlain
Development Services Director J Preston Frederickson

re: Manufactured Home Parks – Notice of Sale, Opportunity to Purchase

The Walla Walla Planning Commission considered proposed amendments to the Walla Walla Municipal Code at its December 5, 2022 meeting. Among the proposed changes was addition of an opportunity for residents of a manufactured home park to buy the park if an owner decides to sell. The code language proposed by staff is based upon provisions adopted in 2022 by the City of Bellingham with modifications in line with Second Sub. H.B. 1100, 67th Wash. Legis. (2022). SSHB 1100 was a bill that was considered, but not passed by the Washington Legislature in 2022. I stand by the recommendation made in my August 17, 2022 memo to the Walla Walla City Council Ad-Hoc Housing Committee that Walla Walla should not try to go further or attempt to confer an option rather than an opportunity to purchase to residents. *See* August 17, 2022 memo, ¶ C.

As currently worded, the proposed amendments to the Walla Walla Municipal Code (and the provisions adopted by Bellingham and proposed by SSHB 1100) would require the owner of a manufactured home park to provide residents with notice and a purchase opportunity before completing a sale. During the course of the Planning Commission meeting, the Commissioners had good discussion and some expressed interest in trying to provide incentives for owners to offer residents an opportunity to purchase early in the process rather than later.

At the December 5 Planning Commission Meeting, Beau Harer of the Manufactured Housing Communities of Washington (MHCW) mentioned House Bill 4038 adopted by the Oregon Legislative Assembly in 2014. He provide me with a copy of the bill after the meeting. I reviewed and researched the bill. I recognize that some may be skeptical of anything proposed by a manufactured communities trade group, but features of the bill may warrant further study and consideration. I do not however believe that they warrant delaying adoption of the provisions recommended by the Planning Commission.

Oregon Revised Statute (ORS) § 90.842(1) requires a manufactured home park owner to provide notice to residents “before the owner markets the facility for sale or when the owner

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receives an offer to purchase that the owner intends to consider, whichever occurs first.” It further contains time lines in which residents must act. For example, ORS § 90.844 requires residents to notify an owner of their interest in purchasing a park within 15 days after receiving notice of an owner’s intent to sell. It also allows residents to request information during that period to conduct due diligence and provides for an additional 45 days to organize, review financial materials, and submit an offer. ORS § 90.846 requires the parties to act in a commercially reasonable manner and provides remedies to both sides if the other does not meet its obligations under the statutes. ORS § 90.848 provides exemptions.

In summary, ORS §§ 90.842 - 90.850 is similar to the provisions recommended by the Planning Commission, but they are more fleshed out and rigorous. Mr. Harer made a comment to me after the meeting that neither side (owners or residents) were entirely happy with Oregon House Bill 4038, but that may be why it has seemed to work for both sides in Oregon. In a subsequent email from Mr. Harer to Preston Frederickson on December 19, Mr. Harer stated that the MHCW plans to present a modified version of the Oregon model to the Washington Legislature in 2023.

A purchase opportunity modeled after the Oregon statutes might be better structured, but I also see potential disadvantages. Ambiguities in the Oregon statutes would need to be resolved in my view. For example, ORS § 90.842(1) indicates that an owner may satisfy requirements to provide an opportunity for residents to purchase a park before marketing for sale. It is unclear how long that lasts. Could an owner give notice in one year to current residents who are disinclined to purchase and then avoid providing an opportunity to future residents years later who might be more inclined to purchase by continuously marketing the property during the intervening period?

There also have been modifications made to the Oregon statutes that raise questions in my mind. The original Oregon House Bill provided by Mr. Harer gave residents only 10 days to notify an owner of their interest in buying a park and 15 days to organize, review financial materials, and submit an offer. The Oregon Legislature amended ORS 90.844 in 2021 to increase those time periods to give residents 15 days to give notification of interest and 45 days to organize, review financial info, and submit an offer. In other words, it appears that the original time periods contained in HB 4038 were unworkable. (The proposed provisions recommended by the Planning Commission require residents or qualified organizations to submit a proposed purchase and sale agreement within 60 days of receipt of an owner’s notice of intent to sell. This admittedly much longer than the combined 25 days (10 + 15) days allowed by the original Oregon HB 4038 but it is now basically the same as the combined 60 (15 + 45) days that residents are now given by ORS 90.844 to make an offer).

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In addition, the Oregon model would have to be reconciled with provisions already adopted in Washington if the Oregon model is preferred. As noted in my August 17, 2022 memo, RCW 59.20.080(1)(e) prohibits owners from terminating tenancies due to change of use without first giving 12 months' advance notice (with exceptions). RCW 59.21.030 prescribes the form of closure notices. RCW 59.20.300 requires owners to give notice of sale. RCW 59.20.305 encourages owners to negotiate in good faith with qualified organizations before selling a manufactured home park. The Oregon model would need to be revised to ensure that the additional protections provided by the Washington statutes are preserved.

In summary, the Oregon statutes provide greater structure and have some features that might be desirable, but I still recommend adoption of the provisions recommended by the Planning Commission in the interim without additional delay. The provisions proposed by staff and recommended by the Planning Commission have been vetted and reconciled with Washington law. If Washington does adopt legislation based on the Oregon model during the 2023 legislative session, City staff will compare it against whatever the City Council adopts and bring back amendments if needed. Staff can also always bring back proposed amendments incorporating features from the Oregon model at a later date. The provisions recommended by the Planning Commission are permanent additions to the Municipal Code, but they are not therefore beyond further study and amendment.

In conclusion, I still recommend adoption of the proposed revisions and additions to the Municipal Code recommended by the Planning Commission on December 5. As demonstrated by this memo, myself and City staff remain open to other ideas and continue to work on the matter to bring the best possible product forward. I do however believe that the code provisions recommended by the Planning Commission are sound.

MANUFACTURED HOME PARK COMMUNITIES AMENDMENTS TO THE COMPREHENSIVE PLAN MAP, OFFICIAL ZONING MAP, AND ZONING CODE

CPA-22-0003; ZCA-22-0003; SEP-22-0018

Planning Commission Public Hearing

December 5, 2022



AMENDMENT SUMMARY

- City Council passed Ordinance 2022-09 on March 23, 2022
 - Placed a moratorium on development and/ or change of use of manufactured home parks
 - Directed city staff to initiate amendments to the Comprehensive Plan and Walla Walla Municipal Code related to manufactured homes and manufactured home parks
- Proposed amendments include:
 - Adding a “Manufactured Home Park Community” as a new land use type to the Walla Walla 2040 Comprehensive Plan Future Land Use Map
 - Adding a “Mobile/ Manufactured Home Park Community” (MHC) zoning district to the Official Zoning Map
 - Adding development regulations for the MHC zoning district; adds eviction notice standards and notice of sale requirements for the change of use or sale of a manufactured home park; revisions to allow for the permanent placement of new single section or single wide manufactured homes in the Neighborhood Residential (RN) as primary or accessory dwelling units; and other clean up changes

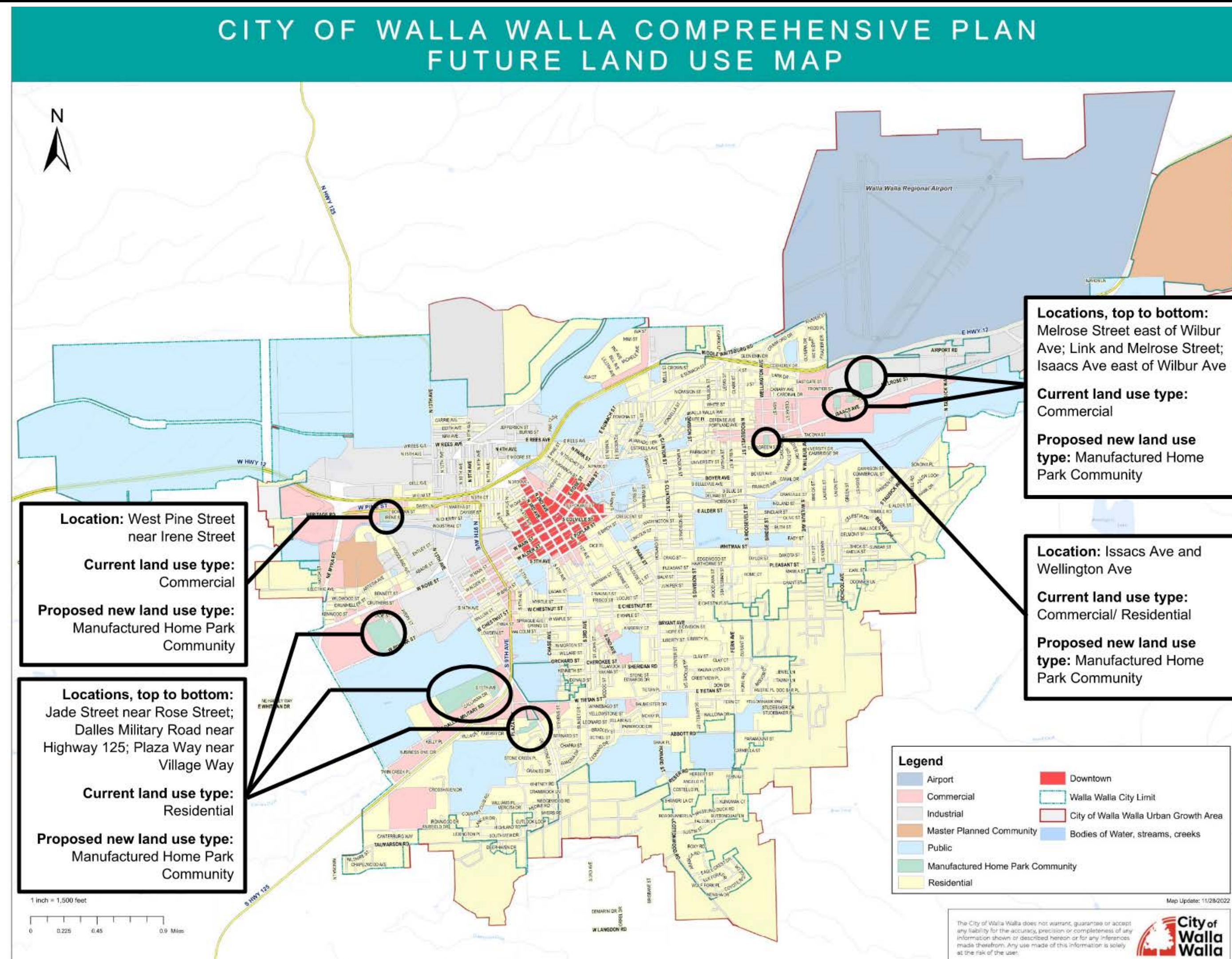


BRIEF HISTORY OF AMENDMENT

- **August 2021:** Walla Walla Regional Housing Action Plan was adopted
- **September 2021:** Comprehensive Plan amendments (CPA-21-0004) were adopted by City Council
- **March 2022:** City Council passed Ordinance 2022-09 on March 23, 2022
- **May 2022:** City Council Ad Hoc Committee on Housing presented policy and code change recommendations to City Council



COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENTS

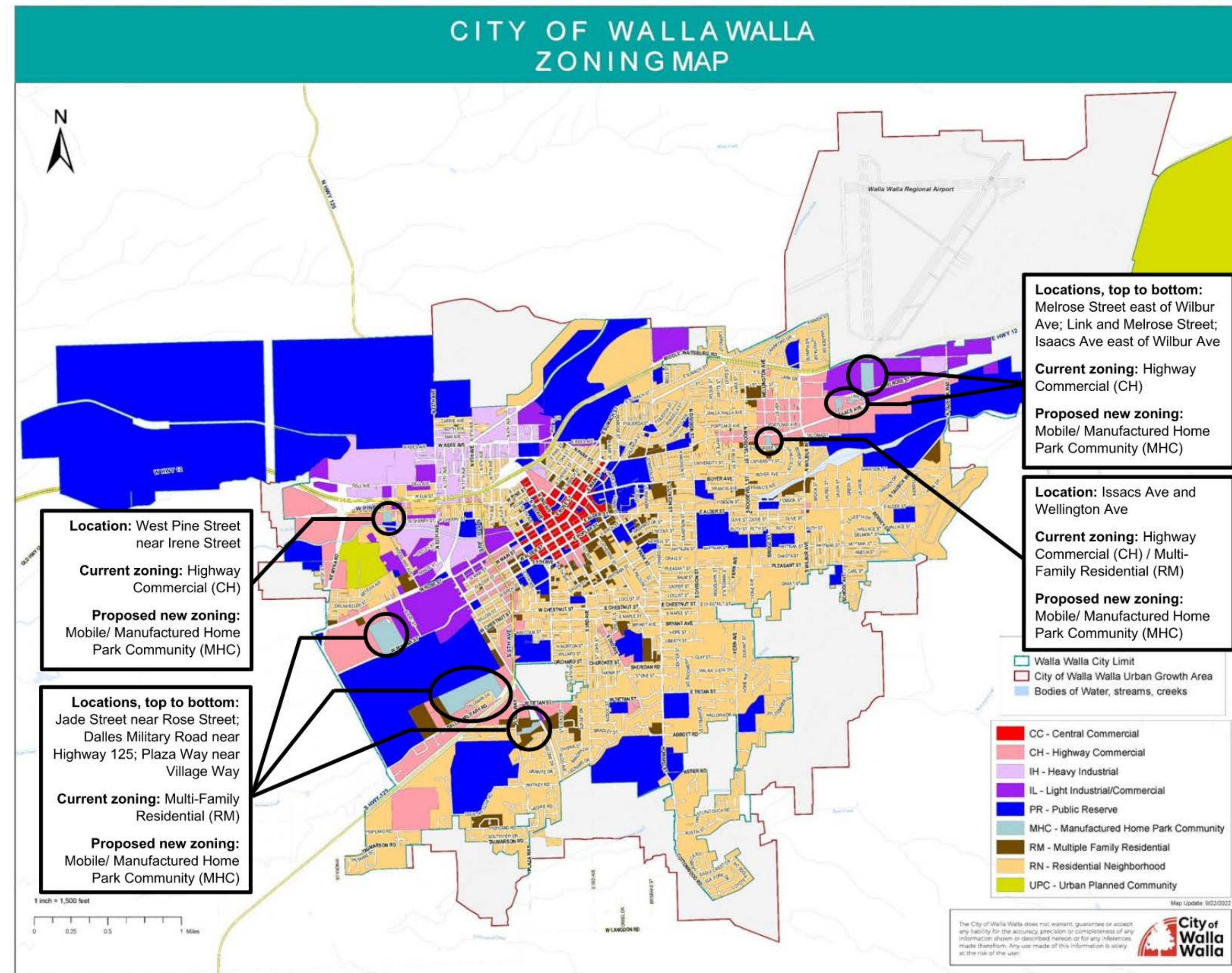


Proposed amendments include:

- Adding Manufactured Home Park Community (MHC) as a new land use type
- Applies to all existing Manufactured Home Parks in the city



PROPOSED OFFICIAL ZONING MAP AMENDMENTS



Proposed amendments include:

- Adding Manufactured Home Park Community (MHC) as a new zoning district
- Applies to all existing Manufactured Home Parks in the city



SUMMARY OF PROPOSED ZONING CODE TEXT AMENDMENTS

Walla Walla Municipal Code (WWMC) Text Amendments to Titles 15 and 20 to implement the Walla Walla Comprehensive Plan 2040. The proposed code amendments would apply City-wide. Amendments to the following Municipal Code Chapters include:

- Chapter 15.20 Mobile/ Manufactured Home Placement Permit
- Chapter 20.06 Construction and Definitions
- Section 20.50.035 New Section – MHC Mobile/ Manufactured Home Park Community
- Chapter 20.100 Tables of Permitted Land Uses
- Chapter 20.180 Mobile/ Manufactured Homes – General
- Chapter 20.184 Manufactured Home Parks
- Chapter 20.192 To be Deleted – Temporary Placement of Manufactured Homes for Care of Infirm or Elderly
- Chapter 20.204 Signs Allowed in the MHC Zone



PROPOSED ZONING CODE TEXT AMENDMENTS

Walla Walla Municipal Code Section	Proposed Amendment
Title 15 Amendments – Buildings and Construction	
15.20 Mobile/ Manufactured Home Placement Permit	Largely clean up changes. Amends the permitting requirements for the moving and placement of manufactured homes.
Title 20 Amendments – Zoning	
20.06.030 Definitions	Revisions to definitions of manufactured homes and other related terms.
20.50.035 MHC Mobile/ Manufactured Home Park Community	New section due to the creation of the MHC zoning district.
20.100 Tables of Permitted Land Uses	Adds the new MHC zoning district to the table with proposed levels of review for proposed land uses to be permitted in the new MHC zone.
20.180 Mobile/ Manufactured Homes – General	Revisions to allow for the permanent placement of single-wide or single-section manufactured homes in Neighborhood Residential zones as primary or accessory dwellings.



PROPOSED ZONING CODE TEXT AMENDMENTS

Walla Walla Municipal Code Section	Proposed Amendment
Title 20 Amendments – Zoning	
20.184 Manufactured Home Parks	Revisions include new section addressing standards for RV's as primary residences; new section addressing eviction notices due to a closure of manufactured home park; and new section regarding notice standards for the sale of a park, including the opportunity for eligible organizations to purchase the park.
20.192 Temporary Placement of Manufactured Homes for Care of Infirm or Elderly	Proposed deletion of this chapter.
20.204 Signs allowed in the MHC zone	Adds a new section addressing signage in the new Manufactured Home Park Community zone.



COMPREHENSIVE PLAN GOALS & POLICIES

- **Land Use Policy 1.5:** Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.
- **Land Use Goal 3:** There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.
- **Land Use Policy 3.7:** Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.
- **Housing Goal 1:** A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.
- **Housing Policy 1.1:** Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.
- **Housing Policy 1.3:** Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.
- **Housing Policy 1.7:** Allow manufactured housing and accessory dwelling units in single family residential areas.
- **Housing Policy 1.9:** Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.



GROWTH MANAGEMENT ACT (GMA) GOALS

- **Goal 4 Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Goal 7 Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Goal 11 Citizen Participation.** Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

NEXT STEPS

December 5, 2022	Planning Commission Public Hearing
	Recommendation to City Council
January 23, 2023	City Council Work Session
January 25, 2023	City Council Regular Meeting (adoption)

THANK YOU!

QUESTIONS?



Proposed Amendments to the Walla Walla 2040 Comprehensive Plan Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities
Level VI Review Staff Report
File# ZCA-22-0003; CPA-22-0003 and SEP-22-0018

I. GENERAL INFORMATION:

Application Date: November 2, 2022

**Planning Commission
Public Hearing Date:** December 5, 2022

Applicant: City of Walla Walla
15 N. 3rd Avenue, Walla Walla, WA 99362

Amendment Summary:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Mobile/Manufactured Home Park Community" (MHC) zoning district to the City of Walla Walla Official Zoning Map. The proposed zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations to purchase the Mobile/Manufactured Home Park.

The proposed amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

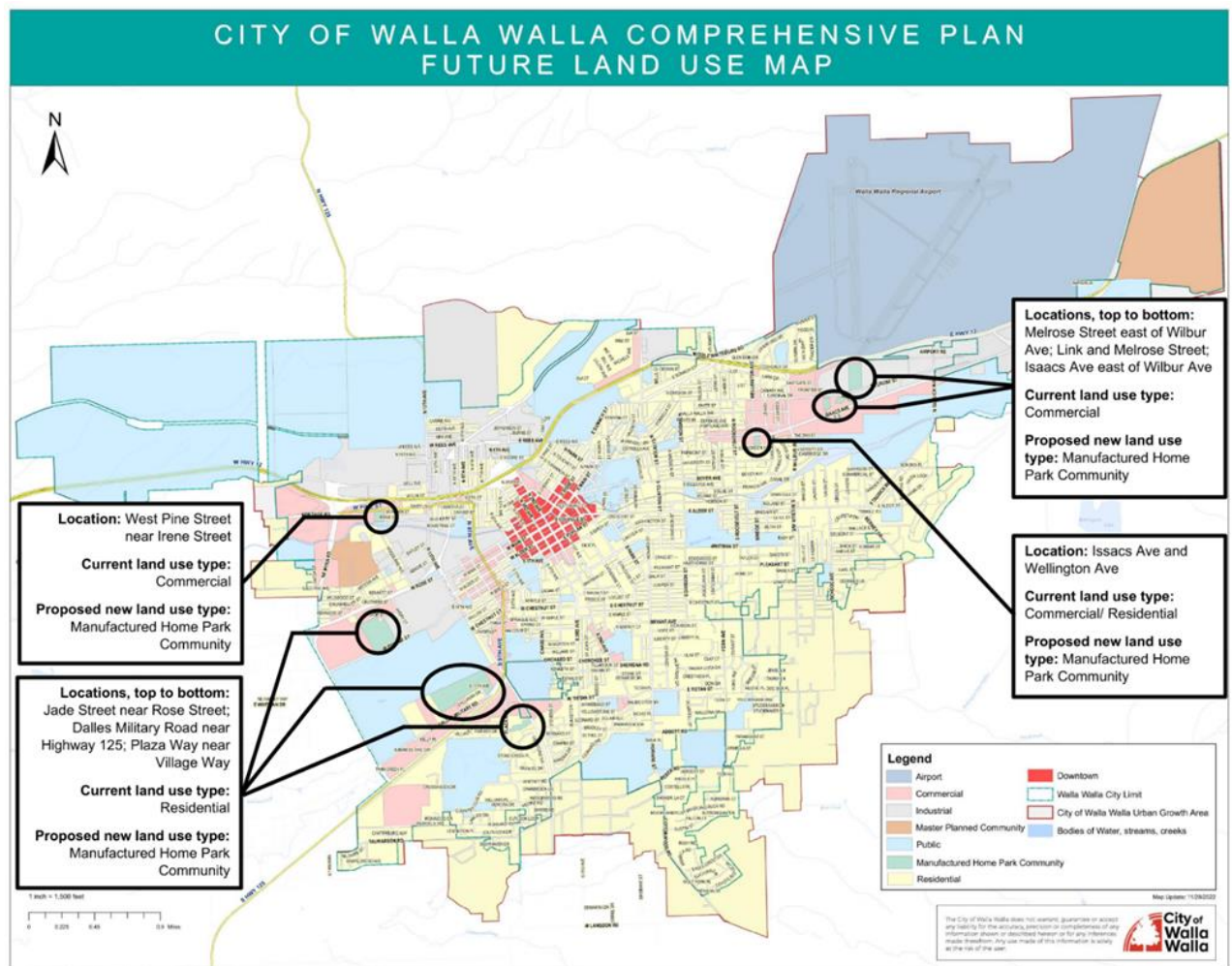
Brief History of Amendment:

As noted above, the proposed amendments were initiated by City Council via Ordinance 2022-09, which placed a moratorium on the development or change of use of mobile/ manufactured home parks.

Since December 2021, the City Council Ad Hoc Committee on Housing has been researching, learning, and discussing various policy options regarding manufactured homes and manufactured home communities. At the May 9, 2022, City Council Work Session, the Ad Hoc Committee on Housing presented policy recommendations and code changes to City Council for discussion.

II. DESCRIPTION OF PROPOSED WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENTS

The proposed Comprehensive Plan Future Land Use Map amendment is shown on the map below, adding Manufactured Home Park Community (MHC) as a new land use type. This new land use type would apply to all existing Manufactured Home Parks within the city limits of Walla Walla, as further described below. The proposed comprehensive plan future land use map is also included as an attachment to this staff report.



The proposed Walla Walla 2040 Comprehensive Plan Future Land Use Map amendments are further described as follows:

General Location: Dalles Military Road near Highway 125

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: Plaza Way near Village Way

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: Jade Street near Rose Street

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: West Pine Street near Irene Street

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Melrose Street east of Wilbur Avenue

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Link Street and Melrose Street

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Isaacs Avenue east of Wilbur Avenue

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

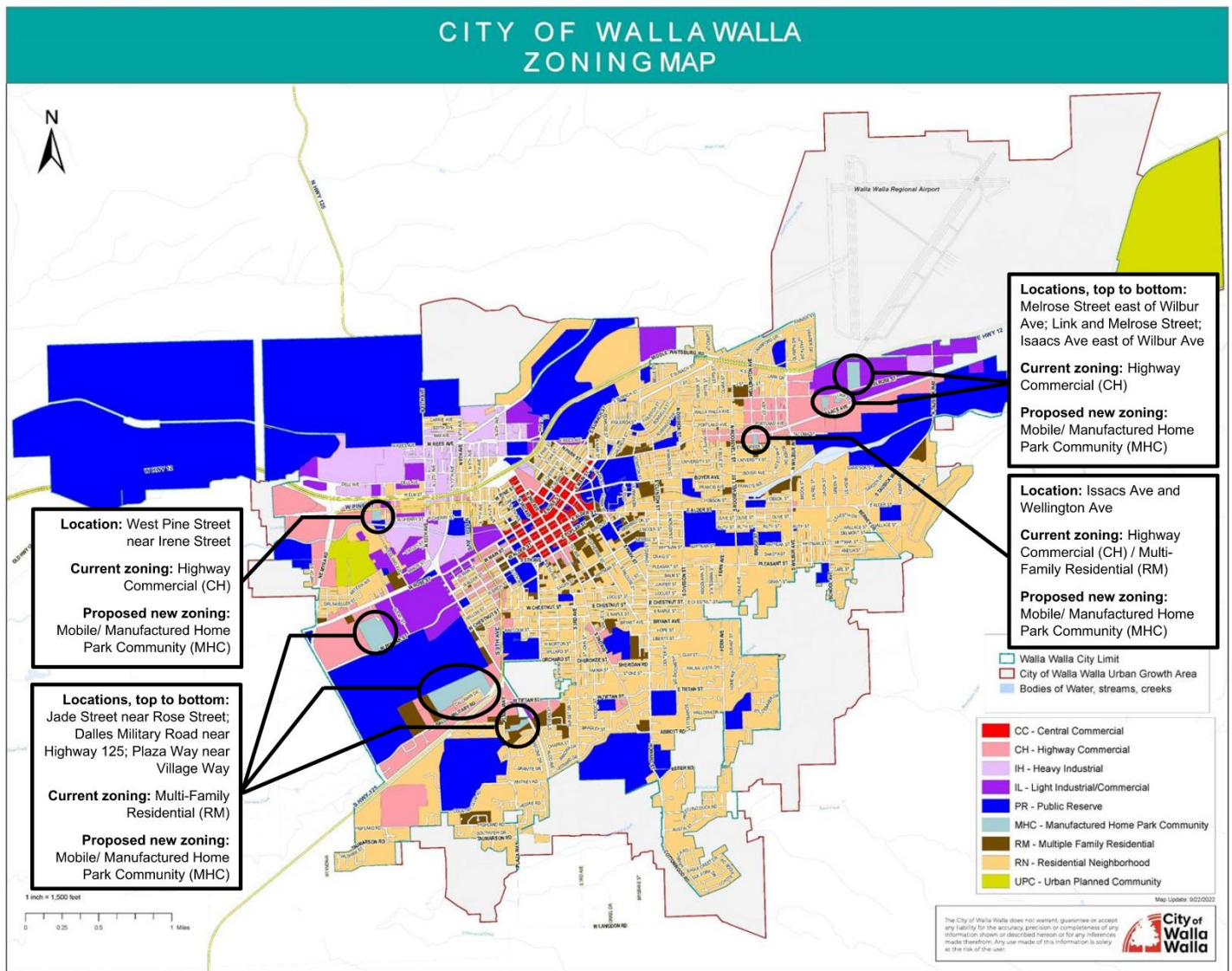
General Location: Isaacs Avenue and Wellington Avenue

Current land use type: Commercial/ Residential

Proposed new land use type: Manufactured Home Park Community

III. DESCRIPTION OF PROPOSED OFFICIAL ZONING MAP AMENDMENTS

The proposed Official Zoning Map amendments are shown on the map below, adding Manufactured Home Park Community (MHC) as a new zoning district. The new zoning district is shown below in light blue. This new zoning district would apply to all existing Manufactured Home Parks within the city limits of Walla Walla, as further described below. The proposed zoning map is also included as an attachment to this staff report.



The proposed Official Zoning Map amendments are further described as follows:

General Location: Dalles Military Road near Highway 125

Current zoning map district: Multi-Family Residential (RM)

Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Plaza Way near Village Way

Current zoning map district: Multi-Family Residential (RM)
Proposed new land use type: Manufactured Home Park Community (MHC)

General Location: Jade Street near Rose Street

Current zoning map district: Multi-Family Residential (RM)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: West Pine Street near Irene Street

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Melrose Street east of Wilbur Avenue

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Link Street and Melrose Street

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Isaacs Avenue east of Wilbur Avenue

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Isaacs Avenue and Wellington Avenue

Current zoning map district: Highway Commercial (CH) / Multi-Family Residential (RM)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

IV. DESCRIPTION OF PROPOSED ZONING CODE TEXT AMENDMENTS

The proposed Zoning Code Text Amendments would amend and revise the following provisions of the Walla Walla Municipal Code (WWMC):

WWMC 15.20 Mobile/ Manufactured Home Placement Permit: Amendments to permitting requirements for the moving and placement of manufactured homes. These amendments are largely clean up changes to remove obsolete terms and to otherwise provide clarity and simplification.

WWMC 20.06.030 Construction and Definitions: Amendments and revisions to definitions of manufactured homes and other related terms. These definitions are proposed to be moved to WWMC 20.06.030 from WWMC 20.180.030, so that all definitions are in one location.

WWMC 20.50.035 MHC Mobile/ Manufactured Home Park Community (New Section): Addition of a new Mobile/ Manufactured Home Park Community zoning district, including the description and purpose of the zone, level of permitted uses and owners' use exception relating to the MHC zoning.

WWMC 20.100 Tables of Permitted Land Uses: Adds the new Mobile/ Manufactured Home Park Community (MHC) zoning to the table with the level of review of land uses permitted in the new MHC zoning district. While manufactured home parks, mobile homes, and manufactured homes are the primary proposed Level I permitted uses in the new MHC zone, other proposed allowed uses include other residential uses, public parks and playgrounds, religious facilities, and others.

Note: Staff has attempted, in its best judgement, to identify permitted uses within the proposed new Manufactured Home Park Community (MHC) zone. However, staff encourages the Planning Commission to carefully review and consider what are appropriate permitted uses in the new MHC zone as part of its review and recommendation to the City Council.

For clarification, the zoning code preserves the ability for new manufactured home parks to be sited in the Multi-Family Residential or Highway Commercial zones or conditionally sited in the Neighborhood Residential zone.

WWMC 20.180 Mobile/ Manufactured Homes – General: Revisions to allow for the permanent placement of single-section or single wide manufactured homes in Neighborhood Residential zones as primary residences or accessory dwelling units. Proposed amendments also include deleting the definitions and moving them to WWMC 20.06, so that they are all in one place; and revisions to design and placement standards for manufactured homes.

WWMC 20.184 Manufactured Home Parks: Revisions include a new section addressing standards for recreational vehicles used as primary residences in manufactured home parks; and revisions regarding spaces within manufactured home parks and parking standards. Amendments also include a new section addressing eviction notices due to a closure or change of use of a manufactured home park, including a tenant relocation plan; and a new section regarding notice standards for the sale of manufactured home parks, including the opportunity for qualified tenant organizations to purchase the manufactured home park.

WWMC 20.192 Temporary Placement of Manufactured Homes for Care of Infirm or Elderly: This chapter is proposed to be removed due to becoming obsolete with the addition of other proposed amendments.

WWMC 20.204 Signs allowed in the MHC zone: Adds a new section addressing signs in the new Mobile/ Manufactured Home Community zone and proposing sign permit application review by the Site Plan Review Committee (SPRC).

IV. SEPA STATUS:

The City of Walla Walla Development Services has determined that this non-project, legislative 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). Staff has reviewed the following: Submitted SEPA Checklist, dated October 31, 2022, and 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.

A SEPA Determination of Non-Significance (DNS) and Washington State Environmental Policy Act (SEPA) checklist was uploaded to the Washington State Department of Ecology SEPA register on November 10, 2022. It was also posted to the City of Walla Walla Public Notices website and emailed to a SEPA contact list of applicable agencies with jurisdiction. The DNS also published in the Union Bulletin on November 10, 2022 with a comment period that ended on November 28, 2022.

V. FINDINGS OF FACT:

1. A Comprehensive Plan amendment is a Level VI review under Walla Walla Municipal Code (WWMC) Chapter 20.30, which requires the Planning Commission to hold a public hearing and make a recommendation to the City Council. The City Council also holds a public hearing and is the approving authority.
 - A. WWMC Section 20.48.100(D), Comprehensive Plan/Subarea Plan adoption/amendment criteria is as follows: The City's action on a Comprehensive Plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A Revised Code of Washington (RCW).
2. Zoning code text amendments are a Level V review under Walla Walla Municipal Code (WWMC) Chapter 20.28, which requires the Planning Commission to hold a public hearing and make a recommendation to the City Council. The City Council is the approving authority.
3. In March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021.
4. In August 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents.
5. On March 23, 2022, City Council passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.
6. At the May 9, 2022, City Council Work Session, the City Council Ad Hoc Committee on Housing presented policy and code change recommendations

on manufactured home and manufactured home park communities to City Council for discussion.

7. The formal comprehensive plan map, official zoning map, and zoning code text amendments were initiated on November 3, 2022. A Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla public notices website on November 8, 2022, and was published in the Union Bulletin on November 8, 2022, as required by WWMC 20.14.065.
8. The Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks.
9. The notice of application comment period ended on November 28, 2022.
10. Attached to this staff report are the comments received during the public comment period. A summary of the nature of the public comments is also provided below. The following public comments were received:

Dorothy Knudson, dated November 8, 2022

Jo Records, dated November 9, 2022

Kirk Tucker, dated November 18, 2022

Confederated Tribes and Bands of the Yakama Nation, dated November 15, 2022

Catherine Veninga, dated November 22, 2022

Laurie Sarrazin, dated November 27, 2022

Chester Baldwin c/o Manufactured Housing Communities of Washington, dated November 28, 2022

Summary: A total of seven written comments were received, with four of the seven commentors being manufactured home park residents. The first commentor expressed gratitude for the notification, the second was supportive of the proposed changes, the third requested the information about the proposed changes in a different format, and the last commentor expressed support for protecting manufactured home parks.

