

ORDINANCE NO. 246

AN AMENDMENT TO WALLA WALLA COUNTY ZONING CODE, SPECIFICALLY SECTION 17.16.030, MINIMUM LOT AREA REQUIREMENTS IN THE AR AND AR-1 ZONING DISTRICTS, and

9811768

WHEREAS, the Planning Commission held a public hearing on September 2, 1998 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendment be approved based on the following findings:

1. The amendment will permit landowners within the AR and AR-1 zoning districts to create lots in compliance with and as was intended by the Urban Area Comprehensive Plan. Since this allows continued development within the UGA prior to the presence of full urban services, it is in the public interest.
2. The amendment constitutes good planning practice in that it is a simple means by which to implement the comprehensive plan.
3. The amendment is consistent with and implements the comprehensive plan, and

WHEREAS, the Board of County Commissioners held a public hearing on September 28, 1998 and took additional testimony,

now therefore,

BE IT RESOLVED, by the Board of Walla Walla County Commissioners that they approve the Zoning Code Amendment, Docket #PC-98-10 based on the findings above. The amendment reads as follows:

Minimum Lot Area Requirements

<u>Zone</u>	<u>Square Feet</u>	<u>Width</u>
AR	1 acre, with the exception