Of the three other commentors, two were from organizations and the other was a private citizen. The private citizen was supportive of the proposed amendments with one suggestion to add “eligible organizations” to the opportunity to purchase section (20.184.120.B), in the event that a manufactured home park is offered for sale. The first organization commentor was simply providing information on initiating consultation within their organization. The second organization commentor expressed concerns that the proposed amendments would limit manufactured home park landowners from

selling their properties, due to the proposed notice of sale and opportunity to purchase provisions. The commentor also expressed concerns about the proposed requirements for relocation plans, in the event of a change of use or sale of a manufactured home park. In addition to the concerns expressed, the commentor also applauded the City's efforts to expand manufactured home placement throughout the City.

Based on the above public comments received, Staff made a few adjustments to the proposed zoning code text amendments, which are included in the Proposed Zoning Code Text Amendments document attached to this staff report. The adjustments are further described as follows:

The first proposed adjustment adds a definition for "eligible organization" in WWMC 20.06.030.E Definitions.

The second proposed adjustment adds a definition for "residential nonprofit cooperative" in WWMC 20.06.030. R Definitions.

The third proposed adjustment adds an exception to the notice of opportunity to purchase requirements. In WWMC 20.184.120.C.8, a notice of opportunity to purchase would not be required when a manufactured home park ownership is transferred through a bonafide testamentary disposition to an heir, issue, or devisee.

11. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on November 7, 2022. The DNS was posted on the City Walla Walla public notices website on November 10, 2022, and was published in the Union Bulletin on November 10, 2022, as required by WWMC 20.14. The SEPA DNS comment period ended on November 28, 2022.
12. Pursuant to RCW 36.70A.106, the proposed comprehensive plan map, official zoning map, and zoning code text amendments were sent to the Washington State Department of Commerce as required for the 60-day review on November 8, 2022. The acknowledgement letter was received from the Department of Commerce on November 8, 2022 and is attached to this staff report.
13. The City Council initiated these proposed comprehensive plan map, official zoning map, and zoning code text amendments based on the request of the people and Ordinance No. 2022-09 to review the current language of the code, as allowed by WWMC Chapter 20.48, Amendments. The following outlines the relevant requirements and criteria for reviewing and processing amendments:

20.48.020 Who may initiate.

A. Amendments may be initiated by:

1. The City Council;
2. The City Manager;
3. The Planning Commission;
4. The Zoning Administrator;
5. Any person requesting amendment to the text of this Code;

6. Any property owner or contract purchaser or authorized agent requesting a rezone of his or her property; or
7. Any property owner(s) requesting annexation to the City.

20.48.030 Procedure.

C. The City Council is responsible for the approval or denial of a rezone or text amendment. When considering a rezone request or a text amendment, the City Council will act on the request at a public meeting upon the hearing record of the initial reviewing body.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

The decision on a prezone, area wide rezone, or text amendment shall be based on a legislative finding upon whether or not the proposal is consistent with and implements the Walla Walla Comprehensive Plan.

20.48.100 Comprehensive plan/ subarea plan adoption and amendments.

A. Comprehensive plan and subarea plan provisions and designations regarding the city, and amendments thereto, shall be processed in accordance with RCW 35A.63.070, 35A.63.071, 35A.63.072, 35A.63.073, and Chapter 36.70A RCW. Public notice and participation shall be provided in accordance with the notice and hearing requirements of this title. The planning commission shall, following public hearing, forward its recommendation to the city council for consideration and decision. The Walla Walla city council shall conduct a public hearing upon a plan or amendment proposal prior to taking action thereon. City council adoption shall constitute final action upon the provisions and designations which regard the city. The city council may, in its discretion, accept additional public comment at any time before final action is taken; however, an additional opportunity for review and comment upon a plan or amendment proposal is not required after the public hearing is closed unless the city council chooses to consider a change to the draft which was available for public review and comment after the opportunity for review and comment on the draft has passed and none of the exceptions below apply. An additional opportunity for public review and comment upon such a change is not required if:

1. An environmental impact statement has been prepared for the proposal and the change is within the range of alternatives considered in the impact statement;
2. The change is within the scope of alternatives available for public comment;
3. The change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of the proposal without changing its effect;
4. The change relates to a capital budget decision; or
5. The change is to a moratorium or interim control.

D. The city's action on a comprehensive plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A RCW.

14. The proposed comprehensive plan map, official zoning map, and zoning code text amendments are supported by the City of Walla Walla Comprehensive Plan as identified in the conclusions of law section of this staff report as required by RCW 36.70A.130(1)(d), which reads in part: “Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan.”
15. The Planning Commission is scheduled to conduct a Public Hearing on December 5, 2022.

VI. CONCLUSIONS OF LAW:

1. The City of Walla Walla Development Services department followed the process outlined in Walla Walla Municipal Code Chapter 20.48 Amendments. The city’s action on a Comprehensive Plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A of the Revised Code of Washington (RCW). The following applies:

20.48.020 Who may initiate.

A. Amendments may be initiated by:

1. The City Council;
2. The City Manager;
3. The Planning Commission;
4. The Zoning Administrator;
5. Any person requesting amendment to the text of this Code;
6. Any property owner or contract purchaser or authorized agent requesting a rezone of his or her property; or
7. Any property owner(s) requesting annexation to the City.

20.48.030 Procedure.

C. The City Council is responsible for the approval or denial of a rezone or text amendment. When considering a rezone request or a text amendment, the City Council will act on the request at a public meeting upon the hearing record of the initial reviewing body.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

The decision on a prezone, area wide rezone, or text amendment shall be based on a legislative finding upon whether or not the proposal is consistent with and implements the Walla Walla Comprehensive Plan.

Staff Analysis:

1. **Procedural Elements-**

The proposed comprehensive plan map, official zoning map, and zoning code text amendments were initiated by the City Council via Ordinance No. 2022-09, passed on March 23, 2022.

A public hearing notice for the Planning Commission Public Hearing scheduled for December 5, 2022 was published in the Union Bulletin on November 8, 2022 and posted on the City's website on November 8, 2022.

The Planning Commission shall conduct a Public Hearing and make a recommendation to the City Council, who shall also conduct a public hearing for the comprehensive land use map amendments.

The review criterion for a zoning code text amendment is that the amendments are consistent with and implement the Walla Walla Comprehensive Plan – Walla Walla 2040. The review criteria for a comprehensive plan amendment shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A RCW. In the following section, Staff will discuss how the proposed zoning code text amendments are consistent with and are supported by the Comprehensive Plan.

Staff finds that the proposed amendments meet the procedural requirements of WWMC 20.48 - Amendments based on the above staff analysis.

2. **Comprehensive Plan –**

The proposed amendments are supported by the Walla Walla Comprehensive Plan – Walla Walla 2040 Goals and Policies, as follows:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

The proposed Comprehensive Plan Future Land Use Map amendment creates a new land use type, Manufactured Home Park Community, and the zoning map amendment creates a new zoning district, Mobile/ Manufactured Home Park Community (MHC). Manufactured home park communities are currently vulnerable to redevelopment pressures due to the lack of protections in current zoning code standards and rising land values. By creating these new proposed land use type and zoning designations specifically for manufactured home park communities, the intention is to protect these communities and minimize potential land use conflicts between manufactured home park communities and other residential or commercial land uses.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

This proposed amendment seeks to preserve existing housing within existing manufactured home park communities, as well as support increased opportunities and flexibility for the siting of manufactured homes, specifically single-section or single-wide manufactured homes, thereby expanding the variety of housing types available throughout the city. Single-section or single-wide manufactured homes offer a smaller footprint and are typically more affordable than a double section manufactured home.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Manufactured housing provides an affordable housing option for residents within the City of Walla Walla, particularly for senior residents and those on fixed incomes. For example, the largest manufactured home park in the City of Walla Walla has a provision for residents to be 55 years and older.

The proposed amendments would also expand the allowable locations in the City for siting single-section or single-wide manufactured homes as primary homes or accessory dwelling units, in turn increasing the range of affordable housing choices and opportunities for a diversity of residents with differing socio-economic status, household type, and age.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

The addition of “including manufactured homes and manufactured housing communities” to the above Housing Policy 1.3 was added during the comprehensive plan amendment by Section 7 of Ordinance 2021-26 that was recommended by the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of Community Council, through the city’s docketing process. This addition recognizes that manufactured housing is a critical form of affordable housing in Walla Walla and bolsters the inclusion of manufactured housing in the Comprehensive Plan.

A key aspect of the proposed amendments is the creation of the new Manufactured Home Park Community land use type and the new Mobile/ Manufactured Home Park Community (MHC) zone. The MHC zone’s purpose is to provide and protect affordable opportunities for the long-

term occupancy of manufactured housing and mobile homes for residential purposes in mobile/ manufactured home parks.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

The proposed zoning code amendments include revisions to allow for the permanent placement of single-section or single-wide manufactured homes in the Neighborhood Residential zone as both primary dwellings and as accessory dwelling units. The zoning code previously required manufactured homes in the Neighborhood Residential zone to be at least double section or double-wide units, restricted the placement of single section or single wide manufactured homes, and prohibited the permanent placement of manufactured homes from being used as accessory dwelling units. These proposed amendments provide for innovative housing solutions and aid in reducing housing costs by decreasing the barriers to siting and building more affordable housing types, including single-section or single-wide manufactured homes.

3. **Washington State Growth Management Act (GMA) –**

The Growth Management Act (GMA) RCW 36.70A.020 goals that apply to the proposed amendments are the following:

Goal 4 Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

These amendments pertain specifically to manufactured housing and manufactured home park communities and seek to increase opportunities for siting manufactured homes in residential zones, as well as encouraging the preservation of existing housing stock within existing manufactured home park communities.

Goal 7 Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Goal 11 Citizen Participation and Coordination. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

On November 8, 2022, the notice of application and notice of public hearing was mailed to all current residents and landowners of all existing manufactured home parks, within the city limits of Walla Walla, which totaled approximately 600 mailings. The notice was also emailed to those who had previously commented on the topic of manufactured housing, which totaled approximately 20 email addresses.

The public hearing notice was posted on November 8, 2022, and published on November 8, 2022, advertising the Planning Commission's public hearing scheduled on December 5, 2022 and soliciting comments from the public.

The intent is to allow the Planning Commission to review the public input and feedback and make a recommendation on the proposed amendments through this legislative process. Staff concludes that the proposed zoning code text amendments will implement the goals and policies of the City of Walla Walla Comprehensive Plan 2040 and of the Washington State Growth Management Act (GMA).

4. Chapter 36.70A of the Revised Code of Washington (RCW) -

The proposed amendments comply with the following requirements and applicable sections of Chapter 36.70A of the RCW:

RCW 36.70A.130(1)(a): Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

The City of Walla Walla proposes to amend its comprehensive plan future land use map, official zoning map and zoning code as permitted by RCW 36.70A.130(1)(a).

VII. STAFF RECOMMENDATION

Staff directs the Planning Commission to conduct a public hearing and consider all public testimony, evidence, and exhibits presented to it. Staff recommends that the Planning Commission recommend approval to the Walla Walla City Council for the Proposed Amendments to the Comprehensive Plan Future Land Use Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities.

Prepared by Lisa Wasson-Seilo, Planner:



VIII. EXHIBITS

1. Application Materials

- a. Zoning Code Amendment Application Dated October 31, 2022
- b. Comprehensive Plan Amendment Application Dated October 31, 2022
- c. SEPA Checklist Dated October 31, 2022

2. Proposed Comprehensive Plan Map Amendments

3. Proposed Official Zoning Map Amendments

4. Proposed Zoning Code Text Amendments

- 5. Notice of Application & Notice of Public Hearing Dated November 3, 2022
- 6. SEPA Determination of Non-Significance (DNS) Dated November 7, 2022
- 7. WA Department of Commerce Notification Dated November 8, 2022
- 8. WA Department of Commerce Acknowledgement Letter Dated November 8, 2022
- 9. Public Notice Certificate
- 10. Public Notification Materials
 - a. Mailing List
 - b. Special Notice Request List
- 11. Comment Letters



Proposed Amendments to the Walla Walla 2040 Comprehensive Plan Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities
Level VI Review Staff Report
File# ZCA-22-0003; CPA-22-0003 and SEP-22-0018

I. GENERAL INFORMATION:

Application Date: November 2, 2022

**Planning Commission
Public Hearing Date:** December 5, 2022

Applicant: City of Walla Walla
15 N. 3rd Avenue, Walla Walla, WA 99362

Amendment Summary:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for the change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla 2040 Comprehensive Plan and the Walla Walla Municipal Code related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Mobile/Manufactured Home Park Community" (MHC) zoning district to the City of Walla Walla Official Zoning Map. The proposed zoning code amendments add development regulations for the Mobile/Manufactured Home Park Community zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a Mobile/Manufactured Home Park and the opportunity for qualified tenant organizations to purchase the Mobile/Manufactured Home Park.

The proposed amendments also include revised language to provide clarity, simplicity, and removal of obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/mobile homes in the Neighborhood Residential (RN) zone, as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as primary residences in manufactured home parks.

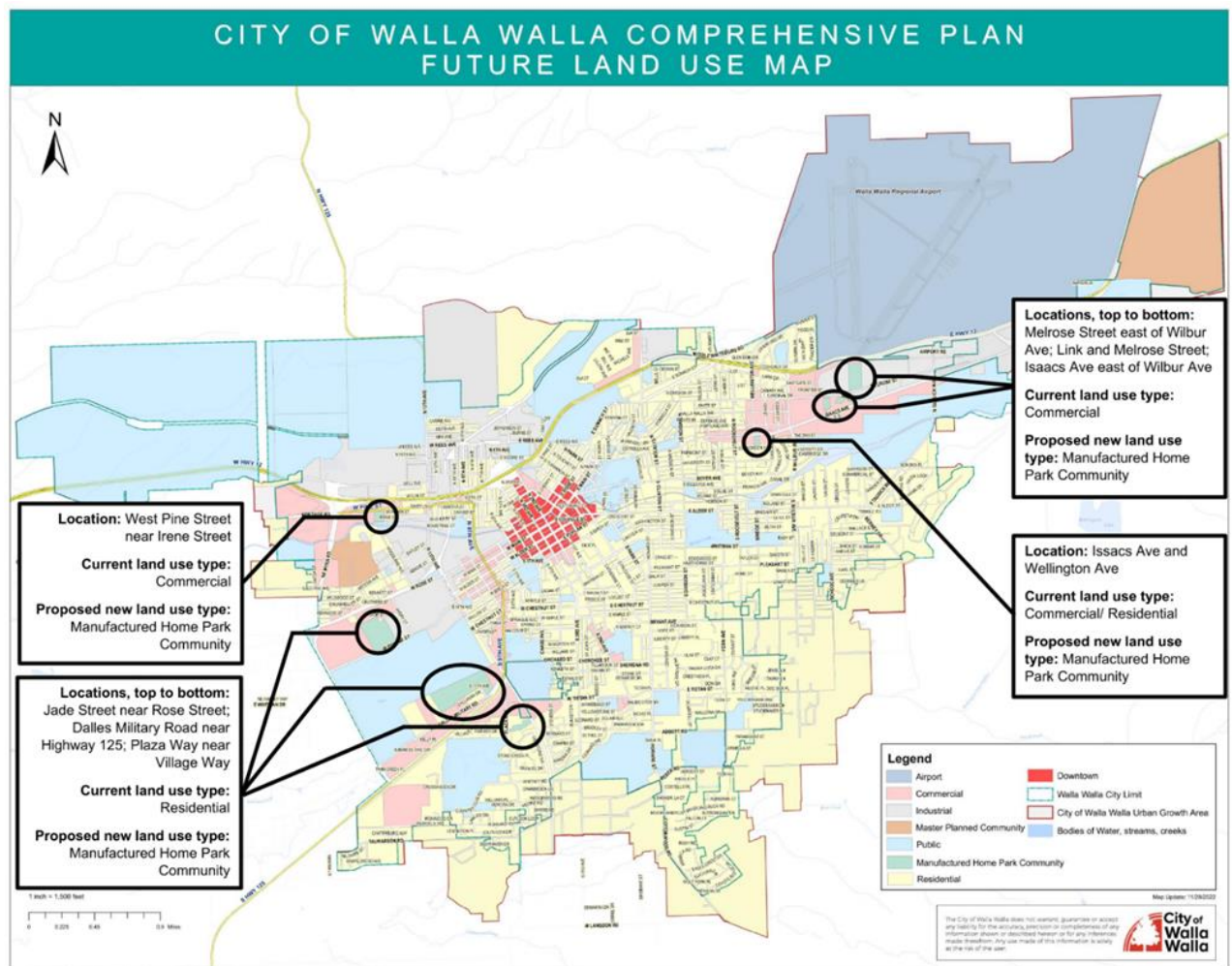
Brief History of Amendment:

As noted above, the proposed amendments were initiated by City Council via Ordinance 2022-09, which placed a moratorium on the development or change of use of mobile/ manufactured home parks.

Since December 2021, the City Council Ad Hoc Committee on Housing has been researching, learning, and discussing various policy options regarding manufactured homes and manufactured home communities. At the May 9, 2022, City Council Work Session, the Ad Hoc Committee on Housing presented policy recommendations and code changes to City Council for discussion.

II. DESCRIPTION OF PROPOSED WALLA WALLA 2040 COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENTS

The proposed Comprehensive Plan Future Land Use Map amendment is shown on the map below, adding Manufactured Home Park Community (MHC) as a new land use type. This new land use type would apply to all existing Manufactured Home Parks within the city limits of Walla Walla, as further described below. The proposed comprehensive plan future land use map is also included as an attachment to this staff report.



The proposed Walla Walla 2040 Comprehensive Plan Future Land Use Map amendments are further described as follows:

General Location: Dalles Military Road near Highway 125

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: Plaza Way near Village Way

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: Jade Street near Rose Street

Current land use type: Residential

Proposed new land use type: Manufactured Home Park Community

General Location: West Pine Street near Irene Street

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Melrose Street east of Wilbur Avenue

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Link Street and Melrose Street

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

General Location: Isaacs Avenue east of Wilbur Avenue

Current land use type: Commercial

Proposed new land use type: Manufactured Home Park Community

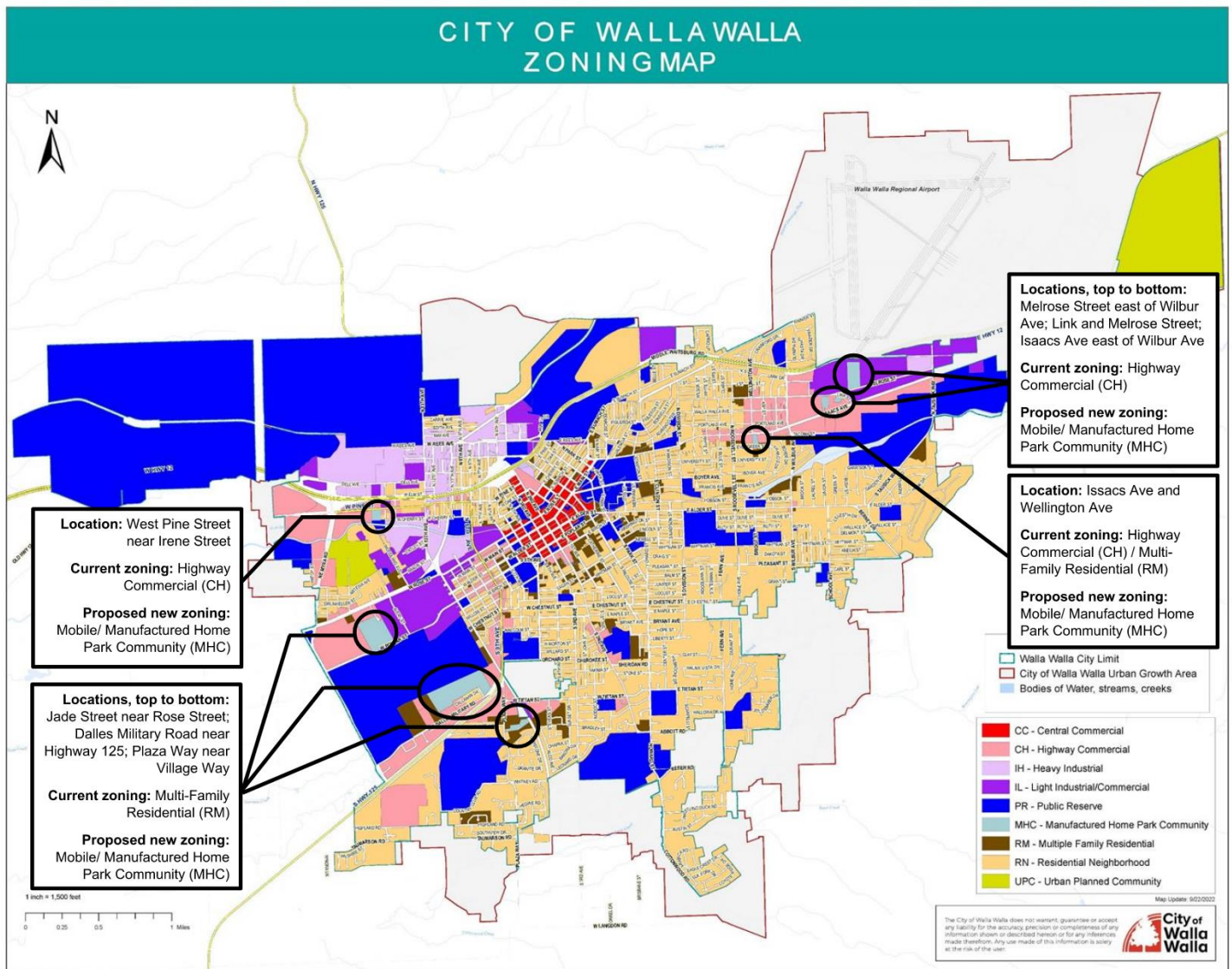
General Location: Isaacs Avenue and Wellington Avenue

Current land use type: Commercial/ Residential

Proposed new land use type: Manufactured Home Park Community

III. DESCRIPTION OF PROPOSED OFFICIAL ZONING MAP AMENDMENTS

The proposed Official Zoning Map amendments are shown on the map below, adding Manufactured Home Park Community (MHC) as a new zoning district. The new zoning district is shown below in light blue. This new zoning district would apply to all existing Manufactured Home Parks within the city limits of Walla Walla, as further described below. The proposed zoning map is also included as an attachment to this staff report.



The proposed Official Zoning Map amendments are further described as follows:

General Location: Dalles Military Road near Highway 125

Current zoning map district: Multi-Family Residential (RM)

Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Plaza Way near Village Way

Current zoning map district: Multi-Family Residential (RM)
Proposed new land use type: Manufactured Home Park Community (MHC)

General Location: Jade Street near Rose Street

Current zoning map district: Multi-Family Residential (RM)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: West Pine Street near Irene Street

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Melrose Street east of Wilbur Avenue

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Link Street and Melrose Street

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Isaacs Avenue east of Wilbur Avenue

Current zoning map district: Highway Commercial (CH)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

General Location: Isaacs Avenue and Wellington Avenue

Current zoning map district: Highway Commercial (CH) / Multi-Family Residential (RM)
Proposed new zoning map district: Manufactured Home Park Community (MHC)

IV. DESCRIPTION OF PROPOSED ZONING CODE TEXT AMENDMENTS

The proposed Zoning Code Text Amendments would amend and revise the following provisions of the Walla Walla Municipal Code (WWMC):

WWMC 15.20 Mobile/ Manufactured Home Placement Permit: Amendments to permitting requirements for the moving and placement of manufactured homes. These amendments are largely clean up changes to remove obsolete terms and to otherwise provide clarity and simplification.

WWMC 20.06.030 Construction and Definitions: Amendments and revisions to definitions of manufactured homes and other related terms. These definitions are proposed to be moved to WWMC 20.06.030 from WWMC 20.180.030, so that all definitions are in one location.

WWMC 20.50.035 MHC Mobile/ Manufactured Home Park Community (New Section): Addition of a new Mobile/ Manufactured Home Park Community zoning district, including the description and purpose of the zone, level of permitted uses and owners' use exception relating to the MHC zoning.

WWMC 20.100 Tables of Permitted Land Uses: Adds the new Mobile/ Manufactured Home Park Community (MHC) zoning to the table with the level of review of land uses permitted in the new MHC zoning district. While manufactured home parks, mobile homes, and manufactured homes are the primary proposed Level I permitted uses in the new MHC zone, other proposed allowed uses include other residential uses, public parks and playgrounds, religious facilities, and others.

Note: Staff has attempted, in its best judgement, to identify permitted uses within the proposed new Manufactured Home Park Community (MHC) zone. However, staff encourages the Planning Commission to carefully review and consider what are appropriate permitted uses in the new MHC zone as part of its review and recommendation to the City Council.

For clarification, the zoning code preserves the ability for new manufactured home parks to be sited in the Multi-Family Residential or Highway Commercial zones or conditionally sited in the Neighborhood Residential zone.

WWMC 20.180 Mobile/ Manufactured Homes – General: Revisions to allow for the permanent placement of single-section or single wide manufactured homes in Neighborhood Residential zones as primary residences or accessory dwelling units. Proposed amendments also include deleting the definitions and moving them to WWMC 20.06, so that they are all in one place; and revisions to design and placement standards for manufactured homes.

WWMC 20.184 Manufactured Home Parks: Revisions include a new section addressing standards for recreational vehicles used as primary residences in manufactured home parks; and revisions regarding spaces within manufactured home parks and parking standards. Amendments also include a new section addressing eviction notices due to a closure or change of use of a manufactured home park, including a tenant relocation plan; and a new section regarding notice standards for the sale of manufactured home parks, including the opportunity for qualified tenant organizations to purchase the manufactured home park.

WWMC 20.192 Temporary Placement of Manufactured Homes for Care of Infirm or Elderly: This chapter is proposed to be removed due to becoming obsolete with the addition of other proposed amendments.

WWMC 20.204 Signs allowed in the MHC zone: Adds a new section addressing signs in the new Mobile/ Manufactured Home Community zone and proposing sign permit application review by the Site Plan Review Committee (SPRC).

IV. SEPA STATUS:

The City of Walla Walla Development Services has determined that this non-project, legislative 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). Staff has reviewed the following: Submitted SEPA Checklist, dated October 31, 2022, and 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.

A SEPA Determination of Non-Significance (DNS) and Washington State Environmental Policy Act (SEPA) checklist was uploaded to the Washington State Department of Ecology SEPA register on November 10, 2022. It was also posted to the City of Walla Walla Public Notices website and emailed to a SEPA contact list of applicable agencies with jurisdiction. The DNS also published in the Union Bulletin on November 10, 2022 with a comment period that ended on November 28, 2022.

V. FINDINGS OF FACT:

1. A Comprehensive Plan amendment is a Level VI review under Walla Walla Municipal Code (WWMC) Chapter 20.30, which requires the Planning Commission to hold a public hearing and make a recommendation to the City Council. The City Council also holds a public hearing and is the approving authority.
 - A. WWMC Section 20.48.100(D), Comprehensive Plan/Subarea Plan adoption/amendment criteria is as follows: The City's action on a Comprehensive Plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A Revised Code of Washington (RCW).
2. Zoning code text amendments are a Level V review under Walla Walla Municipal Code (WWMC) Chapter 20.28, which requires the Planning Commission to hold a public hearing and make a recommendation to the City Council. The City Council is the approving authority.
3. In March 2021, the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of the local organization, Community Council, recommended comprehensive plan amendments, through the city's docketing process, relating to affordable housing and specifically manufactured housing. These amendments, File Number CPA-21-0004, were approved by City Council via Ordinance 2021-26 on September 8, 2021.
4. In August 2021, the Walla Walla Regional Housing Action Plan was adopted by City Council via Ordinance 2021-23, which included policy and code change recommendations relating to increased opportunities for the siting of manufactured homes, the preservation of existing manufactured home parks, and strategies for mitigating the displacement of vulnerable residents.
5. On March 23, 2022, City Council passed Ordinance 2022-09, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.
6. At the May 9, 2022, City Council Work Session, the City Council Ad Hoc Committee on Housing presented policy and code change recommendations

on manufactured home and manufactured home park communities to City Council for discussion.

7. The formal comprehensive plan map, official zoning map, and zoning code text amendments were initiated on November 3, 2022. A Notice of Application/ Notice of Public Hearing for the amendments was posted on the City of Walla Walla public notices website on November 8, 2022, and was published in the Union Bulletin on November 8, 2022, as required by WWMC 20.14.065.
8. The Notice of Application/ Notice of Public Hearing was mailed to all current residents and landowners of all manufactured/ mobile home parks in the City of Walla Walla on November 8, 2022, which totaled approximately 600 mailings. The Notice of Application/ Notice of Public Hearing was also emailed to those who had previously commented on the topic of manufactured/ mobile home parks.
9. The notice of application comment period ended on November 28, 2022.
10. Attached to this staff report are the comments received during the public comment period. A summary of the nature of the public comments is also provided below. The following public comments were received:

Dorothy Knudson, dated November 8, 2022

Jo Records, dated November 9, 2022

Kirk Tucker, dated November 18, 2022

Confederated Tribes and Bands of the Yakama Nation, dated November 15, 2022

Catherine Veninga, dated November 22, 2022

Laurie Sarrazin, dated November 27, 2022

Chester Baldwin c/o Manufactured Housing Communities of Washington, dated November 28, 2022

Summary: A total of seven written comments were received, with four of the seven commentors being manufactured home park residents. The first commentor expressed gratitude for the notification, the second was supportive of the proposed changes, the third requested the information about the proposed changes in a different format, and the last commentor expressed support for protecting manufactured home parks.

Of the three other commentors, two were from organizations and the other was a private citizen. The private citizen was supportive of the proposed amendments with one suggestion to add “eligible organizations” to the opportunity to purchase section (20.184.120.B), in the event that a manufactured home park is offered for sale. The first organization commentor was simply providing information on initiating consultation within their organization. The second organization commentor expressed concerns that the proposed amendments would limit manufactured home park landowners from

selling their properties, due to the proposed notice of sale and opportunity to purchase provisions. The commentor also expressed concerns about the proposed requirements for relocation plans, in the event of a change of use or sale of a manufactured home park. In addition to the concerns expressed, the commentor also applauded the City's efforts to expand manufactured home placement throughout the City.

Based on the above public comments received, Staff made a few adjustments to the proposed zoning code text amendments, which are included in the Proposed Zoning Code Text Amendments document attached to this staff report. The adjustments are further described as follows:

The first proposed adjustment adds a definition for "eligible organization" in WWMC 20.06.030.E Definitions.

The second proposed adjustment adds a definition for "residential nonprofit cooperative" in WWMC 20.06.030. R Definitions.

The third proposed adjustment adds an exception to the notice of opportunity to purchase requirements. In WWMC 20.184.120.C.8, a notice of opportunity to purchase would not be required when a manufactured home park ownership is transferred through a bonafide testamentary disposition to an heir, issue, or devisee.

11. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on November 7, 2022. The DNS was posted on the City Walla Walla public notices website on November 10, 2022, and was published in the Union Bulletin on November 10, 2022, as required by WWMC 20.14. The SEPA DNS comment period ended on November 28, 2022.
12. Pursuant to RCW 36.70A.106, the proposed comprehensive plan map, official zoning map, and zoning code text amendments were sent to the Washington State Department of Commerce as required for the 60-day review on November 8, 2022. The acknowledgement letter was received from the Department of Commerce on November 8, 2022 and is attached to this staff report.
13. The City Council initiated these proposed comprehensive plan map, official zoning map, and zoning code text amendments based on the request of the people and Ordinance No. 2022-09 to review the current language of the code, as allowed by WWMC Chapter 20.48, Amendments. The following outlines the relevant requirements and criteria for reviewing and processing amendments:

20.48.020 Who may initiate.

A. Amendments may be initiated by:

1. The City Council;
2. The City Manager;
3. The Planning Commission;
4. The Zoning Administrator;
5. Any person requesting amendment to the text of this Code;

6. Any property owner or contract purchaser or authorized agent requesting a rezone of his or her property; or
7. Any property owner(s) requesting annexation to the City.

20.48.030 Procedure.

C. The City Council is responsible for the approval or denial of a rezone or text amendment. When considering a rezone request or a text amendment, the City Council will act on the request at a public meeting upon the hearing record of the initial reviewing body.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

The decision on a prezone, area wide rezone, or text amendment shall be based on a legislative finding upon whether or not the proposal is consistent with and implements the Walla Walla Comprehensive Plan.

20.48.100 Comprehensive plan/ subarea plan adoption and amendments.

A. Comprehensive plan and subarea plan provisions and designations regarding the city, and amendments thereto, shall be processed in accordance with RCW 35A.63.070, 35A.63.071, 35A.63.072, 35A.63.073, and Chapter 36.70A RCW. Public notice and participation shall be provided in accordance with the notice and hearing requirements of this title. The planning commission shall, following public hearing, forward its recommendation to the city council for consideration and decision. The Walla Walla city council shall conduct a public hearing upon a plan or amendment proposal prior to taking action thereon. City council adoption shall constitute final action upon the provisions and designations which regard the city. The city council may, in its discretion, accept additional public comment at any time before final action is taken; however, an additional opportunity for review and comment upon a plan or amendment proposal is not required after the public hearing is closed unless the city council chooses to consider a change to the draft which was available for public review and comment after the opportunity for review and comment on the draft has passed and none of the exceptions below apply. An additional opportunity for public review and comment upon such a change is not required if:

1. An environmental impact statement has been prepared for the proposal and the change is within the range of alternatives considered in the impact statement;
2. The change is within the scope of alternatives available for public comment;
3. The change only corrects typographical errors, corrects cross-references, makes address or name changes, or clarifies language of the proposal without changing its effect;
4. The change relates to a capital budget decision; or
5. The change is to a moratorium or interim control.

D. The city's action on a comprehensive plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A RCW.

14. The proposed comprehensive plan map, official zoning map, and zoning code text amendments are supported by the City of Walla Walla Comprehensive Plan as identified in the conclusions of law section of this staff report as required by RCW 36.70A.130(1)(d), which reads in part: “Any amendment of or revision to development regulations shall be consistent with and implement the comprehensive plan.”
15. The Planning Commission is scheduled to conduct a Public Hearing on December 5, 2022.

VI. CONCLUSIONS OF LAW:

1. The City of Walla Walla Development Services department followed the process outlined in Walla Walla Municipal Code Chapter 20.48 Amendments. The city’s action on a Comprehensive Plan adoption or amendment proposal shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A of the Revised Code of Washington (RCW). The following applies:

20.48.020 Who may initiate.

A. Amendments may be initiated by:

1. The City Council;
2. The City Manager;
3. The Planning Commission;
4. The Zoning Administrator;
5. Any person requesting amendment to the text of this Code;
6. Any property owner or contract purchaser or authorized agent requesting a rezone of his or her property; or
7. Any property owner(s) requesting annexation to the City.

20.48.030 Procedure.

C. The City Council is responsible for the approval or denial of a rezone or text amendment. When considering a rezone request or a text amendment, the City Council will act on the request at a public meeting upon the hearing record of the initial reviewing body.

20.48.045 Review criteria prezones, area wide rezones and text amendments.

The decision on a prezone, area wide rezone, or text amendment shall be based on a legislative finding upon whether or not the proposal is consistent with and implements the Walla Walla Comprehensive Plan.

Staff Analysis:

1. **Procedural Elements-**

The proposed comprehensive plan map, official zoning map, and zoning code text amendments were initiated by the City Council via Ordinance No. 2022-09, passed on March 23, 2022.

A public hearing notice for the Planning Commission Public Hearing scheduled for December 5, 2022 was published in the Union Bulletin on November 8, 2022 and posted on the City's website on November 8, 2022.

The Planning Commission shall conduct a Public Hearing and make a recommendation to the City Council, who shall also conduct a public hearing for the comprehensive land use map amendments.

The review criterion for a zoning code text amendment is that the amendments are consistent with and implement the Walla Walla Comprehensive Plan – Walla Walla 2040. The review criteria for a comprehensive plan amendment shall be based on legislative findings upon whether or not the proposal conforms with Chapter 36.70A RCW. In the following section, Staff will discuss how the proposed zoning code text amendments are consistent with and are supported by the Comprehensive Plan.

Staff finds that the proposed amendments meet the procedural requirements of WWMC 20.48 - Amendments based on the above staff analysis.

2. **Comprehensive Plan –**

The proposed amendments are supported by the Walla Walla Comprehensive Plan – Walla Walla 2040 Goals and Policies, as follows:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

The proposed Comprehensive Plan Future Land Use Map amendment creates a new land use type, Manufactured Home Park Community, and the zoning map amendment creates a new zoning district, Mobile/ Manufactured Home Park Community (MHC). Manufactured home park communities are currently vulnerable to redevelopment pressures due to the lack of protections in current zoning code standards and rising land values. By creating these new proposed land use type and zoning designations specifically for manufactured home park communities, the intention is to protect these communities and minimize potential land use conflicts between manufactured home park communities and other residential or commercial land uses.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

This proposed amendment seeks to preserve existing housing within existing manufactured home park communities, as well as support increased opportunities and flexibility for the siting of manufactured homes, specifically single-section or single-wide manufactured homes, thereby expanding the variety of housing types available throughout the city. Single-section or single-wide manufactured homes offer a smaller footprint and are typically more affordable than a double section manufactured home.

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Manufactured housing provides an affordable housing option for residents within the City of Walla Walla, particularly for senior residents and those on fixed incomes. For example, the largest manufactured home park in the City of Walla Walla has a provision for residents to be 55 years and older.

The proposed amendments would also expand the allowable locations in the City for siting single-section or single-wide manufactured homes as primary homes or accessory dwelling units, in turn increasing the range of affordable housing choices and opportunities for a diversity of residents with differing socio-economic status, household type, and age.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

The addition of “including manufactured homes and manufactured housing communities” to the above Housing Policy 1.3 was added during the comprehensive plan amendment by Section 7 of Ordinance 2021-26 that was recommended by the Affordable Housing Implementation Task Force Local Policies and Regulations Subcommittee of Community Council, through the city’s docketing process. This addition recognizes that manufactured housing is a critical form of affordable housing in Walla Walla and bolsters the inclusion of manufactured housing in the Comprehensive Plan.

A key aspect of the proposed amendments is the creation of the new Manufactured Home Park Community land use type and the new Mobile/ Manufactured Home Park Community (MHC) zone. The MHC zone’s purpose is to provide and protect affordable opportunities for the long-

term occupancy of manufactured housing and mobile homes for residential purposes in mobile/ manufactured home parks.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

The proposed zoning code amendments include revisions to allow for the permanent placement of single-section or single-wide manufactured homes in the Neighborhood Residential zone as both primary dwellings and as accessory dwelling units. The zoning code previously required manufactured homes in the Neighborhood Residential zone to be at least double section or double-wide units, restricted the placement of single section or single wide manufactured homes, and prohibited the permanent placement of manufactured homes from being used as accessory dwelling units. These proposed amendments provide for innovative housing solutions and aid in reducing housing costs by decreasing the barriers to siting and building more affordable housing types, including single-section or single-wide manufactured homes.

3. **Washington State Growth Management Act (GMA) –**

The Growth Management Act (GMA) RCW 36.70A.020 goals that apply to the proposed amendments are the following:

Goal 4 Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

These amendments pertain specifically to manufactured housing and manufactured home park communities and seek to increase opportunities for siting manufactured homes in residential zones, as well as encouraging the preservation of existing housing stock within existing manufactured home park communities.

Goal 7 Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Goal 11 Citizen Participation and Coordination. Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

On November 8, 2022, the notice of application and notice of public hearing was mailed to all current residents and landowners of all existing manufactured home parks, within the city limits of Walla Walla, which totaled approximately 600 mailings. The notice was also emailed to those who had previously commented on the topic of manufactured housing, which totaled approximately 20 email addresses.

The public hearing notice was posted on November 8, 2022, and published on November 8, 2022, advertising the Planning Commission's public hearing scheduled on December 5, 2022 and soliciting comments from the public.

The intent is to allow the Planning Commission to review the public input and feedback and make a recommendation on the proposed amendments through this legislative process. Staff concludes that the proposed zoning code text amendments will implement the goals and policies of the City of Walla Walla Comprehensive Plan 2040 and of the Washington State Growth Management Act (GMA).

4. Chapter 36.70A of the Revised Code of Washington (RCW) -

The proposed amendments comply with the following requirements and applicable sections of Chapter 36.70A of the RCW:

RCW 36.70A.130(1)(a): Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

The City of Walla Walla proposes to amend its comprehensive plan future land use map, official zoning map and zoning code as permitted by RCW 36.70A.130(1)(a).

VII. STAFF RECOMMENDATION

Staff directs the Planning Commission to conduct a public hearing and consider all public testimony, evidence, and exhibits presented to it. Staff recommends that the Planning Commission recommend approval to the Walla Walla City Council for the Proposed Amendments to the Comprehensive Plan Future Land Use Map, Official Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Park Communities.

Prepared by Lisa Wasson-Seilo, Planner: 

VIII. EXHIBITS

1. Application Materials
 - a. Zoning Code Amendment Application Dated October 31, 2022
 - b. Comprehensive Plan Amendment Application Dated October 31, 2022
 - c. SEPA Checklist Dated October 31, 2022
2. Proposed Comprehensive Plan Map Amendments
3. Proposed Official Zoning Map Amendments
4. Proposed Zoning Code Text Amendments

- 5. Notice of Application & Notice of Public Hearing Dated November 3, 2022
- 6. SEPA Determination of Non-Significance (DNS) Dated November 7, 2022
- 7. WA Department of Commerce Notification Dated November 8, 2022
- 8. WA Department of Commerce Acknowledgement Letter Dated November 8, 2022
- 9. Public Notice Certificate
- 10. Public Notification Materials
 - a. Mailing List
 - b. Special Notice Request List
- 11. Comment Letters

Exhibit 1 - Application Materials

Exhibit 1a - Zoning Code Amendment Application

ZONING CODE TEXT AMENDMENT APPLICATION

Application fee is due upon submittal: \$650 – SEPA fee: \$190

An Environmental Checklist (SEPA Application) shall be submitted with this application

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Applicant Name:

Phone:

E-mail address:

Mailing Address:

Required Documents:

Application & narrative to the questions below

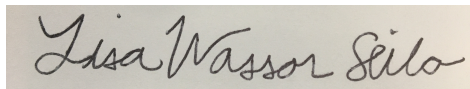
SEPA Environmental Checklist and fees

Any other information determined necessary by the Director to adequately review the proposal

On a separate piece of paper, please answer and explain the following:

1. Section(s) of the Municipal Code proposed to be amended (include the code citation).
2. Summary of the proposed code amendment.
3. Reason(s) for the proposed code amendment.
4. Explain how the proposed code amendment conforms to the goals and policies of the City of Walla Walla Comprehensive Plan.

I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of permit.
I understand that this application is not deemed filed until fees are paid.



Date:

Printed Name of Applicant

Zoning Code Text Amendment Application Narrative – Manufactured (Mobile) Home Parks

1. Section/s of the Municipal Code proposed to be amended (include the code citation).
 - a. Chapter 15.20 Mobile/ Manufactured Home – Placement Permit; Chapter 20.06 Construction and Definitions; Section 20.50.035 MHC Mobile/ Manufactured Home Park Community; Chapter 20.100 Tables of Permitted Land Uses; Section 20.134.110 Recreation vehicles as permanent living quarters prohibited; Chapter 20.180 Mobile/ Manufactured Homes – General; Chapter 20.184 Manufactured Home Parks; Chapter 20.192 Temporary Placement of Manufactured Homes for Care of Infirm or Elderly.

2. Summary of the proposed code amendment.

- a. The proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

3. Reason/s for the proposed code amendment.

- a. The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

4. Explain how the proposed code amendment conforms to the goals and policies of the City of Walla Walla Comprehensive Plan.

- a. The proposed code amendment is supported by the following Comprehensive Plan goals and policies:
 - i. Land Use Policy 1.5 – Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

- ii. Land Use Goal 3 - There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.
- iii. Land Use Policy 3.7 – Support a variety of housing types such as tiny homes, duplexes, multifamily development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.
- iv. Housing Goal 1 – A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, housing type, and age.
- v. Housing Policy 1.1 - Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.
- vi. Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.
- vii. Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.
- viii. Housing Policy 1.9 – Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

Exhibit 1 - Application Materials

Exhibit 1b - Comprehensive Plan Amendment Application

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application fee is due upon submittal: \$2,810 (includes rezone if map amendment)

SEPA fee: \$190

An Environmental Checklist (SEPA Application) shall be submitted with this application

All legal advertising fees will be billed to the owner directly by the Union-Bulletin

Applicant Name:

Phone:

E-mail address:

Mailing Address:

If map amendment, site address or general location:

Parcel Number(s):

Required Documents:

Application & narrative response to the questions below

SEPA Environmental Checklist and fees

Site plan of the subject property, if a map amendment, including existing development and proposed development, if any.

Any other information determined necessary by the Director to adequately review the proposal

In a separate document, please answer and explain the following:

1. If a map amendment is proposed, what is the current Comprehensive Plan land use designation and zoning?
2. If a map amendment is proposed, what is the desired Comprehensive Plan land use designation and zoning?
3. A written statement explaining the following:
 - a. The purpose of the proposed amendment and what the amendment is intended to accomplish.
 - b. How the amendment is consistent with the Washington State Growth Management Act (RCW 36.70A).
 - c. How the amendment is consistent with the adopted countywide planning policies (Appendix G of Walla Walla 2040).
 - d. How the proposed amendment is internally consistent with the city's comprehensive plan, as

well as other adopted city plans and codes.

- e. What impacts the proposal might have on the natural environment, such as critical areas or other natural areas.
- f. What economic impacts the proposal might have, including impacts to businesses, residents, property owners, or Walla Walla City Government?
- g. How the proposed amendment will address the long-term interests and needs of the community as a whole.

4. If the proposal is a map amendment, please explain the following:

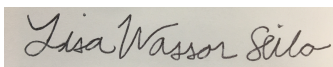
- a. Describe the suitability of the area for the proposed designation, considering the adjacent land use(s), and the surrounding development pattern, and the zoning standards under the potential zoning classification.
- b. What is the potential for the uses allowed under the proposed designation to be incompatible with uses or properties in the immediate vicinity of the subject property. How would the adverse impacts be mitigated.
- c. Describe the extent to which the proposal supports the Community Character and Land Use Elements and the goals/policies contained therein.
- d. Describe the extent in which adequate public facilities and services are likely to be available to serve the development allowed under the proposed land use designation.

5. If the proposed amendment would increase the intensity or density of permitted development, the following capacity evaluations are required:

- a. A report identifying anticipated traffic trip generation under the existing and proposed comprehensive plan.
- b. A report identifying anticipated sewer generation under the existing and proposed comprehensive plan.
- c. A report identifying anticipated water use under the existing and proposed comprehensive plan.

I certify, by checking this box and printing my name below, that the information submitted in this application packet is true and accurate. Determination of information to be in error could result in revocation of application.

I understand that this application is not deemed filed until fees are paid.



Date:

Printed Name of Applicant

Exhibit 1 - Application Materials

Exhibit 1c - SEPA Checklist

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of Walla Walla Manufactured Housing Communities Comprehensive Plan and Zoning Code Amendments

2. Name of applicant:

City of Walla Walla

3. Address and phone number of applicant and contact person:

15 N 3rd Avenue, Walla Walla, WA, 99362. (509) 524-4710

4. Date checklist prepared:

October 31, 2022

5. Agency requesting checklist:

City of Walla Walla

6. Proposed timing or schedule (including phasing, if applicable):

Adoption by the end of January 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No – non-project action. Any projects that result as a change in these codes will be evaluated under SEPA guidelines as appropriate.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No specific property covered by this non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known.

Washington State Department of Commerce review for code changes and comprehensive plan amendments are required.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal was directed by Ordinance No. 2022-09, dated March 23, 2022, which adopted moratoria on accepting, processing, or approval of applications for development or other permits for change of use of manufactured/ mobile home parks. The ordinance also directed City staff to

process permanent municipal code and comprehensive plan amendments related to manufactured/ mobile home parks.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Existing manufactured/ mobile home parks throughout the city.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Walla Walla generally is flat, with a gradual slope that's higher in the east and lower in the west portions of the city.

b. What is the steepest slope on the site (approximate percent slope)?

N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Walla Walla largely has Yakima series soils, loams that are very well drained

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Walla Walla generally has a moderate liquefaction potential.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Non-project action – any project that results from the code change will be reviewed for erosion potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No change from this proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Any potential future projects will be required to use best management practices.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

General traffic emissions throughout the city.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Non-project action.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Walla Walla has many year-round streams throughout the City, as well as Mill Creek.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None – non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No – non-project action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Some portions of the southern end of Walla Walla are within a 100-year floodplain for Russell Creek.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No – non-project action.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No – non-project action. Any water used within the city for any projects that might stem from this code update would use City Water, not wells.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, non-project action. Any waste material that would be a result of any project from this code and comprehensive plan change would be required to use the City's municipal wastewater system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No – non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Any projects that might result from the code and comprehensive plan change would be required to handle their own stormwater impacts on the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Any project resulting from the code and comprehensive plan change would be subject to the City of Walla Walla stormwater code and the Eastern Washington Stormwater Manual.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Not applicable, non-project action.

- c. List threatened and endangered species known to be on or near the site.

Not applicable

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable, non-project action

- e. List all noxious weeds and invasive species known to be on or near the site.

Toadflax, hawkweeds, knapweed, knotweed, spurge

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Bull trout; summer steelhead

c. Is the site part of a migration route? If so, explain.

Pacific Flyway migration route

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable, non-project action

e. List any invasive animal species known to be on or near the site.

Not applicable, non-project action

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable, non-project action

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable, non-project action. Any resulting projects will still abide by required height and setback restrictions.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None, non-project action. Any project resulting will need to abide by Washington State Energy Code requirements.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable, non-project action.

1) Describe any known or possible contamination at the site from present or past uses.

Not applicable, non-project action. Some sites in Walla Walla remain contaminated from past uses (former gas station sites, Sudbury landfill, etc).

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Natural gas pipelines run through Walla Walla. All ground-disturbing projects are required to call before digging to ensure no impact.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable, non-project action.

- 4) Describe special emergency services that might be required.

Not applicable, non-project action

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A, non-project action. Any potential future project would be subject to SEPA unless exempt.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

General traffic noise throughout Walla Walla, in northern portions of the city, some aircraft noise from Walla Walla Regional Airport flights.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable, non-project action

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable, non-project action

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This code and comprehensive plan change is specific to Manufactured (mobile) home parks, therefore, they are the primary land use. Use of the adjacent parcels depends on the specific site.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Most of Walla Walla hasn't been used for agricultural purposes in at least 20 years. Non-project action.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No, non-project action

c. Describe any structures on the site.

As this code and comprehensive plan change is specific to manufactured (mobile) home parks, manufactured and mobile homes are the primary structure type.

d. Will any structures be demolished? If so, what?

Not applicable, non-project action

e. What is the current zoning classification of the site?

Varies, primarily Multifamily Residential (RM) and Highway Commercial (CH)

f. What is the current comprehensive plan designation of the site?

Commercial and Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable, non-project action

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas exist throughout Walla Walla, but this is a non-project action

i. Approximately how many people would reside or work in the completed project?

Walla Walla's population is approximately 34,400, non-project action

j. Approximately how many people would the completed project displace?

None, non-project action

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable, non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable, non-project action

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable, non-project action

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable, non-project action, however, this code and comprehensive plan amendment is intended to preserve affordable housing in the form of manufactured (mobile) housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable, non-project action

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable, non-project action

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable, non-project action

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable, non-project action

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable, non-project action

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable, non-project action

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable, non-project action

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable, non-project action

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable, non-project action

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Varies depending on site; there are public and private parks throughout Walla Walla

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable, non-project action

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable, non-project action

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Walla Walla has multiple buildings on the local, state, and national registers. No impacts to specific structures, non-project action. Any buildings, structures, or sites that are over 45 years old or listed on a historic register would be evaluated on a project specific basis.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Walla Walla is the homeland of the Cayuse, Walla Walla, and Umatilla people. No impacts, non-project action. Any potential cultural resources would be evaluated on a project specific basis.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable, non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable, non-project action

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Walla Walla's road network is made up of all street classifications, including private lanes. No impacts, non-project action. Most manufactured (mobile) home parks are made up of private streets or lanes.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Walla Walla Valley Transit serves the City of Walla Walla as well as College Place.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable, non-project action

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable, non-project action

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable, non-project action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, non-project action

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable, non-project action

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable, non-project action

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not applicable, non-project action

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable, non-project action

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All of these are available throughout Walla Walla

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable, non-project action

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Lisa Wasson Seilo

Name of signee Lisa Wasson-Seilo

Position and Agency/Organization Planner, City of Walla Walla

Date Submitted: 10/31/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Code and comprehensive plan changes are specific to manufactured (mobile) home parks. This code amendment is unlikely to result in an increase of the above substances compared to if these code and comprehensive plan changes were not made.

Proposed measures to avoid or reduce such increases are:

Any projects resulting from the municipal code and comprehensive plan change will be subject to SEPA review, unless categorically exempt from SEPA.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal is unlikely to have an impact on plants, animals, or fish. No changes to any critical area codes or other sections that would have impacts to plants, animals, or fish.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Any projects resulting from the municipal code and comprehensive plan change will be subject to SEPA review and mitigation for impacts to plants, animals, or fish.

3. How would the proposal be likely to deplete energy or natural resources?

The code and comprehensive plan changes are specific to manufactured (mobile) home parks and are unlikely to impact energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

These manufactured (mobile) housing code and comprehensive plan changes are not anticipated to have significant impacts to parks or threatened or endangered habitats, etc.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any projects would be subject to SEPA review and mitigation, unless categorically exempt from SEPA.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

These manufactured (mobile) housing code and comprehensive plan changes should not impact shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

These manufactured (mobile) housing code and comprehensive plan amendments are unlikely to impact shoreline and land use impacts. Any specific projects shall be evaluated according to the Shoreline Master Plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is unlikely to impact transportation or public services.

Proposed measures to reduce or respond to such demand(s) are:

Any projects resulting from the code and comprehensive plan change proposal will be subject to SEPA review, unless categorically exempt from SEPA.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This proposal shall not conflict with local, state, or federal laws or requirements for the protection of the environment.

Exhibit 2 - Proposed
Comprehensive Plan Map
Amendments

CITY OF WALLA WALLA COMPREHENSIVE PLAN FUTURE LAND USE MAP

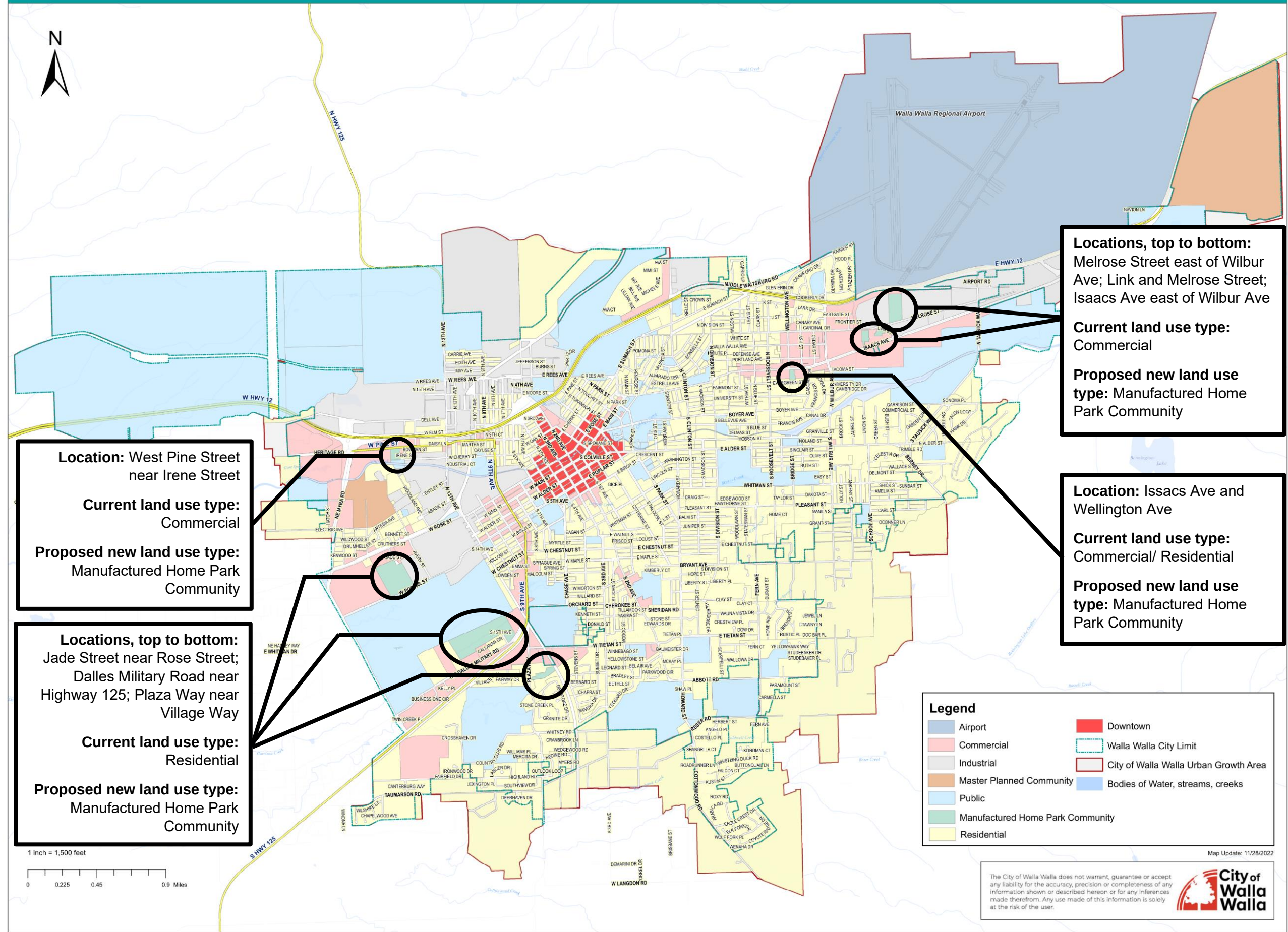


Exhibit 3 - Proposed Official Zoning Map Amendments

CITY OF WALLA WALLA ZONING MAP

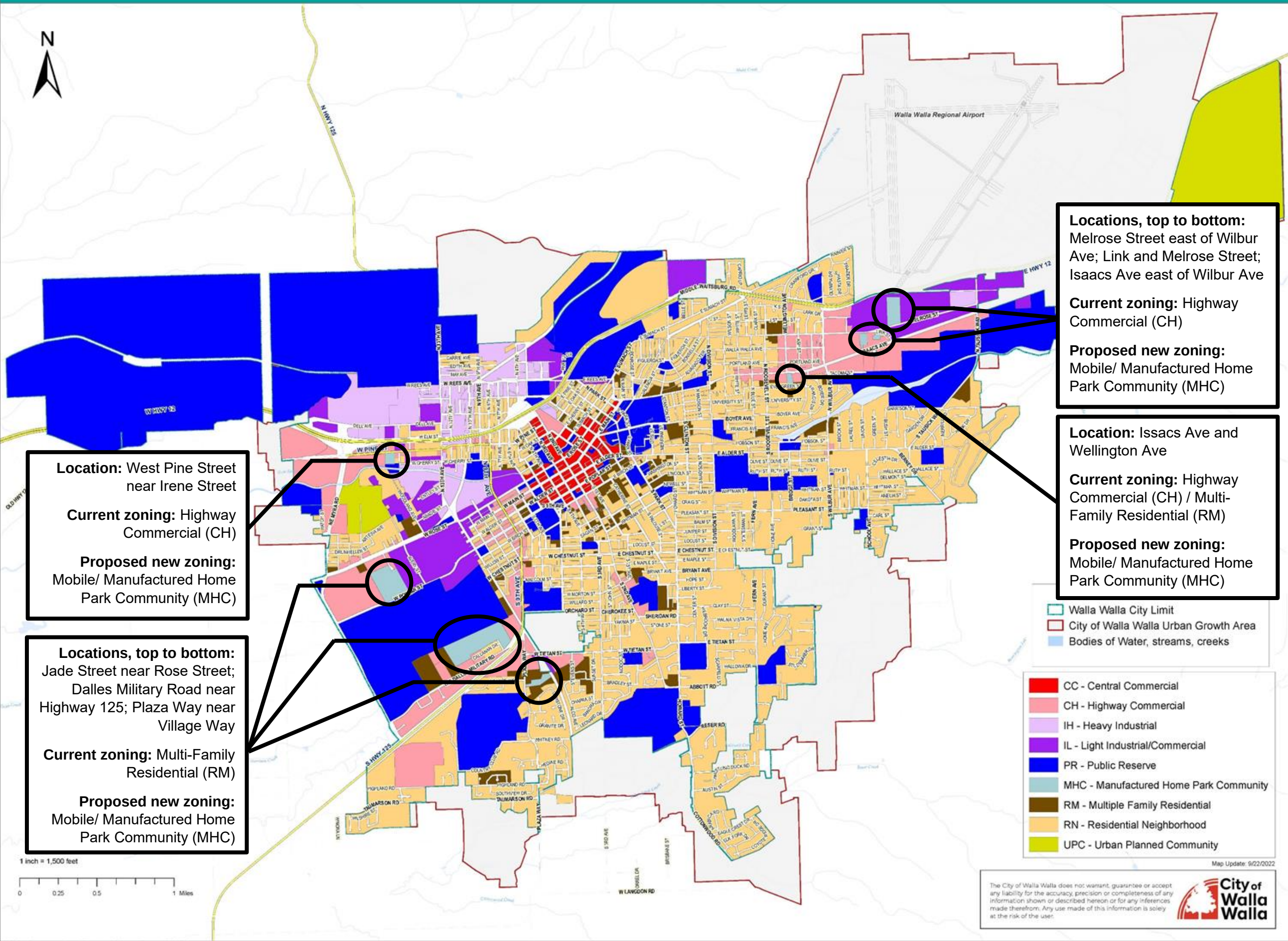


Exhibit 4 - Proposed Zoning Code Text Amendments

Proposed amendments to the City of Walla Walla Zoning Code related to Manufactured Homes and Manufactured Home Park Communities and additional related zoning code changes

(Added terms are in **bold/ italicized**. Removed terms are ~~stricken~~ – all changes are in red font)

Chapter 15.20 MOBILE/~~(MANUFACTURED)~~ HOME – **PLACEMENT PERMIT** ~~STANDARDS~~

Sections:

- 15.20.010 Purpose and applicability.
- 15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.
- 15.20.030 ~~Development authorization~~ **Placement Permit** required.
- 15.20.040 Permit fees.
- ~~15.20.050 Placement permit required.~~
- 15.20.060 Permits required prior to placement.
- 15.20.070 Installation requirements.
- 15.20.080 Inspections required.
- 15.20.090 Certificate of occupancy required.
- 15.20.110 Infraction and penalty.

15.20.010 Purpose and applicability.

This chapter provides for permits, permit fees, setup, and inspection of mobile/manufactured homes for residential occupancy, and the same provisions for mobile structures manufactured for commercial and industrial occupancy.

15.20.020 Residential use of mobile/manufactured homes – Reference to zoning code.

Definitions, placement requirements, siting requirements, appearance standards, replacement requirements, and permitted uses of mobile/manufactured homes for residential purposes are provided in Chapters 20.06, **and** 20.180, ~~and 20.192~~ of the Walla Walla Municipal Code.

15.20.030 ~~Development authorization~~ **Placement permit** required.

Prior to placement of a mobile/manufactured home or structure, the owner **or authorized agent** shall submit an application for ~~development authorization~~ **a placement permit** as provided in Chapter 20.14 of the Walla Walla Municipal Code. A fee shall accompany the application as provided in Chapter 2.94 of the Walla Walla Municipal Code.

15.20.040 Permit fees.

The installation permit fee for any mobile/~~(manufactured)~~ home shall be as follows: one hundred dollars for single wide; two hundred dollars for double wide; three hundred dollars for triple wide, and four hundred dollars quadruple wide. If a mobile/~~(manufactured)~~ home is placed prior to securing the proper permits, a double permit fee shall be assessed to the installer.

~~15.20.050 Placement permit required.~~

~~Upon receipt of a development authorization, the owner or authorized agent shall obtain a manufactured home placement permit. Fees for the placement permit are provided in Section 15.20.040 of this chapter.~~

15.20.060 Permits required prior to placement.

No dealer or mover of a mobile/manufactured home or structure may move or place such on any property within the city without verification that the owner or installer has obtained ~~a development authorization~~ **and** a placement permit. No mobile/manufactured home or structure shall be placed without first receiving ~~a development authorization and~~ a placement permit.

Commented [PF1]: Code language clean up regarding the permitting requirements for the moving/placement of manufactured homes including removing obsolete terms and otherwise providing clarity and simplification.

15.20.070 Installation requirements.

A. All new mobile/manufactured homes and structures shall be placed and installed in compliance with the ~~development authorization~~ **placement permit** and the manufacturers installation manual. A copy of the manual shall be included with the placement permit application.

B. When allowed by Chapter 20.180**184** of the Walla Walla Municipal Code, a used ~~mobile~~/manufactured/~~mobile~~ home or structure shall be installed according to best available practices applicable to the unit with approval of the building official.

15.20.080 Inspections required.

Inspection and approval of occupancy of mobile/manufactured homes or structures shall be conducted as provided in the ~~Uniform Building Code~~**International Building Code**. Inspection of mobile/manufactured homes or structures shall be in accordance with one or more of the following procedures:

A. New homes or structures do not require inspection.

B. Used homes or structures bearing the Housing and Urban Development (HUD) insignia of compliance require inspection by the building official or designee to verify presence of the insignia and to verify that the home or structure is structurally sound, and that it is appropriate for the use intended.

C. Homes constructed prior to HUD compliance processes, or which no longer bear the HUD insignia of compliance, must be inspected by the Washington Department of Labor and Industries (L&I). L&I must certify to the city that the home meets state standards administered by that agency. The city building official must then inspect and approve placement as described in subsection B of this section.

15.20.090 Certificate of occupancy required.

No mobile/manufactured home or structure may be occupied until a certificate of occupancy is issued by the building official or designee. Issuance of a certificate of occupancy shall include consideration of the setup, skirting, foundation, ingress and egress, utility connections, and all other applicable requirements.

15.20.110 Infraction and penalty.

Failure to perform any act required by this chapter, or the performance of any act prohibited by this chapter, is designated as an infraction and may not be classified as a criminal offense. A person found to have committed an infraction under this chapter shall be assessed a monetary penalty. No penalty assessed for infractions under this chapter may exceed two hundred fifty dollars for each separate infraction.

20.06.030.E E definitions.

"Eligible organization" includes community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.

"Emergency housing" means temporary indoor accommodations for individuals or families who are experiencing abuse or are homeless or at imminent risk of becoming abused or homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently experiencing abuse or are homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. Emergency shelters include overnight shelters which provide safe and dry conditions which save lives.

Commented [PF2]: Definition of "Eligible organization" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120. Added at the request of two commentors.

"Essential public facilities" are those facilities that are typically difficult to site and necessary to provide essential public services, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and include supporting facilities needed for such essential public facilities. It is not necessary that the facilities be publicly owned.

"Extremely low-income household" shall mean the same as defined in RCW 36.70A.030.

20.06.030.M M definitions.

"Manufactured home, Class A" means a new single-section, single-wide or multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the design and appearance minimum standards in accordance with Section 20.180.050.

"Manufactured home, Class B" means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the design and appearance minimum standards in accordance with Section 20.180.050.

"Manufactured home, Class C" means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.

"Manufactured home, Class D" means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy.

"Manufactured home within a manufactured home park" means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of "I" beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the mobile home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles.

~~"Manufactured home on a single parcel" means "new" and "designated manufactured homes" as defined in RCW 35.63.160 and RCW Title 46 and is not a "used mobile home" as defined in RCW 82.45.030(2).~~

~~"Manufactured (mobile) home park" means any real property which is rented or held out for rent to others for the placement of two or more mobile homes, manufactured homes, or park models for the primary purpose of production of income, except where such real property is rented or held out for rent for seasonal recreational purpose only and is not intended for year-round occupancy as defined in RCW 59.20.030. means a residential use in which more than one mobile or manufactured home is located on a parcel of land under single ownership. (See Chapter 20.184.)~~

"Moderate-income household" shall have the same meaning as defined in RCW 84.14.010.

"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of **single**

Commented [PF3]: Definitions moved from other parts of the code to the Definitions sections in Chapter 20.06

or two or more sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

"Multi-use pathway" means an on-site pathway designed to provide pedestrian and bicycle access and circulation through and within a site.

20.06.030.Q Q definitions.

"Qualified tenant organization" means a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant as defined in RCW 59.20.030

Commented [PF4]: Definition of "Qualified tenant organization" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120.

20.06.030.R R definitions.

"Recreational vehicle" means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The unit includes but is not limited to travel trailers, fifth-wheel trailers, folding camping trailers, truck campers and motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. "Permanent" for the purposes of this definition is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.

Commented [PF5]: Definition of "Recreational vehicle" is revised to match the definition in RCW 43.22.335(7) that was amended in 2001.

"Recreational vehicle park" means any place where two or more recreational vehicles are parked on a parcel of land, the purpose of which is to rent space or keep space for rent to any person for use of facilities, or to offer space free in connection with securing the trade or patronage of such person.

"Recycling center" means a centralized bulk storage facility where discarded household products such as aluminum and tin cans, glass, paper and other similar consumer products are deposited and stored for future processing. Recycling centers are typically the destination of materials collected at neighborhood recycling stations.

"Residential nonprofit cooperative" mans a nonprofit cooperative corporation formed by a group of manufactured/mobile home community residents for the purpose of acquiring the manufactured/mobile home community in which they reside and converting the manufactured/mobile home community to a mobile home park cooperative or manufactured housing cooperative.

Commented [PF6]: Definition of "Residential nonprofit cooperative" is added should the city chose to include an opportunity to purchase code language shown below in draft section 20.184.120.

"Retail business" means establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail businesses may process some of their products, but processing is secondary to selling of the product. Retail businesses include retail lumber and building supply outlets, office supply sales, eating and drinking places, and produce sales outlets which bring in goods from more than one farm.

"Reviewing body" means the director, site plan review committee, planning commission or hearing examiner as used in this code.

"Reviewing official" means the director, the site plan review committee members, or their designee as used in this code.

"Rezone" means a change of zoning district classification on the official zoning map. (Also see "Amendment.")

"Right-of-way" means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, sidewalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

20.50.035 MHC Mobile/Manufactured Home Park Community

The Mobile/Manufactured Home Park Community Zone is intended to provide and protect affordable opportunities for the long-term occupancy of manufactured housing and mobile homes for residential purposes or rented or leased sites in mobile/manufactured home parks. Regulations are designed to establish, stabilize, and protect the residential character of the zone and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the zone.

A. Level of Uses. The uses allowed by Level I, II, III procedures in this zone are designated by a 1, 2, or 3 respectively on the Tables of Permitted Land Uses, Chapter 20.100.

B. In addition to the allowed uses designated in Chapter 20.100, a Mobile/Manufactured Home Park Community shall comply with the development regulations in Chapter 20.184.

C. A Mobile/Manufactured Home Park Community Zone Use Exception. *A Mobile/Manufactured Home Park owner may request a use exception or modification from the application of the MHC zoning to their property as set forth below.*

1. The property owner shall submit an application on forms prepared by the development service department, with documentation demonstrating that application of the MHC zoning meets the criteria below.

2. The city council may approve the property owner's request for a use exception if the property owner demonstrates:

a. They do not have reasonable use of their property under the MHC zoning; or

b. The uses authorized by the MHC zoning are not economically viable at the property's location.

If the request is granted by the city council, the property shall revert to its previous zoning designation without further action by the council.

20.100.010 Permitted uses.

The uses identified in this chapter may be authorized in zoning districts established by this code under the appropriate level of review and upon receipt of a permit. The zoning district abbreviations identified by this chapter correspond to the zoning districts established by this title. The review levels identified by this chapter correspond to the administrative processes established by this title. Land uses are not permitted except as authorized by this title.

20.100.020 Authorization of similar uses.

The director may authorize placement of a use in a zone when such use is not listed, if the proposed use is similar to the uses listed in that zone. This provision does not apply if the proposed use is listed in

Commented [PF7]: New section describing the MHC zone

Commented [PF8]: This section was added as a safety valve similar to the language in City of Tumwater Code. See *Laurel Park Community, LLC v. City of Tumwater*, 689 F.3d 1130 (9th Cir. 2012).

Commented [PF9]: No amendments are being proposed to Sections 20.100.010 through 20.100.040. These Sections are added here to aid in understanding how to read the Tables of Permitted Land Uses (below) which do have proposed amendments.

another zone, or if it is more similar to uses listed in another zone than it is to the zone in which the use is proposed.

20.100.030 Accessory uses.

Uses which are commonly associated with the incidental to a principal use, or which are an insubstantial accompaniment to the principal permitted activity on a lot or contiguous lots under single ownership may be considered as accessory uses.

20.100.040 Interpretation of tables of permitted land uses.

The land uses described in the following tables determine whether a land use is allowed in a zoning district of the city as identified therein subject to concurrency requirements, the provisions of this title, and Title 21 of this code. The zoning district is located on the vertical column and the land use is located on the horizontal row of these tables.

A. The number "1" indicates a permitted Level I land use which is processed as described in Chapter 20.18.

B. The number "2" indicates a permitted Level II land use which is processed as described in Chapter 20.22.

C. The number "3" indicates a conditionally permitted Level III land use which is processed as described in Chapters 20.26 and 20.216.

D. The number "5" indicates a Level V land use which is processed as described in Chapter 20.28.

E. Land uses which are not permitted are designated with an "x".

F. Where a Walla Walla Municipal Code reference appears in the zoning district after a land use, then the land use is subject to standards set forth in that section or chapter.

G. If an (*) appears after the land use, then the land use is defined in Chapter 20.06.

H. If a particular land use has a symbol adjacent to the land use, the symbol corresponds to a note at the bottom of that table section.

I. If the table contains a number in parentheses, the number corresponds to a note at the bottom of that table section.

J. Land uses and level of review may be other than as presented in the following tables if the development is in an overlay zone.

20.100.040.A Agricultural (Commercial).

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Agriculture, Horticulture, Gen. Farming (Not feedlots and stockyards)	1	1	x	1	x	1	1	1	1
Agricultural Stand (*)	1	1	1	x	1	1	1	x	x
Agriculturally Related Industries (*) (Also see Wineries, Distilleries and Breweries under Manufacturing)	x	x	x	x	x	x	1	1	1

Commented [PF10]: Creation of new MHC category in the Tables of Permitted land uses. Planning Commission should review these tables of permitted uses to determine what uses currently allowed in City residential zones are compatible and appropriate for the proposed Manufactured Home Park Community Zone.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Miniature Golf Courses	x	x	x	x	1	1	3	x	x
Movie Theaters, Auditoriums, Exhibition Halls	x	x	x	2	1	1	3	x	3
Outdoor Swimming Pools, Public	3	3	x	1	1	1	1	x	3
Public Parks and Playgrounds	3	3	3	1	1	1	x	x	2
Roller Skating Rink	x	x	x	3	1	1	1	x	2
Special Event (*)	x	x	x	2	2	2	2	x	2

20.100.040.C Community Services.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Cemetery	x	x	x	1	x	x	x	x	x
Churches, Synagogues, Temples	3	3	3	1	1	1	3	3	3
Colleges (other than state education facilities)	3	3	x	1	1	1	2	x	3
Community Animal Shelters	x	x	x	x	x	3	1	1	3
Community Center, Services Clubs, Fraternal Lodges	3	2	2	1	1	1	2	x	2
Day Care Centers: Mini (1 – 12 children) (*)	1	1	1	1	1	1	1	x	1
Day Care Centers: Family (13 or more children) (*)	3	3	3	3	3	3	3	x	1
Essential Public Facilities (*)	3	3	3	3	3	3	3	3	3
Fire Stations, Police Stations and Ambulance Service	3	3	3	1	1	1	1	1	1
Funeral Homes, Crematories, Mausoleums and Columbaria	x	3	x	1	1	1	3	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Government Offices, Quasi-Government Offices, Community Services Agencies Offices	x	3	x	1	1	1	1	1	1
Hospitals	3	3	x	1	x	3	3	x	x
Emergency Housing/Shelter	3	1	3	1	1	1	1	1	x
Libraries	3	3	x	1	1	1	3	x	x
Museums, Art Galleries	3	3	x	1	1	1	3	x	x
Schools, Public/Private Schools	3	3	x	1	2	2	x	x	x
Schools, Vocational Schools	3	3	x	2	2	2	2	x	2
Storage of Gravel and Equipment for Street Construction (Permanent)	x	x	x	1	x	x	3	1	3
Designated Camping Area (α)	x	x	x	1	x	x	x	1	x
Zoo	x	x	x	1	x	x	x	x	x

NOTES:

1. (*) The facility must be sited in accordance with Chapter 20.176, or, in the case of preemption, such other applicable process established by law, before proceeding with Level III conditional use review.

2. (α) Refers to an area designated in accordance with Chapter 9.18.

20.100.040.D Manufacturing.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Apparel and Accessories	x	x	x	x	x	1	1	1	1
Bakery Products (Wholesale)	x	x	x	x	1	1	1	1	1
Beverage Industry: Nonalcoholic	x	x	x	x	1	1	1	1	1
Beverage Industry: Breweries	x	x	x	x	See Ch. 20.172				
Beverage Industry: Craft Distilleries	x	x	x	x	See Ch. 20.172				

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Beverage Industry: Distilleries	x	x	x	x	x	x	See Ch. 20.172		1
Beverage Industry: Wineries	x	x	x	x	See Ch. 20.172				
Canning, Preserving and Packaging Fruits, Vegetables and Other Foods	x	x	x	x	x	x	2	1	1
Cement and Concrete Plants	x	x	x	x	x	x	x	1	x
Chemicals (Industrial, Agricultural, Wood, etc.)	x	x	x	x	x	x	3	1	1
Concrete, Gypsum and Plaster Products (Wholesale)	x	x	x	x	x	x	x	1	x
Confectionery and Related Products (Wholesale)	x	x	x	x	1	1	1	1	x
Cutlery, Hand Tools and General Hardware	x	x	x	x	x	1	1	1	x
Electrical Transmission and Distribution Equipment	x	x	x	x	x	x	1	1	x
Electronic Components and Accessories	x	x	x	x	x	x	1	1	1
Engineering, Medical, Optical, Dental and Scientific Instruments	x	x	x	x	3	x	1	1	x
Fabricated Structural Metal Products	x	x	x	x	x	x	x	1	x
Food Processing	x	x	x	x	x	x	2	1	1
Furniture and Custom Cabinet Shops	x	x	x	x	3	3	1	1	1
Glass, Pottery and Related Products	x	x	x	x	3	3	1	1	1
Grain Mill Products	x	x	x	x	x	x	1	1	x
Heating Apparatus Wood Stoves	x	x	x	x	x	x	1	1	1
Leather Products	x	x	x	x	x	x	1	3	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Leather Tanning and Finishing	x	x	x	x	x	x	x	1	x
Machinery and Equipment	x	x	x	x	x	x	1	1	1
Marijuana Processing Facilities	x	x	x	x	x	See Chapter 20.173			x
Meat, Poultry and Dairy Products	x	x	x	x	x	x	3	1	x
Mechanical Parts	x	x	x	x	x	x	2	1	1
Metal Cans	x	x	x	x	x	x	1	1	x
Paints, Varnishes, Lacquers, Enamels and Allied Products	x	x	x	x	x	x	3	3	x
Paperboard Containers and Boxes	x	x	x	x	x	x	1	1	x
Pharmaceuticals	x	x	x	x	x	x	1	1	1
Plastic Products, Product Assembly	x	x	x	x	x	x	1	1	1
Prefabricated Structural Wood Products and Containers	x	x	x	x	x	x	1	1	x
Printing, Publishing and Binding	x	x	x	x	3	1	1	1	1
Printing Trade (Service Industries)	x	x	x	x	1	1	1	x	x
Rendering Plants, Slaughterhouses	x	x	x	x	x	x	x	x	x
Sawmills and Planing Mills	x	x	x	x	x	x	3	1	x
Sheet Metal and Welding Shops	x	x	x	x	x	x	1	1	1
Stone Products (Such as Finishing of Monuments for Retail Sale)	x	x	x	x	x	1	1	1	1
Transportation Equipment, Including Trailers and Campers	x	x	x	x	x	x	1	1	1

20.100.040.E Mining/Refining/Hazardous Waste Storage and Treatment.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Asphalt Paving and Roofing Materials	x	x	x	x	x	x	x	3	x
Excavation or Stockpiling of Earthen Materials Not Associated with an Approved Use	x	x	x	3	x	3	3	1	2
Off-Site Hazardous Waste Treatment and Storage Facilities	x	x	x	x	x	x	x	3	x
On-Site Hazardous Waste Treatment and Storage Facilities	Permitted at same level as Permitted Use Generator								
Sand and Gravel Pits (*)	x	x	x	3	x	x	x	3	x

20.100.040.F Residential.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Accessory Dwelling Unit, Attached	1	1	1	x	x	x	x	x	x
Accessory Dwelling Unit, Detached	1	1	1	x	x	x	x	x	x
Adult Family Home	1	1	1	1	x	x	x	x	x
Animals	See Chapter 20.130								
Boarding House (*)	2	1	1	x	x	x	x	x	x
Congregate Care Facility (*)	3	3	3	3	1	1	x	x	x
Conversion of Historic Structures to Nonresidential Use	See Chapter 20.146								
Cottage Housing	1	1	1	x	x	2	x	x	x
Detached Single-Family Dwelling	1	1	See Chapter 20.184	x	x	x	x	x	x
Dwelling Unit, Security Personnel	x	x	1	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Duplex, Triplex and Fourplex	1	1	x	x	x	See Chapter 20.169	x	x	x
Garage Sales (*) (1)	1	1	1	1	1	1	x	x	x
Group Housing for Handicapped Persons (6 or fewer clients)	1	1	1	1	x	x	x	x	x
Group Housing for Handicapped Persons (More than 6 clients)	3	1	3	1	x	x	x	x	x
Home Occupations	See Chapter 20.122								
Manufactured Home Parks (*)	3	2	1	x	x	1	x	x	x
Mobile Home (*) or Manufactured Homes (*) (2)	1	1	1	x	x	x	x	x	x
Multifamily Dwelling	See Section 20.50 .020	1	x	2	2	See Chapter 20.169	x	x	x
Nursing Care Home (9 or fewer clients)	3	2	2	2	2	2	x	x	x
Nursing Care Facility (10 or more clients)	3	3	3	3	3	3	x	x	x
Permanent Supportive Housing	3	3	3	x	3	3	x	x	x
Planned Residential Development (Level 4 Review)	See Title 19, Subdivisions Code								
Residential Use, Commercial Districts (3)	x	x	x	x	1	1	1	x	x
Short-Term Rental Type 1 (Principal Residence)	1	1	1	x	1	1	x	x	x
Short-Term Rental Type 2 (Not Owner-Occupied)	x	x	x	x	1	1	x	x	x
~~Temporary Hardship Units (Mobile Home) (2)~~	~~2~~	~~2~~		~~2~~	~~x~~	~~x~~	~~x~~	~~x~~	~~x~~

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Transitional Housing	3	3	3	x	3	3	3	x	x

NOTES:

1. No residential premises shall have more than four per year for a total of twelve days a year. See Section 20.118.060.
2. Subject to specific development standards. See Division V.
3. Second story and above, except that all floors of hotels and motels located in the Central Commercial Zone can be converted to residential use.
4. Subject to specific development standards. See Chapter 20.170.

20.100.040.G Retail Trade and Service.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Addressing, Mailing and Stenographic Services	x	x	x	x	1	1	1	x	x
Advertising Agencies	x	x	x	x	1	1	1	x	x
Animal Clinic/Hospital	x	x	x	x	1	1	1	x	x
Antique Stores	x	x	x	x	1	1	1	x	1
Artist's Supplies	x	x	x	x	1	1	1	x	1
Automobile Sales (interior only, no surface lots)	x	x	x	x	1	1	1	1	1
Automobile, Truck, Manufactured Home and Travel Trailer Sales (includes interior surface lots)	x	x	x	x	x	1	1	1	1
Automotive: Car Wash	x	x	x	x	1	1	1	1	1
Automotive: Commercial Parking Lots and Garages	x	x	x	x	1	1	1	1	1
Automotive: Maintenance and Service Shops	x	x	x	x	1	1	1	1	1
Automotive: Paint and Body Repair Shops	x	x	x	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Automotive: Paint and Accessories (Tires, Batteries, etc.)	x	x	x	x	1	1	1	1	1
Automotive: Service Station	x	x	x	x	1	1	1	1	x
Automotive: Specialized Repair Shops (Radiator, Engine, etc.)	x	x	x	x	x	1	1	1	x
Automotive: Towing Services	x	x	x	x	x	1	1	1	x
Automotive: Wrecking and Dismantling Yard	x	x	x	x	x	x	x	1	x
Bakery	See Chapter 20.167		x	x	1	1	1	x	1
Beauty and Barber Shops	See Chapter 20.167		x	x	1	1	1	x	x
Bed and Breakfast (1)	1	1	1	x	1	1	x	x	x
Boats and Marine Accessories	x	x	x	x	x	1	1	1	1
Books, Stationery, Office Supplies	x	x	x	x	1	1	1	x	x
Building and Trade (e.g., Plumbing, Heating, Electrical)	x	x	x	x	1	1	1	1	x
Butcher Shop	x	x	x	x	1	1	1	x	x
Camera Stores and Photographic Studios	x	x	x	x	1	1	1	x	x
Candy Store	x	x	x	x	1	1	1	x	x
Christmas Tree Sales Lot	2	2	x	x	1	1	1	x	x
Clothing and Accessories	x	x	x	x	1	1	1	x	x
Coin and Stamp Shops	x	x	x	x	1	1	1	x	x

Commented [PF11]: For Planning Commission discussion on what should be allowed within the proposed MHC zoning district .

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Convenience Store (*)	See Chapter 20.167		x	x	1	1	1	1	1
Delicatessen	x	3	x	x	1	1	1	x	x
Department, Discount, Variety Stores	x	x	x	x	1	1	1	x	x
Drug Stores (Optical Goods, Orthopedic Supplies)	x	x	x	x	1	1	1	x	x
Dry Cleaners	x	x	x	x	1	1	1	x	x
Employment Agencies (Private)	x	x	x	x	1	1	1	x	x
Fabric Store	x	x	x	x	1	1	1	x	1
Farm Implements, Tools and Heavy Construction Equipment	x	x	x	x	x	1	1	1	1
Farm Supplies	x	x	x	x	1	1	1	1	1
Financial Institutions	x	x	x	x	1	1	1	x	x
Florist Shop	See Chapter 20.167		x	x	1	1	1	x	x
Food Store, Specialty or Super Market	x	x	x	x	1	1	1	x	x
Fuel, Oil and Coal Distributors	x	x	x	x	x	1	1	1	x
Furniture, Home Furnishings, Appliances	x	x	x	x	1	1	1	x	1
General Hardware, Garden Equipment and Supplies	x	x	x	x	1	1	1	1	x
Heating and Plumbing Equipment Stores	x	x	x	x	1	1	1	1	x
Horse and Pony Boarding, Riding Stables, Schools (Commercial)	x	x	x	x	x	3	1	x	2

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Insurance Agents, Brokers and Service Agencies	x	3	x	x	1	1	1	x	x
Jewelry, Watches, Silverware Sales and Repair	x	x	x	x	1	1	1	x	x
Kennels (*)	x	x	x	x	x	1	1	x	3
Laundries	x	x	x	x	1	1	1	x	x
Laundromats	x	3	x	x	1	1	1	x	1
Liquor Stores	x	x	x	x	1	1	x	x	x
Lumber Yards	x	x	x	x	x	1	1	1	1
Malls, Multi-Tenant, Retail Complex	x	x	x	x	1	1	1	x	x
Marijuana Retail Outlets	x	x	x	x	x	See Chapter 20.173	x	x	x
Medical and Dental Facilities	See Chapter 20.167		x	1	1	1	1	x	x
Motels and Hotels	x	x	x	x	1	1	1	x	x
Motorcycle Sales and Repairs (Including Maintenance and Parts)	x	x	x	x	1	1	1	1	1
Music Stores	x	x	x	x	1	1	1	x	x
Nursery (*)	x	x	x	x	1	1	1	1	1
Outside Advertising (Billboards)	See Chapter 20.204								
Paint, Glass and Wallpaper Stores	x	x	x	x	1	1	1	1	x
Pet Stores, Pet Supplies, and Dog Grooming	x	x	x	x	1	1	1	x	x
Printing, Photocopy Service	x	x	x	x	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Professional Office Buildings	See Chapter 20.167		x	x	1	1	1	x	1
Real Estate Offices	See Chapter 20.167		x	x	1	1	1	x	x
Recycling Center (*)	x	x	x	x	x	1	1	1	1
Rental: Auto, Truck and/or Trailer, Fleet Leasing Services	x	x	x	x	x	1	1	1	1
Rental: Heavy Equipment (Except Automotive)	x	x	x	x	x	1	1	1	1
Rental: Small Tools, Lawn/Garden Equipment, etc.	x	x	x	x	x	1	1	1	1
Small Tools, Lawn/Garden Equipment, Sporting Goods, etc.	x	x	x	x	1	1	1	x	1
Repairs: Small Appliances, TVs, Business Machines, etc.	x	x	x	x	1	1	1	1	1
Repairs: Locksmiths and Gunsmiths	x	x	x	x	1	1	1	1	1
Repairs: Re-Upholstery and Furniture	x	x	x	x	1	1	1	1	1
Repairs: Small Engine and Garden Equipment	x	x	x	x	1	1	1	1	x
Restaurants, Cafes and Drive-In Eating Facilities	x	x	x	x	1	1	1	x	1
Second Hand Store	x	x	x	x	1	1	1	x	1
Shoe Repair and Shoe Shine Shops	x	x	x	x	1	1	1	x	x
Sporting Goods, Bicycle Shops	x	x	x	x	1	1	1	x	x

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Taverns and Bars, Dine, Drink and Dance Establishments	x	x	x	x	1	1	1	x	1
Taxidermy	x	x	x	x	x	x	1	1	1
Toy and Hobby Stores	x	x	x	x	1	1	1	x	x
Truck Service Stations and Shops	x	x	x	x	x	1	1	1	1
Waste Material Processing and Junk Handling (*)	x	x	x	x	x	x	3	1	x

NOTES:

1. Subject to specific development standards. See Chapter 20.138.

20.100.040.H Transportation.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Electric Vehicle Level 1 and 2 Charging Stations (1)	1(2)	1(2)	1(2)	1(2)	1	1	1	1	1
Electric Vehicle Level 3 Charging Station (3)	x	x	x	1(2)	1	1	1	1	1
Electric Vehicle Battery Exchange Station (4)	x	x	x	x	1	1	1	1	1
Bus Terminals	x	x	x	1	1	1	1	x	1
Transportation Brokerage Offices: Without Truck Parking	x	x	x	x	1	1	1	1	1
Transportation Brokerage Offices: With Truck Parking	x	x	x	x	x	1	1	1	1
Air, Rail, Truck Terminals (Short-Term Storage, Office, etc.) (other than regional transportation facilities)	x	x	x	x	x	1	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Railroad Switch Yards, Maintenance and Repair Facilities, etc. (other than regional transportation facilities)	x	x	x	x	x	x	x	1	x
Taxicab Terminals, Maintenance and Dispatching Centers, etc.	x	x	x	x	1	1	1	x	1

NOTES:

1. See Chapter 20.156. Level 1 and 2 charging permitted in aquifer recharge areas and in other critical areas when serving an existing use.
2. See Chapter 20.156. Allowed only as accessory to a principal outright permitted use or permitted conditional use.
3. See Chapter 20.156. The term "rapid" is used interchangeably with Level 3 and fast charging. Only "electric vehicle charging stations-restricted" as defined in Chapter 20.156.
4. See Chapter 20.156.

20.100.040.I Utilities.

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Power Generating Facilities	x	x	x	x	x	x	x	5	5
Local Utility Service Systems	3	3	x	1	1	1	1	1	1
Regional Transmission Storage/Collection Systems	3	3	x	3	3	3	3	3	3
Wireless Communication Facilities and Related Structures (1)	3	3	3	3	1	1	1	1	1
Large Satellite Dish Antennas (1)	x	x	x	2	2	2	2	2	2

NOTES:

1. Subject to specific regulations provided in Chapter 20.170.

20.100.040.J Wholesale Trade/Storage

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Warehouses (*)	x	x	x	x	1	1	1	1	1
Wholesale Trade	x	x	x	x	1	1	1	1	1
Storage Facilities, Bulk (*)	x	x	x	x	x	x	1	1	1

Land Uses	Zoning Districts								
	RN	RM	MHC	PR	CC	CH	IL/C	IH	AD
Commercial (*)	x	x	x	x	x	1	1	1	1
Residential Mini-Storage (*) (1)	x	x	x	x	x	1	1	1	1

20.134.110 Recreation vehicles as permanent living quarters prohibited.

Recreation vehicles stored on a property shall not be used as permanent living quarters. See Section 20.180.090.080, ~~Recreational vehicles~~.

Chapter 20.180 MOBILE/MANUFACTURED HOMES – GENERAL

Sections:

- 20.180.010 Purpose.
- 20.180.020 Applicability.
- ~~20.180.030 Definitions.~~
- 20.180.040 Class designation.
- 20.180.050 Minimum standards for manufactured homes ~~on individual lots~~.
- 20.180.060 General siting requirements.
- 20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot~~.
- 20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot~~.
- 20.180.090 Prohibited residential occupancy or use.

20.180.010 Purpose.

It is the intent of this chapter to set forth the terms and conditions under which manufactured and mobile single-family homes may be sited. It is the purpose of this chapter to set forth terms and conditions applicable to manufactured homes equivalent to those for all other dwellings in order to not discriminate against the placement and use of manufactured homes per the provisions of RCW 35.21.684, 35A.21.312, and 36.01.225 as amended.

The provisions established herein are intended to assure that the siting of mobile/manufactured homes in ~~the Neighborhood~~ ~~Residential zoned districts~~ is harmonious with the surrounding residential uses and preserves the general character and integrity of the neighborhood. Nothing in this chapter shall be construed as to permit housing designs or construction standards that do not meet the standards of an historic district.

This chapter is not intended to address the residential, commercial, or industrial use of manufactured homes in commercial or industrial zones.

20.180.020 Applicability.

This chapter applies to the siting of manufactured homes on individual lots, ~~or the siting of manufactured homes as accessory dwelling units in the Neighborhood~~ ~~Residential zones in the city~~.

~~20.180.030 Definitions.~~

Commented [PF12]: Revisions to allow for permanent placement of single wide MH in RN zones as primary dwelling units and accessory dwelling units with revisions to design and placement standards.

Commented [PF13]: Deleted definitions that were repeated in WVMC 20.06.030.M. Moved remaining definitions to WVMC 20.06.030.M. As its best practice to have all definitions on one Title in one place.

~~"Manufactured home, Class A" means a new multi-wide manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development and the "acceptable similarity" appearance standards in accordance with Section 20.180.050.~~

~~"Manufactured home, Class B" means a new manufactured home certified as meeting or exceeding the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development but does not satisfy the "acceptable similarity" appearance standards in accordance with Section 20.180.050.~~

~~"Manufactured home, Class C" means a used manufactured home certified as meeting the Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development which upon inspection is found to be in good condition and safe and fit for human occupancy.~~

~~"Manufactured home, Class D" means used manufactured homes whether or not certified as meeting the U.S. Department of Housing and Urban Development Construction and Safety Standards or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy. Class D manufactured homes shall not be placed within the City of Walla Walla.~~

~~"Manufactured home on a single parcel" means "new" and "designated manufactured homes" as defined in RCW 35.63.160 and RCW Title 46 and is not a "used mobile home" as defined in RCW 82.45.030(2).~~

~~"Manufactured home park" means a residential use in which more than one manufactured home is located on a parcel of land under single ownership.~~

~~"Manufactured home within a manufactured home park" means a structure which is designed and built as a permanent dwelling unit but which is: (1) not constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes, and (2) is constructed with an integral frame of "I" beams or tubular steel which is the structural foundation of the home itself and which provides the attachment for transport assemblies used to tow the manufactured home to the point of use. This definition does not include mobile homes, modular homes, commercial coach, or recreational vehicles. Manufactured homes are permitted only as provided and further defined in this chapter.~~

~~"Modular home" means a dwelling unit constructed in accordance with the standards set forth in the International Residential Code (IRC) and local codes applicable to site-built homes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site.~~

~~"Recreational vehicle" means a vehicular type portable structure without permanent foundation designed and manufactured for recreational use, which can be towed, hauled, or driven. This definition includes, but is not limited to, travel trailers, truck campers, camping trailers, self-propelled motor homes, boats, snowmobiles, go carts, motorcycles, and dune buggies. Recreational vehicles designed as temporary living units are prohibited as permanent dwelling units. "Permanent" for the purpose of this section is defined as occupancy by a person for more than four weeks in one consecutive twelve-month period.~~

20.180.040 Class designation.

The Director or ~~his~~ designee shall determine the classification of a manufactured home based on the definition of each classification, architectural elevations or photographs of all sides of the home, exterior dimensions, roof slopes, exterior finish, and where appropriate, an inspection of the manufactured home. A class designation may be appealed to the Hearing Examiner as set forth in Chapter 20.38, Closed Record Decisions and Appeals.

20.180.050 Minimum standards for manufactured homes on individual lots.

Commented [PF14]: Minimum standards have been revised to be consistent with RCW 35.63.160

In addition to meeting the standards in Section 20.180.030, Class A manufactured homes are those new single-family dwellings (as defined in **Section 20.06.030.MRCW 35.63.160**) whose original design and construction have been determined, by the standards prescribed below, to be similar in design and appearance to site built housing at current construction standards:

A. Dimensions. ~~Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long.~~

B. Roof Construction.

1. The pitch of the home's roof has a minimum vertical rise of **three four** feet for each twelve feet of horizontal run.
2. The roof is finished with a type of shingle that is commonly used in standard residential construction, such as a composition or wood shake or shingle **coated metal**, or similar material.
3. The roof is constructed with a minimum designed snow load of thirty pounds per square foot.

BC. Exterior Finish. ~~Has~~The exterior siding **similar in appearance to siding materials** consists of wood, hardboard, aluminum, vinyl, plastic, steel, or other siding material (covered or painted, but in no case exceeding the reflectivity of gloss white paint), plastic, steel (or other siding materials) comparable in composition, appearance, and durability to the exterior siding commonly used on conventional site-built International Residential Code (IRC) single-family residences.

CD. Foundation. A continuous, **low/pit set** permanent **foundation as specified by the manufacturer, and the space from the bottom of the home to the ground be enclosed by a concrete or an approved concrete product which can be either load bearing or decorative.** ~~masonry/concrete foundation, unpierced except for required ventilation and access, is installed under the home.~~

DE. Insulation. Is thermally equivalent to the Washington State Energy Code.

EF. Towing Apparatus Removed. The tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

20.180.060 General siting requirements.

The siting requirements for new and designated manufactured homes are the same requirements as placed upon all single-family residential dwellings **and accessory dwellings** constructed within the city. Placement of manufactured homes in the city of Walla Walla is subject to the following general siting requirements:

A. Permit Required. Any manufactured home placed in the city shall first receive a **placement** permit **in accordance with Chapter 15.20.**

B. Placement of Manufactured Homes as Permanent Dwelling Units.

1. All manufactured homes sited on individual lots, not including lots in manufactured home parks, must be Class A, ~~multi-wide~~.
2. Manufactured homes placed in an approved manufactured home subdivision are subject to Level I review.
3. Manufactured homes placed in manufactured home parks may be Class A, B or C. Manufactured home placement in a manufactured home park is subject to Level I review.
4. Class D manufactured homes shall not be placed within the city of Walla Walla.

~~**C. Placement of Manufactured Homes as Temporary Dwelling Units.** Temporary placement of a manufactured home is allowed in any zoning district subject to Level III review.~~

CD. Code Compliance. All manufactured homes shall be installed in compliance with applicable city codes and state codes.

DE. National Mobile Home Construction and Safety Standards Act, U.S. Department of HUD, Compliance With. All manufactured homes placed within the city shall first be certified as meeting the 1974 National Mobile Home Construction and Safety Standards, U.S. Department of HUD.

20.180.070 Replacement of a nonconforming manufactured home ~~on an individual lot.~~

Level I review shall be used to replace a nonconforming manufactured home with a conforming manufactured home. A nonconforming manufactured home shall be replaced only by a Class A manufactured home, and shall not be replaced by a Class B, C or D manufactured home.

20.180.080 Replacement of existing or approved manufactured home ~~on an individual lot.~~

Level I review shall be used to replace an existing or approved manufactured home with another manufactured home that is only a Class A manufactured home and not a Class B, C or D manufactured home.

20.180.090 Prohibited residential occupancy or use.

A. Recreational vehicles as defined in Chapter 20.06 shall not have connections to residential sewer systems or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than four weeks in a consecutive twelve-month period, except as may be provided in campgrounds, **manufactured home parks**, or recreational vehicle parks.

B. No recreational vehicle ~~or manufactured home~~ shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use.

Chapter 20.184 MANUFACTURED HOME PARKS

Sections:

- 20.184.010 Purpose.**
- 20.184.020 Locations permitted.**
- 20.184.030 Procedure for approval.**
- 20.184.040 Application requirements.**
- 20.184.050 Development standards for manufactured home parks and manufactured home placement.**
- 20.184.055 *Installation standards for recreational vehicles used a primary residence.***
- 20.184.060 Final manufactured home park plan approval.**
- 20.184.070 Issuance of an installation permit.**
- 20.184.080 Adjustments.**
- 20.184.090 Expiration of manufactured home park approval.**
- 20.184.100 *Eviction notices for change of use or closure of a manufactured home park.***
- 20.184.110 *Relocation Plan***
- 20.184.120 *Manufactured Home Parks - Notice of sale, opportunity to purchase.***

20.184.010 Purpose.

It is the purpose of this Chapter to establish a procedure to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants. It is a further purpose of this Chapter to establish specific performance standards for the design of such park developments and establish minimum siting standards for placement of manufactured homes.

20.184.020 Locations permitted.

Manufactured home parks are permitted as shown in Chapter 20.100, Tables of Permitted Land Uses.

20.184.030 Procedure for approval.

Commented [PF15]: Revised to remedy inconsistencies in the Table of permitted land uses.

A manufactured home park development ***must follow the designated level of review as shown in Chapter 20.100, Tables of Permitted Land Uses, based on zoning district.*** ~~requires a Level III Development Authorization.~~

20.184.040 Application requirements.

A. Each application shall contain detailed plans including the following:

1. Scale and north arrow of plan.
2. Boundaries and dimensions of the manufactured home park and number of acres included.
3. Vicinity map showing the relationship of the development to adjacent properties.
4. Location and dimensions of each space with such spaces designated by number or other designation.
5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.
10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.
17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by the City of Walla Walla Stormwater Design Standard Handbook.

20.184.050 Development standards for manufactured home parks and manufactured home placement.

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

A. Manufactured Home Class Designation.

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

B. Dimensional Standards.

1. No manufactured home park shall be created on a parcel of less than one acre in area.
2. All manufactured homes shall be located at least twenty feet from the perimeter of the park.
3. Spaces within the park shall ***be designed in length and width to accommodate a variety of manufactured home styles and subject to review by the SPRC with a recommendation to the approving authority.*** ~~be a minimum of three thousand square feet in size and thirty feet in width.~~
4. Maximum area coverage permitted for each individual space is seventy-five percent.
5. Only one manufactured home shall be permitted per space.
6. Setback and Separation Requirements: ~~in Manufactured Home Parks Established after April 10, 1991.~~
 - a. Manufactured homes and attached accessory structures: no closer than five feet from lot line.
 - b. Detached accessory structures: no closer than six feet from any other structure unless an intervening fire wall is provided.
 - c. Detached accessory structures one hundred twenty square feet or less: no closer than three feet from a designated lot line.

d. Detached accessory structures more than one hundred twenty square feet: no closer than five feet from a designated lot line. No manufactured home may be placed closer than five feet from any manufactured home park street.

7. Setback and Separation Requirements in Manufactured Home Parks Established before April 10, 1991:

- a. ~~Manufactured homes: no closer than three feet from any designated lot line. No closer than six feet from any other manufactured home, carport, or awning unless an intervening fire wall is provided.~~
- b. ~~Attached carports and awnings: no closer than three feet from a designated lot line unless an integral automatic sprinkler system is installed in the manufactured home or an intervening fire wall is installed.~~
- c. ~~Detached accessory structures: no closer than three feet from a designated lot line unless an intervening fire wall is provided. No closer than six feet from another structure unless an intervening fire wall is provided.~~

~~Where previous installations have not met rear yard setback requirements, the rear yard for newly installed units shall not exceed the average of the rear yard of the abutting dwellings. No manufactured home may be placed closer than five feet from any manufactured home park street.~~

C. Park Streets.

- 1. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
- 2. All drives within a park shall be constructed as specified in the city standard plans for private lanes.
- 3. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.
- 4. Curbs and gutters may be required as part of an overall site plan.

D. Parking Space Requirements.

- 1. ~~Manufactured home parks shall meet the off-street parking and loading standards of Chapters 20.126 and 20.127. Two paved or graveled off-street parking spaces constructed in accordance with city standard plans for private lanes, each with minimum dimensions of nine by nineteen feet, shall be provided for each manufactured home space.~~
- 2. Paved parking for guests shall also be provided in every manufactured home park based on a ratio of one parking space for each four manufactured home sites. Parking spaces shall be constructed in accordance with city standard plans for private lanes.
- 3. ***Deviations from these parking requirements may be considered after review by the SPRC with a recommendation to the approving authority.***

E. Landscaping/Screening.

- 1. There shall be screening on all sides of a park perimeter in accordance with Section 20.106.045.
- 2. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area and developed for that purpose commensurate with the needs of the anticipated residents. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

F. Park Maintenance.

- 1. It shall be the responsibility of the park owner or manager to assure that all required landscaped areas and perimeter screening are perpetually maintained.
- 2. It shall be the responsibility of the park owner or manager to keep the park free of unsightly brush, leaves, weeds, and debris.

G. Signs.

- 1. Signs ~~in the MHC zone shall comply with Section 20.204.215. identifying a manufactured home park are subject to the regulations of the underlying zone. See Division VI, Sign Regulations.~~

Commented [PF16]: Removed as obsolete.

Commented [PF17]: Revise parking standards to cross referenced other parts in our code yet allow for deviation from those standards.

Commented [PF18]: Revision to be consistent with creation of new zone.

H. Additional Standards.

1. All spaces shall be provided with a foundation base in accordance with the National Mobile Home Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder, including:
 - a. Regulations and interpretations of the State of Washington Department of Labor and Industries adopted pursuant to U.S. Department of Housing and Urban Development rules.
 - b. Information supplied by the manufacturer of the manufactured home.
2. Not more than ten percent of a manufactured home park area may be used to accommodate transient recreational vehicles.
3. Electrical distribution and telephone service systems and all other utilities to each space shall be underground except for outlets and risers at each space.
4. No installation permits shall be issued without proof of an electrical permit.
5. Adequate street lighting shall be provided within the park.
6. All manufactured homes placed within a park shall provide foundation fascia of weather resistant materials installed around the entire perimeter of the base of the unit prior to occupancy.
7. All removable towing devices shall be removed.
8. A designated storage area for recreational vehicles, boats, or trailers may be provided. If provided, a six-foot-high, sight-obscuring fence shall be erected around the perimeter of such storage area. Storage of recreational vehicles, boats, or trailers on individual manufactured home spaces or required parking stalls is prohibited.
- ~~9. Use of recreational vehicles for permanent residences is prohibited. (See "Recreational vehicle" as defined in Chapter 20.06.)~~

Commented [PF19]: Repealed as the provision is inconsistent with RCW 35.21.684(3)

20.184.055 *Installation standards for recreational vehicles used a primary residence.*

A. Pursuant to, and as authorized by RCW 35A.21.312, recreational vehicles may be permitted as a primary residence in a manufactured home park provided that the following fire and safety standards are met:

1. ***A three-foot-by-three-foot landing must be installed at the main entrance/exit door if more than two steps are required to access the recreational vehicle.***
2. ***For recreational vehicles with internal toilets and showers, water and sewer service connections must be made underneath the recreational vehicle and must be protected by insulated skirting unless it can be demonstrated that water and sewer connections in other locations can be protected from freezing during winter months.***
3. ***Sewer drain lines attached to the recreational vehicle must be schedule 40 PVC or other approved rigid piping;***
4. ***Holding tanks must be protected from freezing.***
5. ***No external propane tanks will be permitted unless the onboard propane tank is disabled, and the external tank is fitted with a pressure valve installed by a propane supplier to equal the pressure value rating of the onboard propane tank.***
6. ***External propane tanks must be located out of vehicle pathways or parking pads. External propane tanks must be secured to the ground to prevent overturning or damage to the line supplying propane to the recreational vehicle.***
7. ***Recreational vehicles without internal toilets or showers may only be permitted in residential parks where toilet and shower facilities meeting the following standards are provided:***
 - a. ***No less than one commode, one lavatory and one shower, accessible per the guidelines established by the Washington State Barrier Free Code, for each gender shall be provided.***
 - b. ***Restroom facilities provided for each gender be properly identified and shall be connected to the City's water and sewer utility; and***

Commented [PF20]: Section added to provided local fire and safety standards for RV's in manufactured home parks as allowed by 35A.21.312. Language taken from Pasco municipal code as recommended by the city's building official.

- c. For each 10 recreational vehicle spaces provided or part thereof, there shall be one additional commode, lavatory and shower provided for each gender.*
- 8. Any recreational vehicle modified or altered for placement in a residential park without Washington State Department of Labor and Industries approval and permits will not be permitted to be used as a primary residence (WAC 296-150R-1000).*

B. Prior to occupancy, the City may require and perform such inspections as are necessary to determine compliance with this section and other applicable laws and regulations.

20.184.060 Final manufactured home park plan approval.

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items *required in 4 through 16 of* Section 20.184.040.

B. The plan shall provide certification of approval of the development services director and the city engineer *after review by the SPRC.*

20.184.070 Issuance of an installation permit.

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other city ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate *permit* ~~Development Authorization~~ nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

20.184.080 Adjustments.

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

20.184.090 Expiration of manufactured home park approval.

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The Director may approve a twelve (12) month extension provided:

1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

20.184.100 Eviction notices for change of use or closure of a manufactured home park.

A. Before a manufactured home park owner may issue eviction notices due to a closure or change of use under Chapter 59.20 RCW or Chapter 59.21 RCW, the manufactured home park owner must first submit to the city a relocation plan that meets the requirements of Section 20.184.110. If applying for a change of use, the manufactured home park owner shall submit the relocation plan together with all other necessary applications. Once the city manager, or designee determines that the relocation plan meets the requirements of Section 20.184.110, the city manager or designee shall stamp his/her approval on the relocation plan and return a copy of the approved plan to the manufactured home park owner. If the city manager or designee determines that the relocation plan does not meet the requirements of Section 20.184.110, the city manager or designee may require the manufactured home park owner to amend or supplement the relocation plan as necessary to comply with this chapter before approving it.

Commented [PF21]: Added section as recommend by the Ad Hoc Housing Committee and with general City Council direction.

B. No sooner than upon approval of the relocation plan, the owner of the manufactured home park may issue the twelve (12) month eviction notice to the manufactured home park tenants. The eviction notice shall comply with RCW 59.20.080 and 59.21.030, as amended. No tenant may be evicted due to the closure or change of use of a manufactured home park until the twelve (12) month notice period expires, except as provided in RCW 59.20.080(1)(e)(i)-(iii), as amended.

20.184.110 Relocation Plan

A. The relocation plan shall describe how the manufactured home park owner intends to comply with Chapters 59.20 and 59.21 RCW, relating to mobile home relocation assistance, with this section and section 20.184.100. The relocation plan must provide how the manufactured home park owner will assist each manufactured home park tenant household to relocate, in addition to making any state or federal required relocation payments. Such assistance in the relocation plan shall contain the following information:

- 1. The pertinent laws related to manufactured home park closure and relocation.*
- 2. An explanation of tenants' rights according to State law.*
- 3. A list of potential sources of assistance (governmental, financial, etc.) and inventory of relocation resources.*
- 4. A list of nearby manufactured home parks in the region with available spaces.*
- 5. A list of companies that move manufactured homes.*
- 6. Actions the manufactured home park owner will take to refer tenants to alternative public and private subsidized housing resources, and helping tenants obtain and complete the necessary application forms for state-required relocation assistance.*
- 7. Actions the manufactured home park owner will take to assist manufactured home park tenants to move the manufactured homes from the manufactured home park.*
- 8. Other actions the owner will take to minimize the hardship manufactured home park tenant households suffer as a result of the closure or conversion of the manufactured home park, and*
- 9. A statement of the anticipated timing for park closure.*

B. The time period for the required State notice of closure of a manufactured home park shall not commence until the relocation plan is approved by the city manager or designee and copies are distributed to each tenant household in the manufactured home park.

C. An affidavit verifying such distribution shall be submitted to the City.

20.184.120 Manufactured Home Parks - Notice of sale, opportunity to purchase.

A. Notice of Sale.

1. Except as provided in subsection C, The owner of a manufactured home park shall not make a final unconditional acceptance of any offer for the sale or transfer of a manufactured home park or the real property upon which it is located without first sending notice of sale by certified mail or personal delivery to the following entities, pursuant to RCW 59.20.300:

- a. Each tenant of the manufactured home park;*
- b. The officers of any known qualified tenant organization;*
- c. The office of manufactured home relocation assistance;*
- d. The Walla Walla City Clerk;*
- e. The Walla Walla Housing Authority; and*
- f. The Washington State Housing Finance Commission.*

2. A notice of sale must include:

a. A statement that the owner intends to sell the manufactured home park;
b. The contact information for the owner or owner's agent who is responsible for communicating with the qualified tenant organization or eligible organization regarding the sale of the property;

Commented [PF22]: If the City proceeds with adoption of an ordinance providing tenants an opportunity to purchase it should consider adding the following section.

c. The price, terms, and conditions which the manufactured home park owner has conditionally accepted or intends to accept for the sale of the manufactured home park along with a copy of any pending purchase and sales agreement signed by the parties; and

d. A statement of the deadline for a qualified tenant organization or eligible organization to notify the manufactured home park owner of its interest in purchasing the manufactured home park and to submit a proposed purchase and sale agreement.

3. If a manufactured home park owner enters into a purchase and sale agreement prior to providing the notification to tenants and other organizations identified in subsection A(1), then the purchase and sale agreement shall include an express reference to the notice requirements, including the owner's obligation to negotiate in good faith with the tenants if they notify the owner in writing of their interest in purchasing the manufactured home park. Also, any purchase and sale agreement should include a closing date no earlier than six months from the date of execution to provide the required notice to the tenants and afford them a meaningful opportunity to negotiate a purchase of the park.

B. Opportunity to Purchase.

If a qualified tenant organization or eligible organization, after receiving the notice of sale, wishes to purchase the manufactured home park, it shall submit a proposed purchase and sale agreement in writing via certified or registered mail to the manufactured home park owner within 60 days of receipt of the manufactured home park owner's notice of sale. The manufactured home park owner shall engage in good faith negotiations with the qualified tenant organization or eligible organization. The qualified tenant organization or eligible organization shall also engage in good faith negotiations with the manufactured home park owner. If the manufactured home park owner accepts the organization's proposal, the organization shall have 120 days in addition to the 60-day notice period in which to obtain any necessary financing or guarantees and to close on the purchase. If no qualified tenant organization or eligible organization exists at the time the manufactured home park owner gives its notice of sale, the homeowners may form one for the purpose of considering whether to exercise the purchase opportunity.

C. Exceptions.

A notice of opportunity to purchase is not required with respect to a sale or transfer of the manufactured home park or the property on which it is located if the transaction is:

1. Due to foreclosure;
2. Incidental to financing the park;
3. Pursuant to eminent domain;
4. Pursuant to a tax sale;
5. Between joint tenants or tenants in common;
6. Among the partners or shareholders who own the park; or
7. To a member of the owner's family or to a trust for the sole benefit of members of the owner's family.
8. Bonafide testamentary disposition to an heir, issue, or devisee.

Commented [PF23]: No. 8 added in response to public comment.

~~Chapter 20.192~~

~~TEMPORARY PLACEMENT OF MANUFACTURED HOMES FOR CARE OF INFIRM OR ELDERLY~~

Commented [PF24]: Entire Chapter deleted if MH's are allowed as permanent accessory dwelling units as provided for above.

~~Sections:~~

- ~~20.192.010 Purpose.~~
- ~~20.192.020 Locations permitted.~~
- ~~20.192.030 Placement standards.~~
- ~~20.192.040 Issuance of an installation permit.~~
- ~~20.192.050 Permit expiration.~~

20.192.010 Purpose.

It is the purpose of this Chapter to regulate the temporary placement of manufactured homes in the community for the provision of home care for the infirm or elderly.

20.192.020 Locations permitted.

Temporary placement of manufactured homes for the purpose of this Chapter is allowed in any district established by this code.

20.192.030 Placement standards.

In addition to meeting all other requirements of this Chapter and Code, the temporary installation of a manufactured home for home care for infirm or elderly must comply with the following standards and limitations:

- A. Temporary placement of manufactured homes requires a Level III Development Authorization.
- B. Manufactured homes placed under the provisions of the Chapter must be Class C or better.
- C. The medical hardship for which home care is required must be certified by a physician.
- D. No restriction of family membership is required of applicant or care giver.
- E. The manufactured home shall be located in the side or rear yards, behind the front building line, and shall comply with the height and setback requirements of the zone in which the unit is to be located.
- F. The manufactured home shall be connected to city water and sewer.
- G. Only one manufactured home shall be placed on a given lot under the provisions of this Chapter.
- H. The applicant shall, on an annual basis, renew his Development Authorization for the temporary placement of a manufactured home by certifying in writing to the Director that the conditions under which the original permit was granted have not changed. The applicant's certification shall be accompanied by a written statement by a physician verifying the continued medical hardship.
- I. After a period of five (5) years, the applicant must reapply with a complete application for approval under the provisions of a Level III Development Authorization.
- J. As a condition of approval, the applicant shall execute a binding contract authorizing the City to have the home removed should the applicant fail to do so when required by Section 20.192.050; or if the applicant fails to adhere to the authorization renewal requirements of item H or I of the subsection; or to any other standard of this Chapter. The binding contract shall authorize the City to bill the applicant for costs incurred and/or to place a lien against the property for recovery of those costs.

20.192.040 Issuance of an installation permit.

No installation permit shall be issued for the placement of a manufactured home as provided in this Chapter prior to the approval of the Development Authorization.

20.192.050 Permit expiration.

When the original need for the manufactured home ceases, the manufactured home shall be removed within thirty (30) days.

20.204.150 Signs allowed in the MHC zone.

Signs in the MHC zone shall be subject to review by the SPRC for appropriateness of size, scale, and surrounding uses. Signs in the MHC shall never be more permissive than what is allowed for the CH Zone.

Commented [PF25]: New section in sign code related to MHC similar to PR and UPC zones.

Exhibit 5 - Notice of
Application and Notice of
Public Hearing



NOTICE OF APPLICATION and NOTICE OF PUBLIC HEARING

FILE# ZCA-22-0003; CPA-22-0003; SEP-22-0018

Project Summary:

The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Manufactured Home Park Community" (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

Notice is hereby given on this date: **November 3, 2022**, 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, December 5, 2022, 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/3h2yWRY> or may listen to the meeting by calling 253-215-8782 and entering meeting ID 811 3330 5064.

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). We have reviewed the following: Submitted SEPA Checklist, dated October 31, 2022, 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. **The City of Walla Walla anticipates issuing a Determination of Non-Significance (DNS) and a public**

notice of such with a public comment period will be issued separately.

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:* November 2, 2022
3. *Date that application was determined to be substantially complete:* November 2, 2022
4. *Location and description of proposed action:* Existing manufactured/ mobile home parks throughout the City Limits of Walla Walla.

The proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

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: November 28, 2022. Comments may also be submitted at the Public Hearing on Monday, December 5, 2022 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.

Application materials are available for review on the City of Walla Walla Public Notices website, at <https://www.wallawallawa.gov/government/development-services/public-notice>. A staff report and information packet with all submitted documents will be available the Monday before the public hearing on the City of Walla Walla Public Notices website.

If there are any questions regarding this notice, please contact:

Lisa Wasson-Seilo, Planner
City of Walla Walla Development Services
55 E. Moore Street, Walla Walla, WA 99362
(509) 524-4710
Email: permits@wallawallawa.gov

Exhibit 6 - SEPA
Determination of
Non-Significance (DNS)



State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-22-0003; CPA-22-0003; SEP-22-0018

Date of Issuance: November 7, 2022

Lead Agency: City of Walla Walla Development Services

Agency Contact: Lisa Wasson-Seilo, Planner
Lwasson-seilo@wallawallawa.gov, 509-524-4710

Description of

Proposal: The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Manufactured Home Park Community" (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

Location of

Proposal: City of Walla Walla

Applicant: City of Walla Walla Development Services Department, 55 E Moore St,
Walla Walla, WA 99362

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). We have reviewed the following:

Submitted SEPA Checklist, dated October 31, 2022, 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

**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-22-0003; CPA-22-0003; SEP-22-0018**

evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

This information is available <https://www.wallawallawa.gov/government/development-services/public-notice>.

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application filing date: November 2, 2022
2. Date that application was determined to be substantially complete: November 2, 2022
3. Description of proposed action:

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Manufactured Home Park Community" (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

CONCLUSIONS OF LAW:

Staff has concluded that a Determination of Non-Significance (DNS) shall be issued. This determination is based upon the environmental checklist and other information on file.

The DNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The DNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158. The following are City of Walla Walla adopted goals and policies which support the DNS:

Land Use Policy 1.5: Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

Land Use Goal 3: There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

Land Use Policy 3.7: Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

**State Environmental Policy Act SEPA
Determination of Non-Significance (DNS)
File# ZCA-22-0003; CPA-22-0003; SEP-22-0018**

Housing Goal 1: A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

Housing Policy 1.1: Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

Housing Policy 1.3: Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

Housing Policy 1.7: Allow manufactured housing and accessory dwelling units in single family residential areas.

Housing Policy 1.9: Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Lead Agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on November 28, 2022.

Responsible official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street, Walla Walla, WA 99362

Issue Date: November 7, 2022

Publish Date: November 10, 2022

Signature  **Date:** November 7, 2022

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein.

Exhibit 7 - WA
Department of Commerce
Notification



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2022-S-4516

Submittal Date Time: 11/08/2022

Submittal Information

Jurisdiction	City of Walla Walla
Submittal Type	60-day Notice of Intent to Adopt Amendment
Amendment Type	Combined Comprehensive Plan and Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendments to Comprehensive Plan Map, Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Communities.

☐ Yes, this is a part of the 10-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 01/25/2023

Categories

Submittal Category

Development Regulations
Housing
Land Use
Zoning Code

Attachments

Attachment Type	File Name	Upload Date
Combined Comp Plan and Dev Reg Amend - Draft	20221103 FINAL Draft ManufacturedMobile Home code language for PC.pdf	11/08/2022 03:56 PM

Contact Information

Prefix	Ms.
First Name	Lisa
Last Name	Wasson-Seilo
Title	Planner
Work	(509) 524-4717
Cell	
Email	lwasson-seilo@wallawallawa.gov

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

■ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name	Lisa Wasson-Seilo
Email	lwasson-seilo@wallawallawa.gov

Exhibit 8 - WA
Department of Commerce
Acknowledgement Letter



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

11/08/2022

Ms. Lisa Wasson-Seilo
Planner
City of Walla Walla
15 N 3rd Avenue
Walla Walla, WA 99362

Sent Via Electronic Mail

Re: City of Walla Walla-2022-S-4516--60-day Notice of Intent to Adopt Amendment

Dear Ms. Wasson-Seilo:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to Comprehensive Plan Map, Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Communities.

We received your submittal on 11/08/2022 and processed it with the Submittal ID 2022-S-4516. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 01/07/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Suzanne Austin, (509) 407-7955.

Sincerely,

Review Team
Growth Management Services

Exhibit 9 - Public Notice Certificate



CERTIFICATE

I certify under penalty of perjury under the laws of the State of Washington that the:

The Notice of Application and Notice of Public Hearing for ZCA-22-0003; CPA-22-0003; SEP-22-0003 was published in the Walla Walla Union Bulletin (WWUB) on the following stated date(s): **November 8, 2022**

The Washington State Environmental Policy Act (SEPA) checklist for SEP-22-0018 was circulated to the SEPA distribution list and Washington State Department of Ecology's SEPA register on: **November 10, 2022**

The Washington State Environmental Policy Act (SEPA) checklist for SEP-22-0018 was published in the Walla Walla Union Bulletin (WWUB) on the following stated date(s): **November 10, 2022**

November 30, 2022
Date

Lisa Wasson Seilo
Signature

I certify under penalty of perjury under the laws of the State of Washington that the:

Notice of Application and Notice of Public Hearing for ZCA-22-0003; CPA-22-0003; SEP-22-0018 was posted on the City of Walla Walla website and provide to SEPA contacts on the following-stated date: November 10, 2022

November 30, 2022
Date

Lisa Wasson Seilo
Signature

Exhibit 10 - Public Notification Materials

Exhibit 10a - Mailing List

Situs	Name	Email Address	Mail Address1	Mail Address	City	State	Zip Code
1423 PEARL ST	RONGEY FAMILY LTD PTNRSHIP		WAYNE RONGEY TRUST	506 DANA DR	COLLEGE PLACE	WA	99324
	Jeff Hanlon						
	KNUDSON DOROTHY PRICE	dpknud@hotmail.com	1336 Rancho Villa Dr		Walla Walla	WA	99362
	RAURILI RICHARD J & CHRISTINE K	rjaurili@gorge.net	1331 Samuel Dr		Walla Walla	WA	99362
	Richard Pullman	richard0522@gmail.com	1318 Rancho Villa Dr		Walla Walla	WA	99362
	Beau	beau@detentemgmt.com					
	JAMESON GEORGE & DEANNA	george.deanna@gmail.com	1312 Brooklyn Dr		Walla Walla	WA	99362
	Barbara Coy	1035kwhite@gmail.com					
	Greg Sterling	gdanster@hotmail.com					
	DAVIS JERRY L & SUSANNE F	jerdav42@gmail.com	1352 Samuel Dr		Walla Walla	WA	99362
	Ruth Ann Borman		1318 Rancho Villa Dr		Walla Walla	WA	99362
	Russell Jay Dutton		1334 Rancho Villa Dr		Walla Walla	WA	99362
	Judie Simpson		1316 Rancho Villa Dr		Walla Walla	WA	99362
	Marsha Middleton		1302 Rancho Villa Dr		Walla Walla	WA	99362
	Larry Nesty?		1915 Rancho Villa Dr		Walla Walla	WA	99362
	Mary Lou Whalen		1248 Jones Dr		Walla Walla	WA	99362
	Becky Pedersen		1311 Rancho Villa Dr		Walla Walla	WA	99362
	Maureen Mynanaman		1221 Boyer Ave		Walla Walla	WA	99362
	Beverley Snell		1330 Brooklyn Dr		Walla Walla	WA	99362
	Dorothy Brooks-Winston		1237 Arkansas Dr		Walla Walla	WA	99362
	Roberto Sanchez		1305 Rancho Villa Dr		Walla Walla	WA	99362
	Joanne Russell		1304 Rancho Villa Dr		Walla Walla	WA	99362
	Robert Kingsley		1319 Rancho Villa Dr		Walla Walla	WA	99362
	MOSSEY LOUISE BENNETT		45 Jade St		Walla Walla	WA	99362
	Jean and Johnnie Hutsell		47 Jade St		Walla Walla	WA	99362
	Mark Brewer		1415 Topaz St		Walla Walla	WA	99362
	Sharon Schiller		1414 Topaz St		Walla Walla	WA	99362
	HUNTER DORENE K & MARK L		1431 Topaz St		Walla Walla	WA	99362
	CARLYLE JERRY E		1413 Topaz St		Walla Walla	WA	99362
	SINGLETON STEPHEN E		1434 TOPAZ ST		Walla Walla	WA	99362
	JAN LEONARD		1425 TOPAZ ST		Walla Walla	WA	99362
	CARR NEIL G & DONNA J		1418 GARNET ST		Walla Walla	WA	99362
	TAYLOR JANICE M		1429 GARNET ST		Walla Walla	WA	99362
	LONEY DELBERT M & VICKI L		1415 PEARL ST		Walla Walla	WA	99362
	LESIEUR STEVEN C & CAROLYN J		1420 PEARL ST		Walla Walla	WA	99362
	MACCARONE GERALD S & DANELLE S		1423 PEARL ST		Walla Walla	WA	99362
	FRENCH RODNEY D		1410 TOPAZ ST		Walla Walla	WA	99362
	MAURER MARY E		1416 PEARL ST		Walla Walla	WA	99362
1250 DALLES MILITARY RD	RANCHO VILLA MHC LLC ET AL		2020 MALTBY RD STE #7 PMB #109		BOTHELL	WA	98021
RANCHO VILLA	MIDDLETON GILL L & MARSHA L		1302 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	RUSSELL RAYMOND & JOANNE		1304 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	SANCHEZ ROBERTO T & LETICIA M		1305 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	FEIDER DONNA JEAN		1306 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	GALLO NICK		1307 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	RUSSO CAROLINE J		1308 RANCHO VILLA DR		Walla Walla	WA	99362
RANCHO VILLA	YATES ANNITA		1309 RANCHO VILLA DR		Walla Walla	WA	99362

RANCHO VILLA	GLUCK WILLIAM L & BEVERLY J	1310 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	PEDERSEN CLIFFORD B & BECKY L	1311 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	COX PAULINE E	1312 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	ELLISON DONALD L	1313 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	PFLUGRAD CLIFFORD M & EVELYN VALLE JTWROS	1314 RANCHO VILLA DR	Walla Walla	WA	99362
Envelope sent back - return to sender					
RANCHO VILLA	GEORGE BETTY LYNN	1315 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	SIMPSON GALE JAMES	1316 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	MALDONADO ARMANDO & DARLA KAYE	1317 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	KINGSLEY ROBERT L & RIEKO	1319 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	GANNON BOB & MAEJUL	1320 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	JACOBS CHERYL JEAN	1321 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	KLASSEN RANDOLPH J & JOYCE M	1322 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	HORNER MARK DARIN	1323 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	SAMS RONALD & SUZANNE	1324 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	CARSON CHAD RAYMOND & CAROL A	1325 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	JOHNSON GARY E SR & MARY M	1326 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	CRUTHERS CHARLES R & MODENA L	1327 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	WIMER RICHARD G	1328 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	HOPKINS DAVID R & PATRICIA M	1329 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	TAYLOR GARRI A	1332 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	ROSE MICHAEL J & LYNN G	1333 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	KARLSTROM RICHARD KEITH & CAROLYN KAY	1334 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	COOPER JAHNE D	1335 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	DELORES VALERIE SMITH	1337 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	WHITMORE CHARLES E & DEBARA	1338 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	BROOKS GENE A & PATRICIA A	1339 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	RAGSDALE EDNA EVELYN	1340 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	LINK HARRIET ELIZABETH	1343 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	GRAHAM WILDON	1344 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	DANLY HARRY S & GEORGIA F	1345 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	LANE RAYMOND C & JOETTA J	1346 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	ST CLAIR BRIAN GRADY & LIANA	1348 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	GUGLIOTTO LEE J & JOLYNN E	1349 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	HOLLAND MARLENE A	1351 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	BROWN MARILYN	1352 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	SEMERDJIAN NERSES Y	1353 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	GWINN LACEY L	1354 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	MIZE PATRICIA K	1355 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	VALENC SIN LORAIN E	1356 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	COOMER GRANT COLIN	1357 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	FITZGERALD KELLY RAE	1358 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	MILLER WARREN & LINDSAY	1359 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	LENNARTSON PATTI JO	1360 RANCHO VILLA DR	Walla Walla	WA	99362
RANCHO VILLA	HANLON JEFFREY K	1306 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	TURNER BRIGITTE L	1308 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1310 SAMUEL DR	Walla Walla	WA	99362

RANCHO VILLA	BAKER CRAIG R & JANINE R	1312 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	THOMAS RUDOLF WILHELM OSKAR	1314 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	PATTERSON GERLE D	1316 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	BABB MARY ANN	1318 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	YOUD KRISTI LYNN	1319 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	WILLIAMS NAOMI	1320 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	STRICKLAND DARLENE M	1321 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HOLLAND MARLENE A	1322 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HANSEN MICHAEL C	1324 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	WHEELER KELLY	1325 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HILL WILLIAM & DARLENE	1326 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	PALMER SUSAN J	1327 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	LENERTZ JANNY	1328 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	KRULL MICHAEL JOHN & JENNEFER	1329 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	STICKNEY BARBARA	1330 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	BACKOUS DEBORAH MICHELLE	1332 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	CRESCI GORDON & JUNE E	1333 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	SCHULZ WAYNE & PATRICIA	1334 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	STEVENS TERRY E & BRENDA G	1335 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	WILSON DOROTHY M	1336 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	BASE JEAN & CHERIE MANGINI	1337 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	ANDERSON DUANE R	1338 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	KELLY BETSY	1339 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HOTT CHERYL	1340 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	LONGO JOSIPHINE ANN	1342 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	JOHNSON PAT M	1344 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	BOWKER ANNETTE IRENE	1346 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	CARTER AL	1348 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	PORTER GEORGE F & LAWANA R	1350 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HALE MARGARET L	1354 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	LANDERS RICHARD C	1356 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	SAMS GORDON N	1358 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	BOCK JAMES	1360 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	POND KEITH W	1362 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	MILLARD RUTH ELLEN	1364 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	FLEMING-JACOBSEN MARSHA R	1366 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	CHILDERS TERRY R SR	1368 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	RUVALCABA MARIA VICTORIA H	1370 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	HOLT MARTHA	1372 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	WALKER ELEANOR	1374 SAMUEL DR	Walla Walla	WA	99362
RANCHO VILLA	KLEINHESSELINK DEBORAH J	1301 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	EDWARDS PETER & LYNNE	1303 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	RAY STARLINDA JUNE	1305 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	VANBLARICOM CLIFFORD L & WENDY J	1307 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	MARSHALL BETTY	1309 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	COY BARBARA J	1311 BROOKLYN DR	Walla Walla	WA	99362
RANCHO VILLA	DUKE SHARON FAY	1313 BROOKLYN DR	Walla Walla	WA	99362

RANCHO VILLA	VINATERI TIM & VALERIE	1315 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	DRUMHELLER ADAM JESSE	1317 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	BARKSDALE WILLIAM E & BEVERLY J	1318 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	NICHOLS ASHLEY FAY	1319 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	CARROLL JUDY K	1321 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	WALKER CATHERINE M	1323 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	WALES CHERYL L	1325 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	O'BRIEN MARTHA ET	1326 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	RECORDS EARL & WANDA	1327 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	YOUNG-FOUSTE SUSAN LEE	1329 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	SNELL BEVERLY	1330 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	PADBERG CHARLEY H & DARLENE N	1331 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	CHIN GILBERT F	1333 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	BESSE DON & HOPE	1335 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	DEBORAH BLAKLEY LIVING TRUST	1336 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	SUTHERLAND JONATHAN E & MARY L	1337 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	ROGERS DEAN & LOIS	1339 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	JOHNSON NANCY LEA	1341 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	HOLM HAROLD & JANET	1343 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	DAVIS GLENN & CHRISTINE	1344 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	TATE BETTY J	1345 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	SHANE DEAN W	1347 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	BRANNON BEVERLEE	1349 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	MARY GALLO LIVING TRUST	1351 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	BRAY CAROLYN JEAN	1353 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	ALGER MERNA L	1355 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	O'DELL CALVIN M & MANUELA	1357 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	POSTLEWAIT HAROLD E & ALDA A	1359 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	VINATIERI FAMILY TRUST	1361 BROOKLYN DR	Walla Walla	WA	99362	
RANCHO VILLA	NIDEROST ETHEL S	1304 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	ARMIJO SHARON LEE	1305 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	HAGEN JOANN	1307 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	HARTING LINDA L	1308 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	WOODWARD FRED	1312 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	KENT MILDRED	1315 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	ROYSE R WAYNE & DENE M	1316 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	COOPER CHARLES E & LINDA S	1317 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	GONTHIER VIRGINIA E	1320 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	TUCKER MICHAEL K	1323 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	SEEL KELLY J	1324 GLORIA LN	Walla Walla	WA	99362	
RANCHO VILLA	REAVIS MICHAEL GENE	1328 GLORIA LN	Envelope sent back - "unable to forward"	Walla Walla	WA	99362
RANCHO VILLA	MILLGARD KRISTIN L	1329 GLORIA LN		Walla Walla	WA	99362
RANCHO VILLA	JACQUELINE NICOLE LEPIRE TRST	1332 GLORIA LN		Walla Walla	WA	99362
RANCHO VILLA	ROBERTS DAWN MICHELLE	1333 GLORIA LN		Walla Walla	WA	99362
RANCHO VILLA	GARZA VIOLA VIVIAN	1336 GLORIA LN		Walla Walla	WA	99362
RANCHO VILLA	KENASTON SUSAN	1340 GLORIA LN		Walla Walla	WA	99362

RANCHO VILLA	COTTER JEREMIAH & LYNN	1344 GLORIA LN	Envelope sent back - "unable to forward"	Walla Walla	WA	99362
RANCHO VILLA	NAZZARO ROBERT A ESTATE OF	1345 GLORIA LN		Walla Walla	WA	99362
RANCHO VILLA	HOLMAN JAMES T & GERALDINE	1304 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	SELBY WILLIAM D JR & DARLEEN	1305 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	GERFEN STEVEN	1308 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	BERRY GAIL R	1309 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	ROYSE BRETT D	1312 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	COLLINS EDWARD RONALD	1313 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	ROMERO SOCORRO	1316 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	SHELL CURTIS LEE	1317 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	HOWERTON RICHARD E & PATRICIA	1320 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	RILEY JERRY C	1321 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	GARCIA MIGUEL ANGEL & DEEVEE	1324 FORT LN		Walla Walla	WA	99362
RANCHO VILLA	ROSSMAN PATTI ANN	1302 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	GRAND MARY LE	1303 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	PEARSON KENNETH D	1306 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	HAYS MARIA SOLIDAD	1307 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	MILLER JACQUELINE K	1310 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	BUTTICE ELSIE	1311 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	LEAMER PATRICK K & CHERYLL A	1314 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	STERLING GREGORY D	1315 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	LOGA CURTIS E	1318 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	RUSSELL JACQUELINE	1319 DIXIE LN		Walla Walla	WA	99362
RANCHO VILLA	PIERCE STACY	1304 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	DYMOND MARTY	1305 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1308 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	COOK BOBBI L	1309 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	BARER DAWN MARIE	1312 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	SALDIVAR MARIA C	1313 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	CONKLIN RUSSELL & MICHELLE	1317 TOLLGATE LN		Walla Walla	WA	99362
RANCHO VILLA	BROWN DIANE A	1203 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	HELM JEFFREY D & RENEE M	1204 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	MILLER RICHARD J & BONNIE J	1207 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	GRAHAM BRADLEY	1208 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	GONZALEZ ERICK	1211 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	CARTER LAURIE	1212 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	MOBLEY DENNIS RAY	1215 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	SAMS JANICE E	1216 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	FLETCHER PHYLLIS	1219 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1220 JONES DR	Envelope sent back - vacant	Walla Walla	WA	99362
RANCHO VILLA	SARANTO CARMEN	1223 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	BARNETT SHELBY	1224 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	PETERSON FELICIA F	1227 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	ALICE MAE SMITH H TRUST	1228 JONES DR		Walla Walla	WA	99362
RANCHO VILLA	KERTH MARK AL-RAY	1232 JONES DR		Walla Walla	WA	99362

RANCHO VILLA	COATES CHRISTINE DIANNE	1235 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	ZOHNER BARBARA A	1236 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	KINGSLEY LINDA	1239 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	CAMERON SANDIE LEE	1240 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	MAYCUMBER TIMOTHY DONALD & ANGELINA	1243 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	WESTON EDDIE OREN	1244 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	KITCHEN VICKI JO	1247 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	WHALEN JOHN E & MARY L	1248 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	KATSEL BETTY JEAN	1251 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	WILLIAMS KENNETH R & MARJORIE I	1252 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	ZARAGOSA-PONCE RAMIRO	1255 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1259 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	SUMMERS ONICE LEROY	1260 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	MEEKS MATTHEW S	1264 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	MYERS JANET ELAINE	1268 JONES DR	Walla Walla	WA	99362
RANCHO VILLA	FLEENOR DAVID D	1201 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	LOWE WYNONA	1202 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	HONSVICK LAURA	1205 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	CLEARWATER BRIALLENN	1206 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	LA VELLE ANNIE M	1209 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	DAW BETTY	1210 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	REAVIS MICHAEL GENE	1213 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	COOK MARTIN P	1214 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	DORNON DEBRA	1217 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1218 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	MACROBERTS JAMES E & CATHY R	1222 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	SARRAZIN LAURIE M	1225 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	STEWART ROBERT & ELLANE	1226 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	GILLESPIE JASON R	1229 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	CROUSER MICHAEL D	1230 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	DRUMHELLER ADAM	1233 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	WILSON AMBER MARIE	1234 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	WINSTON DOROTHY BROOKS	1237 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	BATES LYNETTE S & RANDAL H BATES	1238 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	CHANEY ALICE	1241 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	LINDQUIST JO ANNE	1242 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	NICOLES KENNETH & FAY	1245 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	SHANE TROY D & ANGELLA M	1246 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	MUIRHEAD DENNIS R	1249 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	RANCHO VILLA MHC LLC ET AL	1250 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	HOPSON CAROLINE S	1253 ARKANSAS DR	Walla Walla	WA	99362
RANCHO VILLA	CLINE FRANCES JEAN	1257 ARKANSAS DR	Walla Walla	WA	99362
1425 JASPER ST	RONGEY FAMILY LIMITED PARTNERSHIP	GOLDEN WEST ESTATES MHC L 304 S CONKLIN RD LOT 51	SPOKANE VALLEY	WA	99037
GOLDEN WEST	WELLS CALEB ANTHONY	1417 PEARL ST	Walla Walla	WA	99362
	KENNEDY WILDA	1418 PEARL ST	Walla Walla	WA	99362
	SMITH MARGARET	1419 PEARL ST	Walla Walla	WA	99362
	BAMFORD VIRGINIA L	1421 PEARL ST	Walla Walla	WA	99362

VENDEN M LEE	1422 PEARL ST	Walla Walla	WA	99362
RONGEY FAMILY LTD PTNRSHIP	1423 PEARL ST	Walla Walla	WA	99362
GILL EMMA JEAN	1424 PEARL ST	Walla Walla	WA	99362
CASEBOLT WILFRED & BARBARA	1425 PEARL ST	Walla Walla	WA	99362
SONNENBERG CRAIG	1426 PEARL ST	Walla Walla	WA	99362
GARDINER JILL MARIE	1427 PEARL ST	Walla Walla	WA	99362
L S T TRUST	1428 PEARL ST	Walla Walla	WA	99362
VENDEN MARILYN L	1429 PEARL ST	Walla Walla	WA	99362
GOWDY SHARON	1430 PEARL ST	Walla Walla	WA	99362
GOWDY DAVID & SHARON	1431 PEARL ST	Walla Walla	WA	99362
NICELY JESSE & EVELYN	1432 PEARL ST	Walla Walla	WA	99362
STARR DEL M & BECKY A	1433 PEARL ST	Walla Walla	WA	99362
BIEKER GERALD	1410 GARNET ST	Walla Walla	WA	99362
THOMPSON LINDA H	1411 GARNET ST	Walla Walla	WA	99362
SKAGGS CHARLOTTE MAY	1412 GARNET ST	Walla Walla	WA	99362
WARD TRUDY	1413 GARNET ST	Walla Walla	WA	99362
PETERS MICHELE L	1414 GARNET ST	Walla Walla	WA	99362
DICKEY DENNIS KEITH	1415 GARNET ST	Walla Walla	WA	99362
HARRIS SHAWN MARIE	1416 GARNET ST	Walla Walla	WA	99362
HUNTER SHEREE L	1417 GARNET ST	Walla Walla	WA	99362
TITCOMBE YVETTE M	1419 GARNET ST	Walla Walla	WA	99362
AICHELE HUBERT	1420 GARNET ST	Walla Walla	WA	99362
NEW BEGINNING CHAPEL	1421 GARNET ST	Walla Walla	WA	99362
ALLESSIO MARY ANN	1422 GARNET ST	Walla Walla	WA	99362
SAARI CAROL J	1423 GARNET ST	Walla Walla	WA	99362
EUTSEY CATHERINE JANEL	1424 GARNET ST	Walla Walla	WA	99362
LONEY GREGG C & JAMIE A	1425 GARNET ST	Walla Walla	WA	99362
BARTLETT PATRICIA SUE	1426 GARNET ST	Walla Walla	WA	99362
FULGHAM ROBERT & NAOMI	1427 GARNET ST	Walla Walla	WA	99362
GOODMAN MARGARET G	1428 GARNET ST	Walla Walla	WA	99362
KOCH GEORGE J & KAREN M	1430 GARNET ST	Walla Walla	WA	99362
LACKEY JANICE B	1431 GARNET ST	Walla Walla	WA	99362
COSTLEY DONALD & JULIA	1432 GARNET ST	Walla Walla	WA	99362
OGLE DAVID & LESLIE	1433 GARNET ST	Walla Walla	WA	99362
JOHNSON MARION K	1434 GARNET ST	Walla Walla	WA	99362
STANGER CHARLES	1435 GARNET ST	Walla Walla	WA	99362
MORRIS NADIA B	1436 GARNET ST	Walla Walla	WA	99362
BREITHAUPST STEPHEN S & SHEILA R	1437 GARNET ST	Walla Walla	WA	99362
HAWES VENITA	1411 TOPAZ ST	Walla Walla	WA	99362
EDDY SUSAN	1412 TOPAZ ST	Walla Walla	WA	99362
BRADBURY SUSAN A	1416 TOPAZ ST	Walla Walla	WA	99362
JOHNSON DAVID L SR & JUDY A	1417 TOPAZ ST	Walla Walla	WA	99362
DODD DONALD & BEVERELY S	1418 TOPAZ ST	Walla Walla	WA	99362
DALZELL JOHN J & JEANINE M	1419 TOPAZ ST	Walla Walla	WA	99362
WATKO LIVING TRUST	1420 TOPAZ ST	Walla Walla	WA	99362
		Envelope sent back - Unable to forward		
LEONARD ROBERT & JANET	1421 TOPAZ ST	Walla Walla	WA	99362

MARVIN JAMES	1422 TOPAZ ST	Walla Walla	WA	99362
GOLAY KATHY RENNEE	1423 TOPAZ ST	Walla Walla	WA	99362
DAVIS JAMIE L	1424 TOPAZ ST	Walla Walla	WA	99362
SCHUELER DENA M	1426 TOPAZ ST	Walla Walla	WA	99362
NELSON ANNE M	1427 TOPAZ ST	Walla Walla	WA	99362
WAGONER KATHERINE	1428 TOPAZ ST	Walla Walla	WA	99362
JOHNSON MARK	1429 TOPAZ ST	Walla Walla	WA	99362
GRABINSKI CAROL LOUISE	1430 TOPAZ ST	Walla Walla	WA	99362
DAMMARELL TOM W	1432 TOPAZ ST	Walla Walla	WA	99362
HINCHMAN JOEL ROBERT	1433 TOPAZ ST	Walla Walla	WA	99362
HARVEY GARY E & SANDRA M	1436 TOPAZ ST	Walla Walla	WA	99362
RICHARDSON STEVEN	1410 JASPER ST	Walla Walla	WA	99362
DAVIS KATHRYN A	1412 JASPER ST	Walla Walla	WA	99362
AICHELE ERVIN	1413 JASPER ST	Walla Walla	WA	99362
LOAR ROBERT & SHARON	1414 JASPER ST	Walla Walla	WA	99362
GREGORY VIRGINIA G	1415 JASPER ST	Walla Walla	WA	99362
TOMLINSON RICHARD B & KATHLEEN J	1416 JASPER ST	Walla Walla	WA	99362
EDWARDS JENNIE L	1417 JASPER ST	Walla Walla	WA	99362
GAFFREY HELEN M	1418 JASPER ST	Walla Walla	WA	99362
DICUS LIVING TRUST	1419 JASPER ST	Walla Walla	WA	99362
RITTENBACH MERLE & VEDRA	1420 JASPER ST	Walla Walla	WA	99362
DYBALL KENNETH J & KAREN E	1421 JASPER ST	Walla Walla	WA	99362
CANTREL WILLIAM T	1422 JASPER ST	Walla Walla	WA	99362
BLUNDELL SHIRLEY	1424 JASPER ST	Walla Walla	WA	99362
RONGEY FAMILY LIMITED PARTNERSHIP	1425 JASPER ST	Walla Walla	WA	99362
GOLDEN WEST ESTATES MHC LLC	1425 JASPER ST	Walla Walla	WA	99362
DENNEY PATRICIA	1426 JASPER ST	Walla Walla	WA	99362
OLSEN LEON	1427 JASPER ST	Walla Walla	WA	99362
WATERMAN DOUGLAS	1428 JASPER ST	Walla Walla	WA	99362
SMITH BARBARA A	1429 JASPER ST	Walla Walla	WA	99362
LEEPER MARLYS D	1430 JASPER ST	Walla Walla	WA	99362
NAZAROFF MICHAEL M	1432 JASPER ST	Walla Walla	WA	99362
SASSER PATRICK E & MARY D	1411 EMERALD ST	Walla Walla	WA	99362
JONES GERALD E	1413 EMERALD ST	Walla Walla	WA	99362
RECORDS DONALD L & BEATRICE L	1414 EMERALD ST	Walla Walla	WA	99362
BOONE ALFRED A & MARILYN J	1415 EMERALD ST	Walla Walla	WA	99362
GARZA ROGELIO SR	1416 EMERALD ST	Walla Walla	WA	99362
LOAR VIOLET	1417 EMERALD ST	Walla Walla	WA	99362
LORRAINE BERNIE T	1418 EMERALD ST	Walla Walla	WA	99362
PERRY JANICE R	1419 EMERALD ST	Walla Walla	WA	99362
VIOLETTE RITA J	1420 EMERALD ST	Walla Walla	WA	99362
STILSON LINDA W	1421 EMERALD ST	Walla Walla	WA	99362
MONTGOMERY JERRY W & JEANNE L	1422 EMERALD ST	Walla Walla	WA	99362
BLY STANLEY R JR & CATHY JO	1423 EMERALD ST	Walla Walla	WA	99362
BAKER TONI	1424 EMERALD ST	Walla Walla	WA	99362
BURTCH FREDERICK A & SHARYLE J	1425 EMERALD ST	Walla Walla	WA	99362
STEINDORF RAYLENE M	1426 EMERALD ST	Walla Walla	WA	99362

WHITE KATHRYN R	1427 EMERALD ST	Envelope sent back - Unable to forward	Walla Walla	WA	99362
ANDERSON VICKI	1428 EMERALD ST		Walla Walla	WA	99362
BURNETT RICHARD H & JOAN A	1429 EMERALD ST		Walla Walla	WA	99362
BULEY GORDON	1430 EMERALD ST		Walla Walla	WA	99362
CASEY GARY & CHARLOTTE	1431 EMERALD ST		Walla Walla	WA	99362
AICHELE STEPHEN N	1433 EMERALD ST		Walla Walla	WA	99362
GUSTIN LINDA RAE	1435 EMERALD ST		Walla Walla	WA	99362
ABRAHAM BRYCE M & MARTHA M	41 JADE ST		Walla Walla	WA	99362
BENEFIEL ARTHUR JR	43 JADE ST		Walla Walla	WA	99362
PEASE DONALD W	49 JADE ST		Walla Walla	WA	99362
FRANKLUND DIANNE L	51 JADE ST		Walla Walla	WA	99362
STAFFORD RODNEY	53 JADE ST		Walla Walla	WA	99362
REESE DANIEL G & DEBORAH E	55 JADE ST		Walla Walla	WA	99362
LUSCHER JOHN W & RICHARD E	57 JADE ST		Walla Walla	WA	99362
EILEEN A DAVIS TRUST	59 JADE ST		Walla Walla	WA	99362
SCOTT NANCY D	61 JADE ST		Walla Walla	WA	99362
FULGHAM ROBERT MARVIN	63 JADE ST		Walla Walla	WA	99362
SARANTO MARJORIE	64 JADE ST		Walla Walla	WA	99362
SARVE SHRILEY L	65 JADE ST		Walla Walla	WA	99362
DOWNS W HAROLD & ALTA	66 JADE ST		Walla Walla	WA	99362
SNYDER DENNIS & CAROL	67 JADE ST		Walla Walla	WA	99362
MCELHANEY CURT & KRISTINE	68 JADE ST		Walla Walla	WA	99362
MARTIN DOROTHY MARIE	69 JADE ST		Walla Walla	WA	99362
GOBEN JOHN & KATHRYNE	70 JADE ST		Walla Walla	WA	99362
KNAPP MONICA LOUISE	71 JADE ST		Walla Walla	WA	99362
ZUMWALT ANTHONY	72 JADE ST		Walla Walla	WA	99362
ROW LARRY D & TWILA GRAY-ROW	73 JADE ST		Walla Walla	WA	99362
LALONDE RONALD R JR	75 JADE ST		Walla Walla	WA	99362
HALE JACK R & SHIRLEY	77 JADE ST		Walla Walla	WA	99362
WALLACE KATHY ANN	38 ONYX ST		Walla Walla	WA	99362
WILKINSON JESSE W	40 ONYX ST		Walla Walla	WA	99362
COX NORMAN L & NANCY C	42 ONYX ST		Walla Walla	WA	99362
OLSON MARIE C	44 ONYX ST		Walla Walla	WA	99362
SKAGGS PAMELA & RALPH	46 ONYX ST		Walla Walla	WA	99362
WEAVER RUBY M	48 ONYX ST		Walla Walla	WA	99362
HINCHMAN MICHAEL J	50 ONYX ST		Walla Walla	WA	99362
RICE DIANE LUNDSTROM	52 ONYX ST		Walla Walla	WA	99362
DUFOUR NANCY L	54 ONYX ST		Walla Walla	WA	99362
BOSSINI CARL	56 ONYX ST		Walla Walla	WA	99362
CLARK JANICE M	58 ONYX ST		Walla Walla	WA	99362
HAYES SANDRA K	60 ONYX ST		Walla Walla	WA	99362
STAPLETON EUGENE T & KATHLEEN S	62 ONYX ST		Walla Walla	WA	99362
ELMORE WANDA KAYE	63 ONYX ST		Walla Walla	WA	99362
SIDDON RICHARD	64 ONYX ST		Walla Walla	WA	99362
STEINHORST CHARLES E & JEANNE E	65 ONYX ST		Walla Walla	WA	99362
CAMPBELL ARONDA J	66 ONYX ST		Walla Walla	WA	99362

	BRIGGS JOHN H & DIANE	67 ONYX ST	Walla Walla	WA	99362
	FULLERTON CLAUDINE M	68 ONYX ST	Walla Walla	WA	99362
	HICKMAN CLIFFORD R & ROSEMARY A	69 ONYX ST	Walla Walla	WA	99362
	TURNER LONNIE CLYDE	70 ONYX ST	Walla Walla	WA	99362
	JOHNSON MARY LYNN	71 ONYX ST	Walla Walla	WA	99362
1331 W PINE	SCHNABEL BRUCE A & DEBORAH A	1269 CAMEO DR	RICHLAND	WA	99352
1331 W PINE	RODRIQUEZ KARLA CERDA	1331 W PINE ST #24	Walla Walla	WA	99362
1331 W PINE	VASQUEZ LEONARDO J GARCIA	1331 W PINE ST #01	Walla Walla	WA	99362
1331 W PINE	HURTADO FIERROS VICTOR MANUEL	1331 W PINE ST #02	Walla Walla	WA	99362
1331 W PINE	VALDEZ TOMAS	1331 W PINE ST #03	Walla Walla	WA	99362
1331 W PINE	LOPEZ GABRIEL RAFAEL CASTRO	1331 W PINE ST #04	Walla Walla	WA	99362
1331 W PINE	CARBAJAL FERNANDO S	1331 W PINE ST #05	Walla Walla	WA	99362
1331 W PINE	CERDA BAUSTISTA LUIS	1331 W PINE ST #06	Walla Walla	WA	99362
1331 W PINE	MARTINEZ PERALTA DOMINGO	1331 W PINE ST #07	Walla Walla	WA	99362
1331 W PINE	VILLEGAS IRMA L	1331 W PINE ST #08	Walla Walla	WA	99362
1331 W PINE	SAUCEDO GONZALEZ DANIEL	1331 W PINE ST #09	Walla Walla	WA	99362
1331 W PINE	CONCHAS ANA L	1331 W PINE ST #10	Walla Walla	WA	99362
1331 W PINE	CARRILLO GOMEZ MARIA EVA	1331 W PINE ST #11	Walla Walla	WA	99362
1331 W PINE	DIAZ-RODRIGUEZ ALAN	1331 W PINE ST #12	Walla Walla	WA	99362
1331 W PINE	CRETSINGER TENA	1331 W PINE ST #13	Walla Walla	WA	99362
1331 W PINE	FUENTES CUPERTINO	1331 W PINE ST #14	Walla Walla	WA	99362
1331 W PINE	SIKMA DEANNA	1331 W PINE ST #15	Walla Walla	WA	99362
1331 W PINE	MARQUEZ LOPEZ FELIZARIO	1331 W PINE ST #16	Walla Walla	WA	99362
1331 W PINE	SCHNABEL BRUCE A & DEBORAH A	1331 W PINE ST #17	Walla Walla	WA	99362
1331 W PINE	GUSLER JOE	1331 W PINE ST #26	Walla Walla	WA	99362
1331 W PINE	MENDOZA MIKE	1331 W PINE ST #28	Walla Walla	WA	99362
1331 W PINE	VASQUEZ LOPEZ GREGORIO	1331 W PINE ST #30	Walla Walla	WA	99362
1331 W PINE	PALACHUK LAURA	1331 W PINE ST #32	Walla Walla	WA	99362
1331 W PINE	SCHNABEL BRUCE	1331 W PINE ST #33	Walla Walla	WA	99362
1331 W PINE	ZAMORA BELINDA	1331 W PINE ST #34	Walla Walla	WA	99362
1331 W PINE	SCHNABEL BRUCE	1331 W PINE ST #35	Walla Walla	WA	99362
1331 W PINE	SCHNABEL BRUCE	1331 W PINE ST #37	Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP	507 W MAIN ST	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #1	1809 PLAZA WAY #01	Walla Walla	WA	99362
1809 PLAZA WAY	BAKER PAMMELA	1809 PLAZA WAY #02	Walla Walla	WA	99362
1809 PLAZA WAY	SCOTT TAMMY	1809 PLAZA WAY #03	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #4	1809 PLAZA WAY #04	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #5	1809 PLAZA WAY #05	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY LIMITED PARTNERSHIP	1809 PLAZA WAY #06	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #7	1809 PLAZA WAY #07	Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP	1809 PLAZA WAY #08	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #10	1809 PLAZA WAY #10	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #11	1809 PLAZA WAY #11	Walla Walla	WA	99362
1809 PLAZA WAY	CASTRO MARCELINO E	1809 PLAZA WAY #12	Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #13	1809 PLAZA WAY #13	Walla Walla	WA	99362

1809 PLAZA WAY	1809 PLAZA WAY #14		1809 PLAZA WAY #14		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA ESTATE FAMILY LTD		1809 PLAZA WAY #15		Walla Walla	WA	99362
1809 PLAZA WAY	TORRES PLASCENCIA ERICKA		1809 PLAZA WAY #16		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #17		1809 PLAZA WAY #17		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP		1809 PLAZA WAY #18		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #19		1809 PLAZA WAY #19		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #20		1809 PLAZA WAY #20		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #21		1809 PLAZA WAY #21		Walla Walla	WA	99362
1809 PLAZA WAY	ROHDE ERIC J		1809 PLAZA WAY #22		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #23		1809 PLAZA WAY #23		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY FAMILY LIMITED PARTNERSHIP		1809 PLAZA WAY #24		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP		1809 PLAZA WAY #25		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #27		1809 PLAZA WAY #27		Walla Walla	WA	99362
1809 PLAZA WAY	1809 PLAZA WAY #28		1809 PLAZA WAY #28		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY FAMILY LIMITED PARTNERSHIP		1809 PLAZA WAY #29		Walla Walla	WA	99362
1809 PLAZA WAY	PHILLIPS PATRICIA		1809 PLAZA WAY #30		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP		1809 PLAZA WAY #31		Walla Walla	WA	99362
1809 PLAZA WAY	PLAZA WAY LIMITED PARTNERSHIP		1809 PLAZA WAY #32		Walla Walla	WA	99362
1804 ISAACS AVE	PAM INVESTMENTS LLC	NICK CEBULA LLC	411 SW 207TH PLACE		NORMANDY PARK	WA	98166
1804 ISAACS AVE	PRESTON RONALD G		1804 ISAACS AVE #05		Walla Walla	WA	99362
1804 ISAACS AVE				Envelope sent back - unable to forward			
1804 ISAACS AVE	SCOTT LENNY		1804 ISAACS AVE #08		Walla Walla	WA	99362
1804 ISAACS AVE	SCOTT REBECCA		1804 ISAACS AVE #09		Walla Walla	WA	99362
1804 ISAACS AVE	HUDGINS JONATHAN LEE		1804 ISAACS AVE #10		Walla Walla	WA	99362
1804 ISAACS AVE	RODRIGUEZ MORENO ANTONIO		1804 ISAACS AVE #13		Walla Walla	WA	99362
1804 ISAACS AVE	ATWOOD STEPHANIE L		1804 ISAACS AVE #14 1/2		Walla Walla	WA	99362
1804 ISAACS AVE	SOBERANIZ KENIA		1804 ISAACS AVE #16		Walla Walla	WA	99362
2219 ISAACS AVE	LYNNWOOD MANOR MHP LLC		411 SW 207TH PLACE		NORMANDY PARK	WA	98166
2219 ISAACS AVE	FARRELL WEBSTER W		2219 ISAACS AVE #01		Walla Walla	WA	99362
2219 ISAACS AVE	GARCIA JORGE LUIS		2219 ISAACS AVE #02		Walla Walla	WA	99362
2219 ISAACS AVE	FRAZURE ROBERT & PATRICIA		2219 ISAACS AVE #03		Walla Walla	WA	99362
2219 ISAACS AVE	SARGENT LINDA K		2219 ISAACS AVE #04		Walla Walla	WA	99362
2219 ISAACS AVE	MEJORADO NICHOLAS ALLEN		2219 ISAACS AVE #05		Walla Walla	WA	99362
2219 ISAACS AVE	CRUZ VARGAS JOSEFINA		2219 ISAACS AVE #06		Walla Walla	WA	99362
2219 ISAACS AVE	ANDERSON OLIVIA J		2219 ISAACS AVE #07		Walla Walla	WA	99362
2219 ISAACS AVE	JOHNSON KATHERINE		2219 ISAACS AVE #08		Walla Walla	WA	99362
2219 ISAACS AVE	TUSCANY PROPERTIES LLC		2219 ISAACS AVE #09		Walla Walla	WA	99362
2219 ISAACS AVE	POOLE CLAIRE J		2219 ISAACS AVE #10		Walla Walla	WA	99362
2219 ISAACS AVE	BOSLEY DAVID		2219 ISAACS AVE #11		Walla Walla	WA	99362
2219 ISAACS AVE	JIMENEZ FABIOLA		2219 ISAACS AVE #12		Walla Walla	WA	99362
2219 ISAACS AVE	GREEN RONALD JAMES II & MONICA		2219 ISAACS AVE #13		Walla Walla	WA	99362
2219 ISAACS AVE				Envelope sent back - unable to forward			
2219 ISAACS AVE	ARMSTRONG MORGAN ANNE		2219 ISAACS AVE #15		Walla Walla	WA	99362
2219 ISAACS AVE	DE LA MAZA ANTONIO A		2219 ISAACS AVE #16		Walla Walla	WA	99362
2219 ISAACS AVE	JOHNSON DONNA KAY		2219 ISAACS AVE #17		Walla Walla	WA	99362

2219 ISAACS AVE	CAMPANELLI MICHAEL	2219 ISAACS AVE #18	Walla Walla	WA	99362
2219 ISAACS AVE	ESCHER TRISTAN CHARLES	2219 ISAACS AVE #19	Walla Walla	WA	99362
2219 ISAACS AVE	RODRIGUEZ HOMERO R	2219 ISAACS AVE #20	Walla Walla	WA	99362
2219 ISAACS AVE	MONTAGUE KIMBERLY ANN	2219 ISAACS AVE #21	Walla Walla	WA	99362
2219 ISAACS AVE	BASURTO ERIKA	2219 ISAACS AVE #22	Walla Walla	WA	99362
2219 ISAACS AVE	HILL DEBRA JOYCE	2219 ISAACS AVE #23	Walla Walla	WA	99362
2219 ISAACS AVE	SEELEY BARBARA D	2219 ISAACS AVE #24	Walla Walla	WA	99362
2219 ISAACS AVE	CANHAM SAMUEL	2219 ISAACS AVE #25	Walla Walla	WA	99362
2219 ISAACS AVE	HIGGINS DALE & CYNTHIA	2219 ISAACS AVE #26	Walla Walla	WA	99362
2219 ISAACS AVE	COPLER PAIGE RENEE	2219 ISAACS AVE #28	Walla Walla	WA	99362
2219 ISAACS AVE	SCHULTZ NICKOLAS CRAIG	2219 ISAACS AVE #30	Walla Walla	WA	99362
2219 ISAACS AVE	MEJORADO AMBER LOUISE	2219 ISAACS AVE #31	Walla Walla	WA	99362
2219 ISAACS AVE	BOSLEY DAVID	2219 ISAACS AVE #33	Walla Walla	WA	99362
2716 MELROSE ST	VINEYARD ESTATES LLC	7040 AVENIDA ENCINAS STE 104	CARLSBAD	CA	92011
2716 MELROSE ST	LOPEZ NORMA A	2716 MELROSE ST #090	Walla Walla	WA	99362
2716 MELROSE ST	DE GANTE CARLOS ENRIQUEAZ	2716 MELROSE ST #092	Walla Walla	WA	99362
2716 MELROSE ST	MERAZ SANCHEZ NATIVIDAD	2716 MELROSE ST #093	Walla Walla	WA	99362
2716 MELROSE ST	ELLISON DEWITTE E	2716 MELROSE ST #105	Walla Walla	WA	99362
2716 MELROSE ST	GOMEZ TREJO ALEJANDRA	2716 MELROSE ST #115	Walla Walla	WA	99362
2716 MELROSE ST	STUJENSKE RANDY L & DONNA K	2716 MELROSE ST #120	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	5730 W CINDER BROOK WY	FLORENCE	AZ	85132
2815 MELROSE ST	FLYNN MICHAEL E	2801 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	NICHOLS DON	2802 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	LAGUNAS ROMERO MIGUEL ANGEL	2804 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	GOMEZ DULCE M	2805 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	2806 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	GUZMAN CRISTINA	2810 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	MARTINEZ JUAN S LOPEZ	2814 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	GARCIA STEPHANIE	2818 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	ANSORGE DANIEL J	2822 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	SANCHEZ JASMIN I	2826 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	SEGOVIA ROBERTO	2834 ANTHEM LN	Walla Walla	WA	99362
2815 MELROSE ST	PEREZ FLOR ITZEL	618 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	OCAMPO JOSE	619 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	SCHNABEL RODNEY	619 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	KIRSCHBAUM CASANDRA L	623 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	CRANER BILLY G & DOROTHY M	627 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	NUNEZ FRANCISCO & SUANY	630 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	SANCHEZ CORTEZ FUFINA	631 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	LAGUNAS EDUARDO & FILIBERTA	635 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	SANCHEZ ROSALES JOSE INES	639 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	SULLIVAN JOHN EUGENE ET AL	640 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	CLARK CAROL	643 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	MALDONADO DURAN MANUEL ANGEL	647 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	LUNA MARTINEZ SIMITRIO	651 ROCKY RD	Walla Walla	WA	99362

2815 MELROSE ST	GAMEZ MAGDALENA	690 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS	694 ROCKY RD	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	646 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	SALAZAR DELGADO SARA	650 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	CASTILLO EDUARDO	653 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	654 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	MARROQUIN WILFIDO & EVELYN	658 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	VAZQUEZ LOPEZ JERONIMO C	662 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	REYES REYES ISRAEL	668 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	OCHOA VIRGINIA	671 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	RUBIO ROQUE ANTONIO	672 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	RAMIREZ LIDIA CHAVEZ	676 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	LUNA EDUARDO M	680 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	SUAREZ-VALENCIA LUS D CARMEN	683 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	LOPEZ CRISOFORO & ISABEL	684 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS	688 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	RORAUS-STURDY SR BRYAN PHILIP	691 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	BELO KELLY	692 PIMA RD	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	2809 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	REYNOSO ESMERALDA	2810 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	GARCIA MARIA	2812 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	LAMUNYON JR KEMP WAYNE	2813 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	MICKELSON KARRI	2817 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	CASTRO LOPEZ SATURNINO	2818 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	GARCIA MARIA	2821 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	SEGOVIA MARTINEZ RAYMUNDO	2822 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	GAMA JORGE	2825 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	2826 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	PAINTER KAREN M	2829 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	SANCHEZ ANDREA	2833 SCHULTZ LN	Walla Walla	WA	99362
2815 MELROSE ST	SCHNABEL LANDON P	2834 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	LOPEZ RUFINO	2836 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	PACHECO GARCIA JOSEFINA	2837 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	ESCOBEDO PIEDRA ABELINO & ROSA M	2840 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	2841 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	DICOCHEA ANA B	2842 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	RODRIGUEZ G VICTOR HUGO	2845 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	WRLC INVESTMENTS LLC	2846 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	SANTIAGO LOPEZ FELIX	2849 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	MONTGOMERY CONTESSA RENE	2850 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	FERIA BERTOLDO GERARDO	2853 CONCORD LN	Walla Walla	WA	99362
2815 MELROSE ST	LUGO CORIA RIGOBERTO PAZCUAL	2834 MALIBU LN			
2815 MELROSE ST	FLORES ISAIAS ACOSTA	2836 MALIBU LN			

Exhibit 10 - Public
Notification Materials

Exhibit 10b - Special
Notice Request List

[illegible]

Exhibit 11 - Public Comment Letters

Re: Manufactured/ Mobile Home Communities - Notice of App and Notice of Public Hearing



Dorothy Knudson <dpknud@hotmail.com>

To ✓ Lisa Wasson-Seilo

Reply

Reply All

Forward



Tue 11/8/2022 3:53 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for notification.

Sent from my iPad

On Nov 8, 2022, at 3:40 PM, Lisa Wasson-Seilo <lwasson-seilo@wallawallawa.gov> wrote:

Dear Community Members,

Please see the attached Notice of Application and Notice of Public Hearing for the proposed changes to the Comprehensive Plan Map, Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Communities. You are receiving this notice because you have expressed interest in this matter. For more information and additional project documents, see the weblink below.

<https://www.wallawallawa.gov/government/development-services/public-notice>

If you have any questions, please call the Development Services department at (509) 524-4710 or email permits@wallawallawa.gov.

Thank you,

Lisa

Lisa Wasson-Seilo (say-lo)

Planner | Development Services

City of Walla Walla | 55 E Moore St

509.524.4717

[Wallawallawa.gov](https://www.wallawallawa.gov)

<image001.png>

* * * * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

<ZCA-22-0003 & SEP-22-0018 NOA & NOPH.pdf>

From: Suncatcherjo <oregonjo@gmail.com>
Sent: Wednesday, November 9, 2022 4:02 PM
To: Lisa Wasson-Seilo
Subject: Re: Manufactured/ Mobile Home Communities - Notice of App and Notice of Public Hearing
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so much for your hard work and the opportunity to review these materials. At first glance it looks very encouraging!

Jo Records

On Tue, Nov 8, 2022, 3:40 PM Lisa Wasson-Seilo <lwasson-seilo@wallawallawa.gov> wrote:

Dear Community Members,

Please see the attached Notice of Application and Notice of Public Hearing for the proposed changes to the Comprehensive Plan Map, Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Communities. You are receiving this notice because you have expressed interest in this matter. For more information and additional project documents, see the weblink below.
<https://www.wallawallawa.gov/government/development-services/public-notice>

If you have any questions, please call the Development Services department at (509) 524-4710 or email permits@wallawallawa.gov.

Thank you,

Lisa

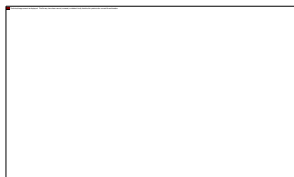
Lisa Wasson-Seilo (say-lo)

Planner | Development Services

City of Walla Walla | 55 E Moore St

509.524.4717

WallaWalla.gov



* * * * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

From: Kate Valdez <Kate_Valdez@Yakama.com>
Sent: Tuesday, November 15, 2022 12:15 PM
To: Lisa Wasson-Seilo
Subject: Re: Manufactured/ Mobile Home Communities - SEP-22-0018; CPA-22-0003; ZCA-22-0003 NOA/NOPH/ DNS
Attachments: [YNCRP to Federal Consultation Contacts POC 2.5.2021.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, Lisa,

Please see the attached letter form Jerry Meninick, Cultural Division Director regarding contact information for initiating consultation.

Sincerely,

Kate Valdez
Tribal Historic Preservation Officer
P.O. Box 151
Toppenish, WA 98948
509-865-5121 Ext. 4041
509-985-8501 Cell

This **email** is intended only for the person(s) named in the message header. ... This message (including any attachments) may contain **confidential**, proprietary, privileged and/or private information. The information is intended to be for the use of the individual or entity designated above.

From: Lisa Wasson-Seilo <lwasson-seilo@wallawallawa.gov>
Sent: Thursday, November 10, 2022 2:26 PM
To: Aaron Miles; Valley Transit - Angie; Ashley Morton; Barb McKinney; Barbara Clark; Bill Bloom; Bryan Maas; Casey Barney; Catherine Dickson; Commerce SEPA Review; DAHP SEPA Review; Dept of Ag SEPA Review; Dept of Health SEPA Review; DNR SEPA Review; Don Gibbard; Doug Case; DSHS SEPA Review; Elizabeth Sanchey; Erendira Cruz; Fish and Wildlife SEPA; Fred Miller; Grant Glause; Jaime Gardipe; Jenn Ballard; Jerry Meninick; Jon Rickard; Kate Valdez; Lauren Prentice; Mark Higgins; Mike Lambert; Mike Rizzitiello; Pat Reay ; Patrick Baird; Paul Gerola; Phil Barber; Valley Transit - Randy; Randy Swearingin; Roger Johnson; SEPA State Parks; swalker@co.walla-walla.wa.us; tgarcia@co.walla-walla.wa.us; Thomas Cochran; Tim Barrett; Tobias Mears; Tri State Steelheaders; Troy Baker; US Army Corps of Engineers; Wrandoll Brenes; WSDOT
Subject: Manufactured/ Mobile Home Communities - SEP-22-0018; CPA-22-0003; ZCA-22-0003 NOA/NOPH/ DNS

Dear SEPA Contacts,

Please see below and the attached notice of application/ notice of public hearing, SEPA checklist, and SEPA determination of non-significance for the following project: *Proposed Amendments to the Comprehensive Plan Map, Zoning Map, and Zoning Code relating to Manufactured Homes and Manufactured Home Communities.*

1. Applicant: City of Walla Walla Development Services Department, 55 E. Moore St., Walla Walla, WA 99362
2. Application filing date: November 2, 2022
3. Date that application was determined to be substantially complete: November 2, 2022
4. Location and description of proposed action: Existing manufactured/ mobile home parks throughout the City Limits of Walla Walla.

The proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

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, or via email to permits@wallawallawa.gov. **Comments must be actually received by the Development Services Department before 5:00 P.M. on the following date: November 28, 2022.** Comments may also be submitted at the Public Hearing on Monday, December 5, 2022 at 6:30 P.M.

Thank you,
Lisa

Lisa Wasson-Seilo (say-lo)
Planner | Development Services
City of Walla Walla | 55 E Moore St
509.524.4717
Wallawallawa.gov



* * * * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.



Confederated Tribes and Bands
of the Yakama Nation

Established by the
Treaty of June 9, 1855

February 3, 2021

Dear federal agencies, departments, committees, and other groups,

The Yakama Nation would like to inform you of a newly appointed Yakama Nation Interim Cultural Resource Program Manager and Point of Contact. The passing of our Cultural Resource Program Manager has been felt throughout our tribal community and the cultural resource community at large. The past several months have been especially difficult on our staff and on the agencies we interact with alike. We thank you for your kindness and understanding throughout this time of transition and adjustment. Our staff and managers look forward to continuing the preservation legacy we have been left to uphold and continue. You and your staff have become a part of this legacy. We will continue to protect, preserve, and perpetuate our most sacred resources for those living and yet unborn- our future depends on this work.

In moving forward with the instructions left from our past manager it is with great honor that we inform that the Yakama Nation Cultural Resource Program Assistant Manager, Casey Barney has been appointed the Interim Program Manager. It is the direction of the Tribal Council through Tribal Resolution and Cultural Committee approval to establish Mr. Barney as an official point of contact for all cultural resource matters within the Yakama Nation Ceded Lands and Usual and Accustomed Places. Mr. Barney should be included in consultation involving but not limited to the National Environmental Policy Act, State Environmental Policy Act, all applicable Executive Orders, and the National Historic Preservation Act. Please understand that this designation and the resulting consultation does not in any way address the requirements of official or government level consultation. Similarly, we request that all points of contact otherwise designated or existing with Yakama Nation remain intact until further notice.

If you have any questions regarding the above please contact me at 1-(509)-865-5121 ext. 6007 or reach Casey Barney as follows:

Casey Barney
Interim Manager
Cultural Resource Program
PO Box 151, Fort Road
Toppenish, WA 98948
Phone: 1-(509)-865-5121 ext. 4378
e-mail: casey_barney@yakama.com

Sincerely,


JERRY MENINICK
YAKAMA NATION DIRECTOR OF CULTURAL SERVICES

Cc:
Culture Committee, Yakama Nation Tribal Council

From: Permits
Sent: Friday, November 18, 2022 1:13 PM
To: Lisa Wasson-Seilo
Subject: FW: Letter received about Mobile Home Parks.

FYI

This has been saved in the Planning/Code Amendment file.

Pam

From: sunshine96@charter.net <sunshine96@charter.net>
Sent: Friday, November 18, 2022 10:37 AM
To: Permits <permits@wallawallawa.gov>
Subject: Letter received about Mobile Home Parks.

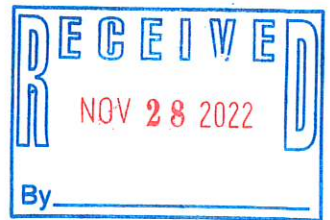
Lisa Wasson-Seilo, planner: I am a mobile Home owner and I want to know in plain language what you are planning to do to the Mobile Home parks in the city of Walla Walla. I do not read attorney language. I am just a person who has a College degree and just want it in the simplest terms possible. Then I can comment on it in writing. I can explain to some of my neighbors also.

Thank you,

Kirk Tucker

* * * * * SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S): Information contained in any communication to or from the City of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

November 22, 2022



Dear City of Walla Walla Development Services,

Please accept these comments regarding “The proposed amendments include adding a “Manufactured Home Park Community” as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new “Manufactured Home Park Community” (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.”

I worked for Community Council for a number of years as the Community Research Coordinator. In that capacity, I coordinated the community study, *Affordable Housing*, published in 2019, and supported subsequent advocacy efforts that sought the implementation of the report’s recommendations. In addition, I was a member of the City of Walla Walla’s Ad Hoc Housing Committee that proposed the amendments under consideration.

I support the creation of a manufactured home park land use and zoning district. As we have found through our research, the establishment of a manufactured home park zone will help preserve existing affordable housing. The preservation of manufactured home parks will also reduce the risk of displacement of low-income seniors who reside in the parks.

I also support the requirement that manufactured home park owners develop a relocation plan, should the park be subject to closure. A relocation plan will help residents who face displacement identify alternative places to live.

Finally, I support the creation of an opportunity to purchase for a qualified tenant organization, should the manufactured home park owner decide to sell the park. However, I strongly recommend that the City amend this opportunity clause by adding “and eligible organizations” to the list of entities authorized to participate in the opportunity to purchase. Following the example of the City of Bellingham, which recently passed an opportunity to purchase, eligible organizations should include: “community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.”

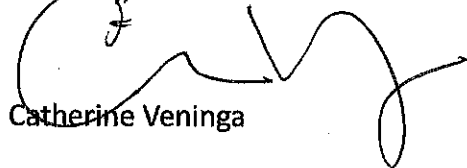
While the creation of a manufactured home park zone is an important step towards the preservation of manufactured home parks, that alone does not guarantee that manufactured home parks will remain affordable options for current or future residents. Local and national experience shows that as manufactured home parks are purchased by institutional investors, lot rents and other fees increase, putting residents in a precarious position. Since most

manufactured home park residents own their homes but lease the ground beneath them, they are vulnerable to the loss of their home should fees escalate beyond their ability to pay. Manufactured home parks owned by tenant cooperatives *and other nonprofits* are unlikely to charge confiscatory rents because their purpose is to provide housing, not generate profits. Providing tenant organizations and other nonprofit housing organizations an opportunity to purchase a manufactured home park should the owner decide to sell, helps to level the playing field.

As it is currently drafted, the proposed amendment provides an opportunity to purchase to a "qualified tenant organization", which is defined as "a formal organization of tenants within a manufactured/mobile home community, with the only requirement for membership consisting of being a tenant as defined in RCW 59.20.030." This should be expanded to include other "eligible organizations" as defined above, because it is unclear that a tenant organization could feasibly organize and present a competitive offer within this time frame, and because the high cost of manufactured home parks makes it questionable as to whether it could remain affordable to residents. As has been documented in other places, the cost of Rancho Villa, a manufactured home park which sold within the past two years, was purchased for over \$20 million. At that price, it is unlikely that a tenant organization could have made a competitive offer, or that if they had, could have kept the lot rents at affordable rates. Other nonprofit housing organizations would have a greater chance of presenting a competitive offer and keeping rents reasonable because they have access to grant opportunities and low-interest loans, and can sustain longer returns on investment. By granting additional public and non-profit entities the opportunity to purchase, there is greater likelihood of the City achieving its broad goal of preserving existing affordable housing, and reducing the risk of displacing low-income seniors and families through escalating lot rents and fees.

In summary, I commend the City on taking important steps to protect existing affordable housing units in Walla Walla, and responding to the real concerns of City residents. I urge the City to expand the opportunity to purchase amendment to include "eligible organizations," as defined in this letter.

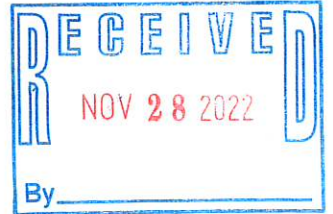
Sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Veninga', with a large, stylized flourish extending to the right.

Catherine Veninga

November 27, 2022

Subject: Public Hearing File# ZCA-22-0003; CPA-22-0003; SEP-22-0018



To Whom It May Concern:

I live in a Mobile Home Park. I am against zoning laws regarding Mobile Home Parks, so they can be closed to build apartments, homes, condos or other developments. It is one of the last affordable places for seniors to live. I do not have the income to rent a place to live in Walla Walla. My mobile home is paid for and I can afford the rental space fee.

If I were required to vacate and move the mobile home, I would not have the money to move it or a place to put it in another location. I don't think the city could absorb all the seniors living in Mobile Home Parks. In addition, most could probably not afford the rents. I like living in my mobile home and it is the closest thing to a house as you can get. I can still have my dignity and independence. Last, I feel safer in my Mobile Home Park Community because everyone looks out for each other.

In summation, I would hope to see something passed or voted on that would make the community listed as "Affordable Housing" so that vulnerable senior citizens would be protected.

Laurie Sarrazin

509-301-0916

1225 Arkansas Drive, Walla Walla



November 28, 2022

The Honorable Tom Scribner, Mayor
City of Walla Walla
15 N 3rd Avenue
Walla Walla, WA 9936

RE: Manufactured Housing “Right of First Refusal” Proposal

Dear Mayor Scribner:

I am the Executive Director of the Manufactured Housing Communities of Washington. We are a not-for-profit association dedicated to promoting attainable housing in communities across the State of Washington. It appears that the City of Walla Walla is considering passage of an ordinance that will greatly impact the ability of property owners/developers to continue to provide good quality housing in your city. MHCW has asked to be included in stakeholder meetings and would like to have further conversations about this issue.

Specifically, the ordinance will cause a significant limitation, if not prohibition, on the sale of a manufactured housing park by its owner. Requiring property owners to give a “right of first refusal” is an unconstitutional taking. Additionally, the language in the proposed ordinance is too broad and does not take into account the workings of the marketplace. The amount of time given to a “qualified tenant organization” will prohibit a private owner from being able to sell their property. Buyers will not enter into extended purchase agreements because this will inhibit 1031 exchanges and risks higher interest rates, increased costs, and changes in development rules and regulations.

Additionally, the “qualified tenant organization” should be a legal entity with bona fide means available to complete a sale. Otherwise, to allow an association to begin contemplating acquiring a park and the funding and legal assistance necessary to complete the transaction is a multi-month effort in the best-case scenario. It is not reasonable to think that an unorganized group of tenants would be able to satisfy the financing underwriting requirements for a multi-million-dollar purchase in the time period proposed. Further, the definition of “qualified tenant organization” as presented is so vague as to allow for any single resident to form such an organization. We do not believe the City’s intent is to create a private right of first refusal for individual residents. The seller of the property cannot be expected to wait several months to find out whether a group of tenants are “qualified” or have the means to complete a sale. It would also be recommended that the timelines for notice and negotiation be tightened and that the manufactured home park owner should not be required to disclose a pending purchase and sale agreement to the public. This is a private party transaction and should be afforded a high degree of confidentiality.



It is also troublesome that the City has exceeded the State requirements for a relocation plan. The State already has provided for this happenstance with generous financial support, notice requirements, and other safeguards for tenants. The City is overreaching by adding additional requirements. The section in the proposed ordinance that deals with relocation should be eliminated and the City's plan should default to State law. In any event, any City-imposed relocation requirement should be subject to a well-defined appeals process that has strict timeliness for a decision.

Finally, many of the manufactured home parks in operation today have been family owned for many decades. To suddenly impact the ability of the current owner to pass along this asset to his/her heirs through probate or sell the asset as part of the settlement of an estate should not be impacted by the effort of the City. A specific exemption for this type of transfer or sale of the property must be included in the proposed ordinance. Impacting a family member(s) of the deceased is unfair and needlessly adds to their grief in a difficult time of their lives.

With our concerns does come a message of thanks. It is noteworthy the City is considering expansion of manufactured home placement throughout the City. Setting aside developable land for housing providers to build good quality attainable housing using manufactured homes is positive and shows an understanding on the part of city leaders that attainable housing is needed in Walla Walla. The MHCW applauds this forward-thinking position.

If you have any questions, or would wish to have your staff discuss the concerns of the MHCW further, please contact me directly at the telephone number below or by email at executive@mhcw.org.

Sincerely,

Chester Baldwin, Attorney at Law
Executive Director
Manufactured Housing Communities of Washington
360-688-4588

CC: Preston Frederickson (pfred@wallawallawa.gov)
Permits@wallawalla.gov



ar-4900

Pgs. 282-285

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Reject bids for the Heritage Square Project

Submitted For: Andy Coleman, Parks and Recreation, Parks Administration

Financial Comments:

Engineer's estimate: \$2,500,000

Construction budget: \$2,675,000

Bids received:

Booth & Sons Construction: \$3,366,000

Nelson Construction: \$3,442,000

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

It is requested that City Council reject all bids and direct staff to work with the design team to find cost savings within the project scope and rebid the project.

Information

HISTORY:

Bids were advertised on January 5, 2023 for the Heritage Square project. Bids were opened on January 26, 2023 with two bids being received and the apparent low bid coming in nearly \$700,000 over the allocated construction budget. In discussions with both bidders they have indicated there are multiple opportunities to reduce costs for this project and bring bids within the allocated budget. Staff requests that City Council reject bids and staff will work with the design team and contractors to realize cost savings and rebid the project.

POLICY ISSUES:

Award of Contracts and Agreements over \$50,000 require Council authorization.

Only Council can reject bids.

PLAN COMPLIANCE:

STRATEGIC PLAN:

- Livability
- Safe Community
- Economic Health

COMPREHENSIVE PLAN:

- CC Policy 4.1 Carefully protect and enhance Downtown's visual character, the most important single aspect of the city's identity, through historic preservation activities, complementary infill development, and sensitively designed public works.
- CC Policy 4.2 Create a public gathering space near the center of Downtown that is inviting to all Walla Walla residents. Such a space can help unify people living in different neighborhoods, increase Downtown activity, and support Downtown businesses.
- LU Policy 1.6 Develop Walla Walla's downtown in a way that encourages sustainability and supports community vitality.
- ED Policy 6.2 Encourage Downtown's continued revitalization through appropriate development, redevelopment, and rehabilitation.
- ED Policy 8.2 Maintain and improve the built environment of sidewalks, parks, paths and other public amenities that visitors will enjoy and utilize.
- PR Policy 1.9 Evaluate existing parks and facilities to maximize efficient maintenance and operating practices and improve safety and accessibility for all users.

ALTERNATIVES:

Choose to award a contract that is \$700,000 over the allocated budget or choose not to proceed with the project.

STAFF RECOMMENDATION:

Reject all bids and direct staff to work with the design team to find cost savings within the project scope and rebid the project.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-012

RESOLUTION NO. 2023-012

A RESOLUTION REJECTING ALL BIDS FOR THE CONTRACT FOR THE HERITAGE SQUARE PARK IMPROVEMENT PROJECT

WHEREAS, the City plans to make improvements to Heritage Square Park; and

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, RCW 35A.40.210 provides in pertinent part that public work or improvement contracts for code cities shall be governed by RCW 35.23.352; and

WHEREAS, RCW 35.23.352 provides in pertinent part that competitive public bids are required for projects of “one hundred sixteen thousand one hundred fifty-five dollars if more than one craft or trade is involved with the public works, or seventy-five thousand five hundred dollars if a single craft or trade is involved[;]” and

WHEREAS, the City of Walla Walla published and advertised a call for competitive bids on January 5, 2023 for the project; and

WHEREAS, all timely bid proposals have been evaluated and exceed funding currently available for the project, and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution;

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: All bids for the contract to construct Heritage Square Park improvements are hereby rejected.

PASSED by the City Council of the City of Walla Walla, Washington, February 8, 2023.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



ar-4540

Pgs. 286-337

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Wastewater Rates (corrections)

Submitted For: Ki Bealey, Public Works Department

Project No:

NA

Financial Comments:

The typo in the 2024 multi-family rate results in a projected shortfall of roughly \$120,000 for 2024. The typo in the 2027 residential rate results in a projected shortfall of around \$67,000 for 2027.

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Corrects typos for the 2024 multiple-dwelling user monthly base rate and the 2027 residential user monthly base rate for Wastewater.

Information

HISTORY:

Ordinance 2021-40 established utility rates (water, wastewater, stormwater) for 2022-2027. The sewer monthly Multiple Dwelling rate for 2024 needs to be changed from \$35.40 to \$38.40 and the Residential rate in 2027 changed from \$68.10 to \$68.40.

POLICY ISSUES:

Customer rates, charges, and fees provide revenue to operate and maintain the utilities, provide funding for capital projects, and to ensure funding is sufficient for debt obligations. Utility rates are set to, "...provide sufficient funding to allow communities to build, operate, maintain, and reinvest in the water system that provides the community with safe and reliable drinking water and fire protection." (Water Rates, Fees, and Charges — American Water Works Association) Rates are set by Council in accordance with RCW 35.67.020 and RCW 35.92.010.

PLAN COMPLIANCE:

NA

ALTERNATIVES:

Not making these corrections will result in reduced revenue for the wastewater fund.

STAFF RECOMMENDATION:

Approve the ordinance correcting the wastewater rate typos in 2024 and 2027.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Ord 2023-03
Corrections to Ord 2021-40

ORDINANCE NO. 2023-03

AN ORDINANCE CORRECTING VARIOUS UTILITY RATES, CHARGES, CREDITS AND PENALTIES FOR 2022-2027 FOR THE CITY OF WALLA WALLA

WHEREAS, the City of Walla Walla was established in 1862 by an act of the Legislative Assembly of the Territory of Washington and passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, Article 11, section 11, of the Washington State Constitution provides that the City of Walla Walla “may make and enforce within its limits all such local police, sanitary and other regulations as are not in conflict with general laws;” and

WHEREAS, RCW 35A.11.020, RCW 35A.21.150, RCW 35A.21.160, 35A.80.010, Ch. 35.67 RCW and Ch. 35.92 RCW authorize the City of Walla Walla to operate utility services and establish rates and charges for such services; and

WHEREAS, RCW 35A.11.020 authorizes the Walla Walla City Council to impose penalties for violation of City ordinances; and

WHEREAS, the Walla Walla City Council adopted City Ordinance 2021-40 (Dec. 1, 2021) establishing various utility rates, charges, credits and penalties for 2022-27; and

WHEREAS, the monthly sewer rate applicable to multiple dwellings for 2024 and residential sewer rate for 2027 stated in City Ordinance 2021-40 are erroneous; and

WHEREAS, the public good of the City of Walla Walla requires adjustment of the miscellaneous utility rates, charges, and penalties; and

WHEREAS, the Walla Walla City Council has considered adoption of an ordinance regarding utility rates and penalties during a regularly and duly called public meeting of said Council, has given careful review and consideration to said ordinance, and finds said ordinance to be in the best interests of the City of Walla Walla,

NOW THEREFORE, the City Council of the City of Walla Walla ordains as follows:

Section 1: Subsection 13.03.610(A) of the Walla Walla Municipal Code imposes a monthly minimum (*i.e.* base) charge that applies to all users of the City sewer system. Subsection 13.03.610(B) of the Walla Walla Municipal Code additionally imposes a consumption charge upon users in the commercial, industrial, public, city of Walla Walla and high-strength rate classifications which is based upon the amount of monthly metered water consumption over a threshold amount. The monthly sewer service consumption charges identified herein shall be calculated based upon each gallon of metered water usage at a location in excess of six thousand (6,000) gallons per month.

Section 2: The monthly minimum (*i.e.* base) charges and monthly consumption charges for wastewater (*i.e.* sewer service) stated herein are those which apply to service locations within the City of Walla Walla. In accordance with Walla Walla Municipal Code section 13.03.620, additional charges may apply to service locations outside city limits.

Section 3: The septage and winery waste charges stated herein are those which apply to septage and winery waste originating within Walla Walla County. In accordance with Walla Walla Municipal Code sections 13.03.640 and 13.03.642, additional charges apply to septage and winery waste originating outside Walla Walla County.

Section 4: The monthly water service base (*i.e.* meter) charges and monthly consumption charges stated herein are those which apply to service locations within the City of Walla Walla. In accordance with Walla Walla Municipal Code section 13.04.360, additional charges may apply to service locations outside city limits.

Section 5: Consumption charges are imposed herein on the basis of each metered gallon of water used. The rates per gallon listed in this ordinance are stated in one thousand (1,000) gallon units (1K GL). Such rates shall be converted to single (1) gallon units for purposes of utility billing.

Section 6: The following utility rates, charges, credits, and penalties are hereby established and collectively referred to herein as rates. The 2022 rates listed below shall replace the 2021 rates listed in section 4 of City Ordinance 2017-40 (Nov. 15, 2017) effective January 1, 2022:

Description	Municipal Code Section	2022 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	35.80
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20

Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	59.80
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	61.70
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- High-Strength classification	13.03.610(B)	8.048
Septage per ton- originating w/i Walla Walla County	13.03.640	34.70
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	22.50
Winery waste per ton- originating w/i Walla Walla County	13.03.642	69.40
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	22.50

Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	4,560.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	7,600.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	15,200.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	24,320.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	48,640.00
Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	76,000.00
Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	152,000.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	243,200.00
Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	349,600.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	513,000.00
Side sewer charge	13.03.645(B)	1,940.00
WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	4,560.00
Water capital facilities charge- 1-inch meter size	13.04.035(A)	7,600.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	15,200.00

Water capital facilities charge- 2-inch meter size	13.04.035(A)	24,320.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	48,640.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	76,000.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	152,000.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	243,200.00
Water capital facilities charge - 10-inch water meter size	13.04.035(A)	349,600.00
Water capital facilities charge - 12-inch water meter size	13.04.035(A)	513,000.00
Standby fire protection detector check meters	13.04.190	5.00
Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,310.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	5,200.00
Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	480.00
Meter charge- 1-inch	13.04.290(B)	490.00
Meter charge- 1 1/2-inch	13.04.290(B)	1,830.00
Meter charge- 2-inch	13.04.290(B)	2,070.00

Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70
Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30
Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80
Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60

Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	13.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	26.40
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	53.40
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	84.50
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	158.00
Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	262.80
Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	529.40
Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	789.20
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	1,052.20
Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.463
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	2.435
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.414
Water consumption charge per 1K GL- public classification	13.04.320(B)	2.406

Water consumption charge per 1K GL- residential classification	13.04.320(B)	3.326
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	0.700
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	45.30
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	52.40
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	8.580
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00
Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	24.40
Emergency turnoffs	13.04.370(E)	N/A
Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	54.80
Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	24.40
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	67.10
Temporary hydrant disconnection charge	13.04.610	67.10
Temporary hydrant relocation charge	13.04.610	134.00
Temporary hydrant service daily rental fee	13.04.610	14.60

Temporary hydrant service consumption charge per 1K GL	13.04.610	2.463
STORMWATER		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
COTTONWOOD TRUNK		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162
MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 7: The 2023 rates listed below shall replace the 2022 rates listed in section 6 herein effective January 1, 2023:

Description	Municipal Code Section	2023 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20

Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	37.30
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	62.20
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	84.80
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- High-Strength classification	13.03.610(B)	10.447
Septage per ton- originating w/i Walla Walla County	13.03.640	35.60
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	23.10

Winery waste per ton- originating w/i Walla Walla County	13.03.642	71.10
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	23.10
Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	4,725.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	7,880.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	15,750.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	25,200.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	50,400.00
Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	78,750.00
Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	157,500.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	252,000.00
Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	362,250.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	531,560.00
Side sewer charge	13.03.645(B)	2,010.00
WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	4,725.00

Water capital facilities charge- 1-inch meter size	13.04.035(A)	7,880.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	15,750.00
Water capital facilities charge- 2-inch meter size	13.04.035(A)	25,200.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	50,400.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	78,750.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	157,500.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	252,000.00
Water capital facilities charge - 10-inch water meter size	13.04.035(A)	362,250.00
Water capital facilities charge - 12-inch water meter size	13.04.035(A)	531,560.00
Standby fire protection detector check meters	13.04.190	5.00
Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,420.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	5,380.00
Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	500.00
Meter charge- 1-inch	13.04.290(B)	510.00

Meter charge- 1 1/2-inch	13.04.290(B)	1,900.00
Meter charge- 2-inch	13.04.290(B)	2,150.00
Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70
Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30
Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80
Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20

Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	27.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	54.30
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	109.10
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	173.90
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	325.40
Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	542.50
Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	1,091.30
Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	1,627.90
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	2,170.50
Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.622
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	2.606
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.532

Water consumption charge per 1K GL- public classification	13.04.320(B)	2.518
Water consumption charge per 1K GL- residential classification	13.04.320(B)	3.538
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	0.814
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	46.90
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	54.20
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	8.880
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00
Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	25.30
Emergency turnoffs	13.04.370(E)	N/A
Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	56.70
Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	25.30
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	69.40
Temporary hydrant disconnection charge	13.04.610	69.40

Temporary hydrant relocation charge	13.04.610	138.70
Temporary hydrant service daily rental fee	13.04.610	15.10
Temporary hydrant service consumption charge per 1K GL	13.04.610	2.622
STORMWATER		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
COTTONWOOD TRUNK		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162
MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 8: The 2024 rates listed below shall replace the 2023 rates listed in section 7 herein effective January 1, 2024:

Description	Municipal Code Section	2024 Rate in dollars
WASTEWATER		

Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	38.40
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	64.10
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	117.60
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- High-Strength classification	13.03.610(B)	14.483

Septage per ton- originating w/i Walla Walla County	13.03.640	36.50
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	23.70
Winery waste per ton- originating w/i Walla Walla County	13.03.642	72.90
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	23.70
Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	4,896.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	8,160.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	16,320.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	26,110.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	52,220.00
Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	81,600.00
Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	163,200.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	261,120.00
Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	375,360.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	550,800.00
Side sewer charge	13.03.645(B)	2,080.00

WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	4,896.00
Water capital facilities charge- 1-inch meter size	13.04.035(A)	8,160.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	16,320.00
Water capital facilities charge- 2-inch meter size	13.04.035(A)	26,110.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	52,220.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	81,600.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	163,200.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	261,120.00
Water capital facilities charge - 10-inch water meter size	13.04.035(A)	375,360.00
Water capital facilities charge - 12-inch water meter size	13.04.035(A)	550,800.00
Standby fire protection detector check meters	13.04.190	5.00
Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,540.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	5,570.00

Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	520.00
Meter charge- 1-inch	13.04.290(B)	530.00
Meter charge- 1 1/2-inch	13.04.290(B)	1,970.00
Meter charge- 2-inch	13.04.290(B)	2,220.00
Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70
Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30
Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80

Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	41.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	164.70
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	263.30
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	492.80
Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	822.10
Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	3,288.70

Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.771
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	2.786
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.592
Water consumption charge per 1K GL- public classification	13.04.320(B)	2.567
Water consumption charge per 1K GL- residential classification	13.04.320(B)	3.760
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	1.071
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	48.50
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	56.10
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	9.191
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00
Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	26.20
Emergency turnoffs	13.04.370(E)	N/A
Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	58.70

Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	26.20
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	71.80
Temporary hydrant disconnection charge	13.04.610	71.80
Temporary hydrant relocation charge	13.04.610	143.60
Temporary hydrant service daily rental fee	13.04.610	15.60
Temporary hydrant service consumption charge per 1K GL	13.04.610	2.771
<i>STORMWATER</i>		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
<i>COTTONWOOD TRUNK</i>		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162
<i>MISCELLANEOUS PENALTIES</i>		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 9: The 2025 rates listed below shall replace the 2024 rates listed in section 8 herein effective January 1, 2025:

Description	Municipal Code Section	2025 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	39.40
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	65.80
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	163.00
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147

Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-High-Strength classification	13.03.610(B)	20.077
Septage per ton- originating w/i Walla Walla County	13.03.640	37.40
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	24.30
Winery waste per ton- originating w/i Walla Walla County	13.03.642	74.70
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	24.30
Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	5,074.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	8,460.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	16,910.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	27,060.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	54,120.00
Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	84,570.00
Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	169,130.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	270,610.00

Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	389,010.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	570,830.00
Side sewer charge	13.03.645(B)	2,150.00
WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	5,074.00
Water capital facilities charge- 1-inch meter size	13.04.035(A)	8,460.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	16,910.00
Water capital facilities charge- 2-inch meter size	13.04.035(A)	27,060.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	54,120.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	84,570.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	169,130.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	270,610.00
Water capital facilities charge - 10-inch water meter size	13.04.035(A)	389,010.00
Water capital facilities charge - 12-inch water meter size	13.04.035(A)	570,830.00
Standby fire protection detector check meters	13.04.190	5.00

Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,670.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	5,770.00
Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	540.00
Meter charge- 1-inch	13.04.290(B)	550.00
Meter charge- 1 1/2-inch	13.04.290(B)	2,030.00
Meter charge- 2-inch	13.04.290(B)	2,300.00
Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70
Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30

Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80
Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	41.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	164.70
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	263.30
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	492.80
Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	822.10
Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	1,653.20

Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	3,288.70
Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.771
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	2.974
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.652
Water consumption charge per 1K GL- public classification	13.04.320(B)	2.617
Water consumption charge per 1K GL- residential classification	13.04.320(B)	4.004
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	1.779
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	50.20
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	58.10
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	9.513
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00
Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	27.10
Emergency turnoffs	13.04.370(E)	N/A

Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	60.80
Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	27.10
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	74.30
Temporary hydrant disconnection charge	13.04.610	74.30
Temporary hydrant relocation charge	13.04.610	148.60
Temporary hydrant service daily rental fee	13.04.610	16.10
Temporary hydrant service consumption charge per 1K GL	13.04.610	2.771
<i>STORMWATER</i>		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
<i>COTTONWOOD TRUNK</i>		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162

MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 10: The 2026 rates listed below shall replace the 2025 rates listed in section 9 herein effective January 1, 2026:

Description	Municipal Code Section	2026 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	40.40
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	67.40
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	226.00
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147

Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- High-Strength classification	13.03.610(B)	27.832
Septage per ton- originating w/i Walla Walla County	13.03.640	38.30
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	24.90
Winery waste per ton- originating w/i Walla Walla County	13.03.642	76.60
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	24.90
Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	5,258.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	8,760.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	17,530.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	28,040.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	56,090.00
Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	87,630.00

Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	175,270.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	280,430.00
Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	403,110.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	591,530.00
Side sewer charge	13.03.645(B)	2,230.00
WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	5,258.00
Water capital facilities charge- 1-inch meter size	13.04.035(A)	8,760.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	17,530.00
Water capital facilities charge- 2-inch meter size	13.04.035(A)	28,040.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	56,090.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	87,630.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	175,270.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	280,430.00
Water capital facilities charge - 10-inch water meter size	13.04.035(A)	403,110.00

Water capital facilities charge - 12-inch water meter size	13.04.035(A)	591,530.00
Standby fire protection detector check meters	13.04.190	5.00
Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,790.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	5,970.00
Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	560.00
Meter charge- 1-inch	13.04.290(B)	570.00
Meter charge- 1 1/2-inch	13.04.290(B)	2,100.00
Meter charge- 2-inch	13.04.290(B)	2,380.00
Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70

Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30
Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80
Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	41.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	164.70
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	263.30
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	492.80
Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	822.10

Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	3,288.70
Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.771
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	3.173
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.714
Water consumption charge per 1K GL- public classification	13.04.320(B)	2.667
Water consumption charge per 1K GL- residential classification	13.04.320(B)	4.201
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	2.764
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	52.00
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	60.10
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	9.846
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00
Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	28.00

Emergency turnoffs	13.04.370(E)	N/A
Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	62.90
Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	28.00
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	76.90
Temporary hydrant disconnection charge	13.04.610	76.90
Temporary hydrant relocation charge	13.04.610	153.80
Temporary hydrant service daily rental fee	13.04.610	16.70
Temporary hydrant service consumption charge per 1K GL	13.04.610	2.771
STORMWATER		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
COTTONWOOD TRUNK		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00

Excess Factor	13.07.060(A)	0.162
MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 11: The 2027 rates listed below shall replace the 2026 rates listed in section 10 herein effective January 1, 2027:

Description	Municipal Code Section	2027 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	41.10
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	68.40
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	313.40
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147

Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-Industrial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-Public classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-City of Walla Walla classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold-High-Strength classification	13.03.610(B)	38.583
Septage per ton- originating w/i Walla Walla County	13.03.640	39.30
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	25.50
Winery waste per ton- originating w/i Walla Walla County	13.03.642	78.50
Winery waste administrative fee per load- originating w/i Walla Walla County	13.03.642	25.50
Sewer capital facilities charge - 3/4-inch water meter size	13.03.645(A)	5,449.00
Sewer capital facilities charge - 1-inch water meter size	13.03.645(A)	9,080.00
Sewer capital facilities charge - 1 1/2-inch water meter size	13.03.645(A)	18,160.00
Sewer capital facilities charge - 2-inch water meter size	13.03.645(A)	29,060.00
Sewer capital facilities charge - 3-inch water meter size	13.03.645(A)	58,120.00

Sewer capital facilities charge - 4-inch water meter size	13.03.645(A)	90,820.00
Sewer capital facilities charge - 6-inch water meter size	13.03.645(A)	181,630.00
Sewer capital facilities charge - 8-inch water meter size	13.03.645(A)	290,610.00
Sewer capital facilities charge - 10-inch water meter size	13.03.645(A)	417,760.00
Sewer capital facilities charge - 12-inch water meter size	13.03.645(A)	613,010.00
Side sewer charge	13.03.645(B)	2,310.00
WATER		
Water capital facilities charge- 3/4-inch meter size	13.04.035(A)	5,449.00
Water capital facilities charge- 1-inch meter size	13.04.035(A)	9,080.00
Water capital facilities charge- 1 1/2- inch meter size	13.04.035(A)	18,160.00
Water capital facilities charge- 2-inch meter size	13.04.035(A)	29,060.00
Water capital facilities charge- 3-inch meter size	13.04.035(A)	58,120.00
Water capital facilities charge- 4-inch meter size	13.04.035(A)	90,820.00
Water capital facilities charge - 6-inch water meter size	13.04.035(A)	181,630.00
Water capital facilities charge - 8-inch water meter size	13.04.035(A)	290,610.00

Water capital facilities charge - 10-inch water meter size	13.04.035(A)	417,760.00
Water capital facilities charge - 12-inch water meter size	13.04.035(A)	613,010.00
Standby fire protection detector check meters	13.04.190	5.00
Service line charge (service line only; meter charge is separate)- 1-inch	13.04.290(A)	3,930.00
Service line charge (service line only; meter charge is separate)- 2-inch	13.04.290(A)	6,180.00
Service line charge (service line only; meter charge is separate)- Greater than 2-inch	13.04.290(A)	Actual cost to city plus applicable fees
Meter charge- 3/4-inch	13.04.290(B)	580.00
Meter charge- 1-inch	13.04.290(B)	590.00
Meter charge- 1 1/2-inch	13.04.290(B)	2,180.00
Meter charge- 2-inch	13.04.290(B)	2,460.00
Meter charge- Greater than 2-inch	13.04.290(B)	Actual cost to city plus applicable fees
Remove or reinstall existing meter (each occurrence)	13.04.290(B)	150.00
Water base charge- 3/4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	41.30
Water base charge- 1" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	82.20

Water base charge- 1 1/2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	164.70
Water base charge- 2" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	263.30
Water base charge- 3" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	492.80
Water base charge- 4" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	822.10
Water base charge- 6" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (commercial, industrial, multiple dwelling, public, and residential classifications)	13.04.320(A)	3,288.70
Water base charge- 3/4" meter size (City of Walla Walla classification)	13.04.320(A)	41.30
Water base charge- 1" meter size (City of Walla Walla classification)	13.04.320(A)	82.20
Water base charge- 1 1/2" meter size (City of Walla Walla classification)	13.04.320(A)	164.70
Water base charge- 2" meter size (City of Walla Walla classification)	13.04.320(A)	263.30
Water base charge- 3" meter size (City of Walla Walla classification)	13.04.320(A)	492.80

Water base charge- 4" meter size (City of Walla Walla classification)	13.04.320(A)	822.10
Water base charge- 6" meter size (City of Walla Walla classification)	13.04.320(A)	1,653.20
Water base charge- 8" meter size (City of Walla Walla classification)	13.04.320(A)	2,466.60
Water base charge- 10" meter size (City of Walla Walla classification)	13.04.320(A)	3,288.70
Water consumption charge per 1K GL- commercial classification	13.04.320(B)	2.771
Water consumption charge per 1K GL- industrial classification	13.04.320(B)	3.381
Water consumption charge per 1K GL- multiple dwelling classification	13.04.320(B)	2.776
Water consumption charge per 1K GL- public classification	13.04.320(B)	2.717
Water consumption charge per 1K GL- residential classification	13.04.320(B)	4.264
Water consumption charge per 1K GL- City of Walla Walla classification	13.04.320(B)	4.134
Water base charge - Mill Creek Glen- 3/4" meter size	13.04.320(C)	53.60
Water base charge - Mill Creek Glen- 1" meter size	13.04.320(C)	61.90
Water consumption charge per 1K GL- Mill Creek Glen	13.04.320(C)	10.141
Unauthorized lock removal	13.03.280	150.00
Unauthorized turn on	13.04.310	50.00

Special meter readings	13.04.370(C)	5.00
Notice delivery	13.04.370(D)	28.80
Emergency turnoffs	13.04.370(E)	N/A
Delinquency charge	13.04.390	40.00
Service charge per call for turnoffs turn ons before or after normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(A)	64.80
Service charge per call for turnoffs turn ons during normal working hours (8:00 a.m. to 5:00 p.m. weekdays)	13.04.370(B)	28.80
Temporary hydrant service refundable deposit	13.04.610	500.00
Temporary hydrant service installation charge	13.04.610	79.20
Temporary hydrant disconnection charge	13.04.610	79.20
Temporary hydrant relocation charge	13.04.610	158.40
Temporary hydrant service daily rental fee	13.04.610	17.20
Temporary hydrant service consumption charge per 1K GL	13.04.610	2.771
STORMWATER		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
COTTONWOOD TRUNK		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00

Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162
MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 12: The delinquency rate applicable through section 13.03.600 of the Walla Walla Municipal Code shall be twelve percent (12%) per annum.

Section 13: This ordinance is remedial and supersedes City Ordinance 2021-40 (Dec. 1, 2021).

Section 14: The Walla Walla City Council finds that the rates and charges established herein for City of Walla Walla, and Port of Walla Walla and other public agency rate classifications compensate for the true and full value of the services received by each customer in the applicable classification.

Section 15: This ordinance is referred to in the Walla Walla Municipal Code as a City's utility rate ordinance.

Section 16: The rates and charges herein established are not exclusive and shall apply in addition to any other rates and charges which may apply.

Section 17: The City Clerk is authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 18: The City Clerk is authorized and directed to publish a summary hereof in accordance with Revised Code of Washington §§ 35A.13.200 and 35A.12.160.

Section 19: If any part of this ordinance is for any reason declared or held to be invalid or unconstitutional by any court of competent jurisdiction, such part shall be deemed a separate and distinct and independent provision and such holding shall not affect the validity of the remaining parts hereof.

PASSED by a majority of the whole membership of the City Council of the City of

Walla Walla, Washington, on February 8, 2023.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

SUMMARY OF ORDINANCE 2023-03

AN ORDINANCE CORRECTING VARIOUS UTILITY RATES, CHARGES, CREDITS AND PENALTIES FOR 2022-2027 FOR THE CITY OF WALLA WALLA

The Walla Walla City Council passed an ordinance at its February 8, 2023 regular meeting which corrects various utility rates, charges, credits and penalties for 2022-2027.

The full text of this ordinance will be mailed upon request made to the Walla Walla City Clerk at Walla Walla City Hall, 15 N. Third Ave., Walla Walla, WA 99362.

Summary approved as to form

City Attorney

Temporary hydrant service consumption charge per 1K GL	13.04.610	2.622
<i>STORMWATER</i>		
Stormwater management monthly service charge- single family residences	13.06.070(A)	13.40
Stormwater management monthly per unit service charge- duplexes, triplexes and quadriplexes	13.06.070(B)	6.70
Stormwater management Equivalent Unit product multiplier	13.06.070(C)	13.40
<i>COTTONWOOD TRUNK</i>		
Individual lots < 9,600 sq. ft.	13.07.060(A)	1,550.00
Base Density Charge	13.07.060(A) & (B)	1,550.00
Excess Factor	13.07.060(A)	0.162
<i>MISCELLANEOUS PENALTIES</i>		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 8: The 2024 rates listed below shall replace the 2023 rates listed in section 7 herein effective January 1, 2024:

Description	Municipal Code Section	2024 Rate in dollars
<i>WASTEWATER</i>		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20

Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	35.40	38.40
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20	
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20	
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	64.10	
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	117.60	
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147	
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147	
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Public classification	13.03.610(B)	7.147	
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- City of Walla Walla classification	13.03.610(B)	7.147	
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- High-Strength classification	13.03.610(B)	14.483	
Septage per ton- originating w/i Walla Walla County	13.03.640	36.50	
Septage administrative fee per load- originating w/i Walla Walla County	13.03.640	23.70	

MISCELLANEOUS PENALTIES		
Penalty for unauthorized acts or omissions not otherwise specified herein (per occurrence)		

Section 11: The 2027 rates listed below shall replace the 2026 rates listed in section 10 herein effective January 1, 2027:

Description	Municipal Code Section	2027 Rate in dollars
WASTEWATER		
Sewer monthly minimum charge (a/k/a base monthly charge)- Commercial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Industrial classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Multiple Dwelling classification (per dwelling unit)	13.03.610(A)	41.10
Sewer monthly minimum charge- Public classification	13.03.610(A)	58.20
Sewer monthly minimum charge- City of Walla Walla classification	13.03.610(A)	58.20
Sewer monthly minimum charge- Residential classification (per dwelling unit)	13.03.610(A)	~~68.10~~ 68.40
Sewer monthly minimum charge- High-Strength classification	13.03.610(A)	313.40
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Commercial classification	13.03.610(B)	7.147
Sewer monthly consumption charge per 1K GL of metered water usage in excess of threshold- Industrial classification	13.03.610(B)	7.147



ar-4892

Pgs. 338-342

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Council authorization to apply for an EPA recycling education, outreach and enforcement grant

Submitted For: Shane Prudente, Public Works Department, Public Works Administration

Financial Comments:

Minimum award is \$250,000 with no match required. Grant funds would offset much of the recycling education and outreach costs for this effort.

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Seeking Council authorization to apply for an EPA recycling education, outreach and enforcement grant.

Information

HISTORY:

Discussed at the Council work session on January 23, 2023.

Recycling education, outreach and enforcement has received grant support in the past (WRRED grant). If successful, this new grant funding would offset the costs for the potential reintroduction of plastics into the recycling mix.

SCHEDULE FOR THE GRANT:

Grant is due February 15, 2023 with award anticipated in April 2023. The grant provides funding for 3-years.

POLICY ISSUES:

Staff recommends that any education and/or enforcement efforts going forward should be directed at recycling appropriate plastics. Staff will seek grant funding to support the outreach, education, and enforcement efforts (if available).

PLAN COMPLIANCE:

PLAN COMPLIANCE:

**2014 WALLA WALLA COUNTY SOLID WASTE AND MODERATE RISK WASTE
MANAGEMENT PLAN (Res. 2014-121)**

Recycling Goals and Objectives

Section 3.1 Education and Outreach- Goals and Objectives

- Increase recycling and recovery efforts and accomplishments.
- Expand availability of opportunities of recycling and yard waste collection within the municipalities, unincorporated County area, and Urban Growth Area.

Section 3.3 Recycling- Recycling is the second tier in the hierarchy of solid waste management in the State of Washington.

Section 3.3.1.1 Goals and Objectives

- Work toward reaching a recycling rate of 50% by 2023.
- Continue to encourage and educate residents and businesses to compost and recycle.
- Expand the availability of opportunities for recycling and yard waste collection within the municipalities, unincorporated County area, and Urban Growth Area.

GREENHOUSE GAS POLICY (Res. 2012-31)

Continue to promote and expand recycling programs ... improved management of waste handling, reductions in waste generation, and expansion of waste diversion programs.

ALTERNATIVES:

The alternative would be to fund recycling education and outreach from the Sanitation budget or continue to seek other funding opportunities.

STAFF RECOMMENDATION:

Approve a resolution authorizing staff to apply for the EPA recycling education grant.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-013

RESOLUTION NO. 2023-013

A RESOLUTION AUTHORIZING THE CITY MANAGER AND DESIGNEES TO APPLY FOR GRANT FUNDING FROM THE ENVIRONMENTAL PROTECTION AGENCY, AND TAKING OTHER NECESSARY ACTION WITH RESPECT TO SUCH GRANT PROGRAM

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, RCW 35A.11.020 provides in pertinent part that “[t]he legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law;” and

WHEREAS, Walla Walla has “all of the powers which any city of any class may have and shall be governed in matters of state concern by statutes applicable to such cities in connection with such powers to the extent to which such laws are appropriate and are not in conflict with the provisions specifically applicable to code cities” pursuant to RCW 35A.21.160; and

WHEREAS, RCW 35A.11.040 authorizes the Walla Walla City Council to “accept any gift or grant for any public purpose and may carry out any conditions of such gift or grant when not in conflict with state or federal law;” and

WHEREAS, section 35.21.735 of the Revised Code of Washington declares that “carrying out the purposes of federal grants or programs is both a public purpose and an appropriate function for a city, town, county, or public corporation” and authorizes entry into agreements to receive and expend grant funds; and

WHEREAS, Chapter 39.34 of the Revised Code of Washington authorizes political subdivisions to enter into intergovernmental cooperation agreements, and

WHEREAS, grant funding is available through the United States Environmental Protection Agency; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that passage of this resolution is an appropriate function for the city and that the best interests of the City of Walla Walla will be thereby served;

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The Walla Walla City Council hereby authorizes the City Manager of the City of Walla Walla and/or designees of the Walla Walla City Manager to apply for grant funding available from the United States Environmental Protection Agency on behalf of

the City of Walla Walla, and the Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to accept such grant funding execute a grant agreement and all other documents that may be required to participate in the grant program.

Section 2: The City Manager of the City of Walla Walla is designated as the chief administrative official and authorized representative in all matters arising out of participation in the grant program(s) authorized by section 1 herein, and the City Manager of the City of Walla Walla, and/or designees of the Walla Walla City Manager, are hereby authorized, empowered, and directed to comply with program requirements and to make such certifications, funding commitments, reports, or other representations which may be necessary on behalf of the City of Walla Walla.

Section 3: The Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to approve and execute other documents related to and required by the grant program(s).

Section 4: The Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to negotiate and execute an intergovernmental agreements regarding usage of grant funds subject to the following conditions: (a) no agreement executed in accordance with this section shall relieve the City of Walla Walla from compliance with enactments of the Walla Walla City Council or any other obligation or responsibility imposed by law, (b) any agreement executed in accordance with this section shall be reported to the Walla Walla City Council at the first meeting of the Walla Walla City Council following its execution, and (c) any agreement executed in accordance with this section may be revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council.

Section 5: The City Manager of the City of Walla Walla, and/or designees of the Walla Walla City Manager, are hereby authorized, empowered, and directed to execute amendments to agreements authorized by section 4 herein subject to the following conditions: (a) no amendment executed in accordance with this section shall relieve the City of Walla Walla from compliance with enactments of the Walla Walla City Council or any other obligation or responsibility imposed by law, (b) any amendment executed in accordance with this section shall be reported to the Walla Walla City Council at the first meeting of the Walla Walla City Council following its execution, and (c) any amendment executed in accordance with this section may be revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council.

Section 6: The Walla Walla City Clerk is hereby authorized and directed to attest any application, agreement or other document executed in accordance with this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, February 8, 2023.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



ar-4876

Pgs. 343-346

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: Second Avenue/Chestnut Street Traffic Signal Equipment

Submitted For: Adam Klein, Public Works Department, Engineering Capital Programs

Project No:

IRRP029

Financial Comments:

Cost: \$120,000 including sales tax

Funding: Real Estate Excise Tax (REET) Fund

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Authorizes the purchase of traffic signal equipment for the Second Avenue and Chestnut Street traffic signal.

Information

HISTORY:

WHAT IS THE PURCHASE FOR? Traffic signal equipment to be installed during construction of the Chestnut IRRP project (Second to Howard).

WHY ARE UPGRADES NEEDED? Signal modernization and the replacement of end-of-life equipment is proposed to be completed as part of the Chestnut IRRP project when the roadway and underground utilities are replaced. Signal conduits and wiring will be replaced, new signal heads and detection installed along with a new traffic signal controller. These upgrades will improve accessibility, efficiency, safety, and operations.

WHY PRE-PURCHASE THE MATERIAL? The City has experienced substantial delays on recent road construction projects due to supply chain constraints. Traffic signal equipment has historically had the longest lead times, though these material supply constraints and lead times are easing somewhat. The construction window for Phase 1 of the Chestnut IRRP project is June 1, 2023 - October 31, 2023. The supplier, Western Systems, estimates that the traffic signal equipment will arrive 3 to 4 months after purchase. Therefore, if material is purchased in February, 2023, we expect to receive the order by June 2023.

PURCHASING METHOD: This purchase is proposed to utilize Washington State Department of Enterprise Services contract #04616 for traffic signal equipment. The contract supplier is Western Systems Inc.

POLICY ISSUES:

Purchases of \$50,000 or more require Council authorization.

PLAN COMPLIANCE:

STRATEGIC PLAN:

Safe Community - Infrastructure stability, maintenance/repair/multimodal.

COMPREHENSIVE PLAN:

Economic Development Goal 2 Walla Walla has high-quality infrastructure to support economic development.

ED Policy 8.2 Maintain and improve the built environment of sidewalks, parks, paths, and other public amenities that visitors will enjoy and utilize.

Transportation Goal 4 Maintain, preserve, and extend the life of the City's transportation infrastructure.

TP Policy 4.1 Inventory and prioritize preservation of existing transportation infrastructure (roads, bridges, traffic control devices, lighting, etc.).

TP Policy 4.2 Maintain the existing transportation infrastructure to preserve the intended function and extend the useful life.

Transportation Goal 6 Maintain the predictable movement of goods and people throughout the City of Walla Walla to relieve traffic congestion and improve reliability for freight.

TP Policy 6.2 Develop new and preserve existing arterial and collector corridors to provide alternative routes to US 12 and SR 125 for local traffic.

Capital Facilities and Utilities Goal 1 Walla Walla's capital facilities and utilities are well maintained and up-to-date to meet the demands of growth and economic development.

ALTERNATIVES:

The alternatives are not to upgrade the signal or direct staff to include these items into the project's bid package.

STAFF RECOMMENDATION:

Staff recommends Council authorize the purchase of traffic signal equipment from Western Systems for the Second Avenue and Chestnut Street Traffic Signal.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-014

RESOLUTION NO. 2023-014

A RESOLUTION AWARDING THE CONTRACT TO SUPPLY TRAFFIC SIGNAL EQUIPMENT AND RELATED PARTS AND TAKING SUCH FURTHER ACTION NEEDED THEREWITH

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, the Washington Supreme Court held in *U. S. v. Town of Bonneville*, 94 Wn.2d 827, 832, 621 P.2d 127 (1980) that optional code cities organized under RCW Title 35A have “the broadest powers of local self-government consistent with the Constitution of this state.” RCW 35A.01.010. Such municipalities are capable of entering into contracts without restriction[.]”and

WHEREAS, Municipal Resolution 98-49 adopted on August 26, 1998 authorizes the Walla Walla City Manager to execute intergovernmental purchasing agreements; and

WHEREAS, the Walla Walla City Manager executed a Master Contract Usage Agreement on June 13, 2013 that allows the City to purchase goods and services from state master contracts; and

WHEREAS, the City needs to procure traffic signal equipment; and

WHEREAS, the equipment needed by the City are available from a state master contract; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given this matter careful review and consideration, and finds that good government and the best interests of the City of Walla Walla will be served by passage of this resolution,

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The contract to supply traffic signal equipment and related parts is hereby awarded to Western Systems, Inc., and the City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized, empowered and directed to purchase equipment and parts services from Western Systems, Inc., and execute such purchase orders, contracts, agreements, and other documents that may be required; provided that sufficient appropriations therefor have been made by the Walla Walla City Council.

Section 2: The City Manager of the City of Walla Walla, and designees of the City Manager, are hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents authorized by section 1 herein on behalf of the City of Walla Walla, provided that sufficient appropriations have been made by the Walla Walla City Council and provided

further that the aggregate value of all such amendments, modifications, and change orders shall not exceed ten percent (10%) of the original contract amount or fifty thousand dollars (\$50,000), whichever is greater.

Section 3: The City Manager of the City of Walla Walla is also hereby authorized and empowered to execute amendments, modifications, and change orders to the purchase orders, contracts, agreements, and other documents authorized by section 2 herein, which do not materially alter such contracts, agreements, and purchase orders, and also do not increase the financial obligations beyond amounts authorized by sections 1 and 2 herein.

Section 4: The City Clerk of the City of Walla Walla is hereby authorized and directed to attest the purchase orders, contracts, agreements, amendments, modifications, change orders, and other documents authorized herein, and to attach to each duplicate thereof a copy of this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, February 8, 2023.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



ar-4893

Pgs. 347-353

City Council - Regular Meeting

Meeting Date: 02/08/2023

Item Title: National Highway Freight Program Grant - Pine Street (2nd-9th)

Submitted For: Ryan Skeen, Public Works Department, Engineer Transportation

Add'l Contributors: Monte Puymon

Project No:

TBD9025

Financial Comments:

\$1,200,000 Federal grant that requires a 13.5% local match.

The total project cost is estimated at \$6.9 million and is anticipated to be funded by various State and Federal grants with local match funding predominately provided by the City's Transportation Benefit District (TBD).

All Contracts:

Not Applicable

Federally funded contracts only:

Not Applicable

Construction contracts only:

Not Applicable

Brief Summary of Requested Action:

Accepts a \$1,200,000 federal National Highway Freight Program (NHFP) Grant for the Pine Street TBD (2nd Avenue to 9th Avenue) Project.

Information

HISTORY:

CURRENT ITEM:

Acceptance of a \$1,200,000 federal National Highway Freight Program (NHFP) Grant for the Pine Street TBD (2nd Avenue to 9th Avenue) Project.

HISTORY:

In September 2021, the City applied for a \$1,706,189 Washington State Department of Ecology (DOE) Stormwater grant.

In March 2022, the City applied for the \$1,200,000 National Highway Freight Program (NHFP) grant (current item).

In May 2022, the City applied for a \$1,224,302 Federal Bicycle & Pedestrian grant.

In July 2022, the City was awarded the \$1,706,189 DOE stormwater grant (accepted by

Resolution 2022-118).

In September 2022, the City applied for a \$4,060,836 Federal Safe Streets & Road for All (SS4A) grant.

SCHEDULE:

The project is planned for construction in 2025.

POLICY ISSUES:

Contracts and agreements of \$50,000 or more require Council approval.

PLAN COMPLIANCE:

STRATEGIC PLAN:

Livability - Enhancing the quality of life in Walla Walla

Safe Community - Infrastructure stability (maintenance/repair/multimodal) and overall community safety.

COMPREHENSIVE PLAN:

Land Use Goal 2 - Walla Walla coordinates with neighboring communities and state agencies for improvement of the region.

Economic Development Goal 2 - Walla Walla has high quality infrastructure to support economic development.

Economic Development Policy 8.2 - Maintain and improve the built environment of sidewalks, parks, paths, and other public amenities that visitors will enjoy and utilize.

Transportation Goal 1 - Promote and develop transportation systems that support and enhance the movement of people and goods to ensure a prosperous economy.

Transportation Policy 1.1 - Improve safety for walking, biking, transit, motor vehicles, and freight at high collision locations identified through data-driven safety analysis.

Transportation Policy 1.2 - Enhance existing and new crossing for pedestrians and bicyclists where appropriate.

Transportation Policy 1.3 - Provide facilities for all modes of transportation.

Transportation Policy 1.4 - Look for opportunities to increase separation between pedestrian and bicycle facilities as part of roadway improvements when deemed appropriate by the City Engineer.

Transportation Goal 2 - Provide for and improve the safety and security of transportation users and the transportation system.

Transportation Goal 3 - Provide all users with complete streets that connect the City of Walla Walla's neighborhoods, parks, schools, employment centers, and retail areas.

Transportation Policy 3.1 - Implement complete street projects where feasible to improve the transportation experience for all modes of transportation.

Transportation Goal 4 - Maintain, preserve, and extend the life of the City's transportation infrastructure.

Transportation Policy 4.2 - Maintain the existing transportation infrastructure to preserve the intended function and extend the useful life.

Transportation Goal 5 - Design and construct transportation facilities in a manner that enhances the livability of the City of Walla Walla and health of its residents.

Transportation Policy 5.2 - Create a well-connected network of streets, paths, and transit service to provide active transportation options.

Transportation Goal 6 - Maintain the predictable movement of goods and people throughout the City of Walla Walla to relieve traffic congestion and improve reliability for freight.

Transportation Policy 6.3 - Improve travel reliability, safety, and efficiency with system management solutions (e.g., coordinated traffic signal timing).

Capital Facilities and Utilities Goal 1 - Walla Walla's capital facilities and utilities are well maintained and up-to-date to meet the demands of growth and economic development.

Capital Facilities and Utilities Goal 2 - Capital facilities and utilities are located in such a way as to provide safe and efficient service to all residents.

Capital Facilities and Utilities Policy 5.1 - Plan for rehabilitation of the City's utility infrastructure to ensure safe, reliable, and efficient service.

Capital Facilities and Utilities Policy 5.2 - Encourage and pursue, whenever feasible, opportunities

to share facilities and costs with different public or private agencies/entities.

ALTERNATIVES:

Council may reject the grant award.

STAFF RECOMMENDATION:

Approve a resolution authorizing the City Manager to accept the grant.

CITY MANAGER COMMENTS:

Approved for City Council action.

Attachments

Res 2023-015

vicinity map

RESOLUTION NO. 2023-015

A RESOLUTION AUTHORIZING ACCEPTANCE OF A GRANT FUNDING FROM THE NATIONAL HIGHWAY FREIGHT PROGRAM, AND TAKING OTHER NECESSARY ACTION WITH RESPECT TO SUCH GRANT PROGRAM

WHEREAS, the City of Walla Walla passed Municipal Ordinance A-2405 on May 13, 1970 which classified the City of Walla Walla as a nonchartered code city under Title 35A of the Revised Code Washington (RCW); and

WHEREAS, RCW 35A.11.020 provides in pertinent part that “[t]he legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law;” and

WHEREAS, Walla Walla has “all of the powers which any city of any class may have and shall be governed in matters of state concern by statutes applicable to such cities in connection with such powers to the extent to which such laws are appropriate and are not in conflict with the provisions specifically applicable to code cities” pursuant to RCW 35A.21.160; and

WHEREAS, RCW 35A.11.040 authorizes the Walla Walla City Council to “accept any gift or grant for any public purpose and may carry out any conditions of such gift or grant when not in conflict with state or federal law;” and

WHEREAS, Chapter 39.34 of the Revised Code of Washington authorizes political subdivisions to enter into intergovernmental cooperation agreements, and

WHEREAS, grant funding is available from the National Highway Freight Program; and

WHEREAS, the Walla Walla City Council has considered this matter during a regularly and duly called public meeting of said Council, has given said matter careful review and consideration, and finds that passage of this resolution is an appropriate function for the city and that the best interests of the City of Walla Walla will be thereby served;

NOW THEREFORE, the City Council of the City of Walla Walla resolves as follows:

Section 1: The Walla Walla City Council hereby authorizes the City Manager of the City of Walla Walla to accept grant funding on behalf of the City of Walla Walla from the National Highway Freight Program, and the Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to execute a grant agreement and all other documents that may be required to participate in the grant program.

Section 2: The City Manager of the City of Walla Walla is designated as the chief

administrative official and authorized representative in all matters arising out of participation in the grant program authorized by section 1 herein, and the City Manager of the City of Walla Walla, and/or designees of the Walla Walla City Manager, are hereby authorized, empowered, and directed to comply with program requirements and to make such certifications, funding commitments, reports, or other representations which may be necessary on behalf of the City of Walla Walla.

Section 3: The Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to approve and execute other documents related to and required by the grant program.

Section 4: The Walla Walla City Manager, and/or designees of the Walla Walla City Manager, are hereby authorized and empowered to negotiate and execute an intergovernmental agreements regarding usage of grant funds subject to the following conditions: (a) no agreement executed in accordance with this section shall relieve the City of Walla Walla from compliance with enactments of the Walla Walla City Council or any other obligation or responsibility imposed by law, (b) any agreement executed in accordance with this section shall be reported to the Walla Walla City Council at the first meeting of the Walla Walla City Council following its execution, and (c) any agreement executed in accordance with this section may be revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council.

Section 5: The City Manager of the City of Walla Walla, and/or designees of the Walla Walla City Manager, are hereby authorized, empowered, and directed to execute amendments to agreements authorized by section 4 herein subject to the following conditions: (a) no amendment executed in accordance with this section shall relieve the City of Walla Walla from compliance with enactments of the Walla Walla City Council or any other obligation or responsibility imposed by law, (b) any amendment executed in accordance with this section shall be reported to the Walla Walla City Council at the first meeting of the Walla Walla City Council following its execution, and (c) any amendment executed in accordance with this section may be revoked and terminated by the Walla Walla City Council at the meeting that it is first reported to the Walla Walla City Council.

Section 6: The Walla Walla City Clerk is hereby authorized and directed to attest any agreement or other document executed in accordance with this resolution.

PASSED by the City Council of the City of Walla Walla, Washington, February 8, 2023.

Mayor

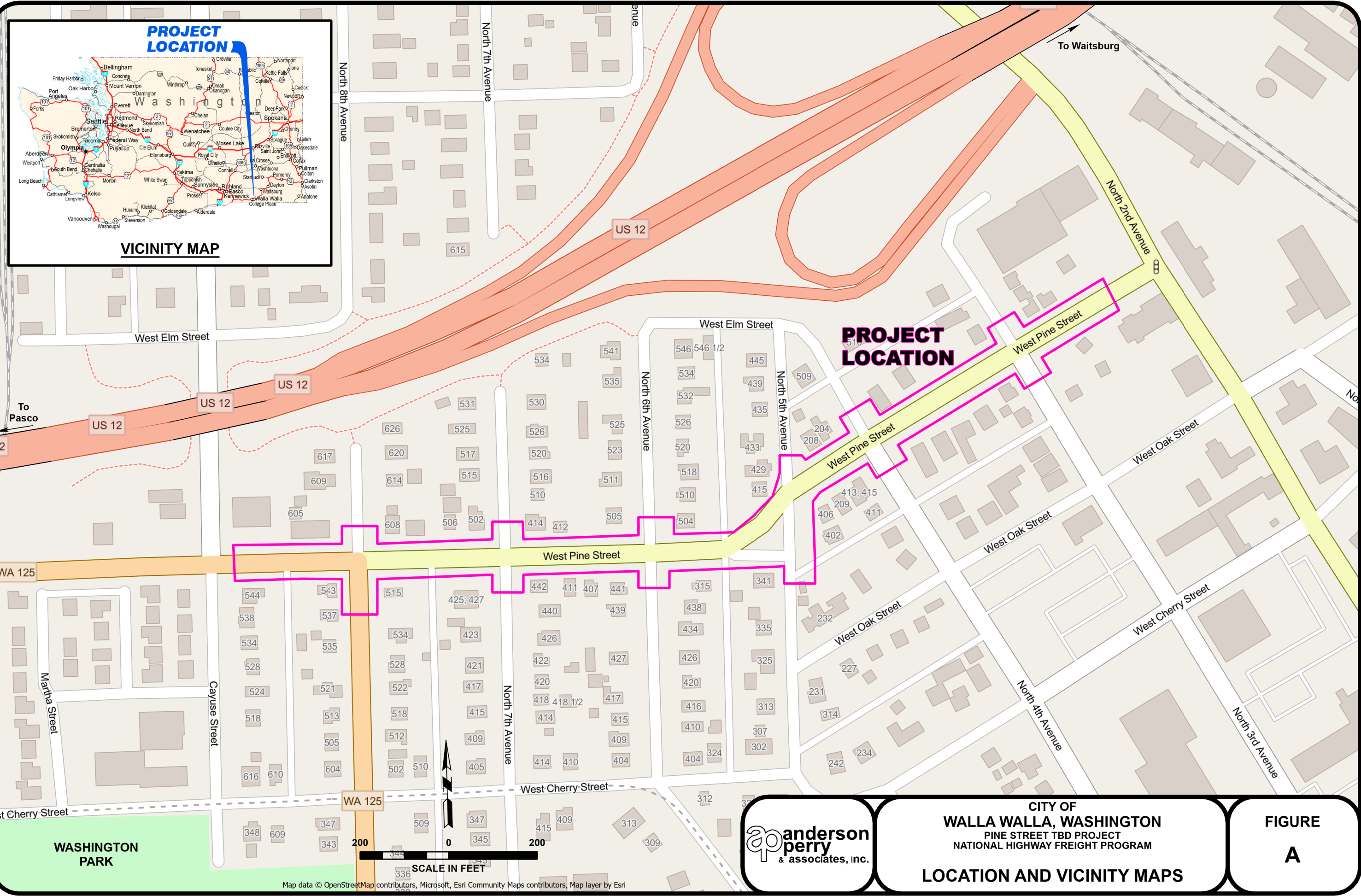
Attest:

City Clerk

Approved as to form:

City Attorney

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& associates, inc.

CITY OF
WALLA WALLA, WASHINGTON
PINE STREET TBD PROJECT
NATIONAL HIGHWAY FREIGHT PROGRAM

LOCATION AND VICINITY MAPS

FIGURE
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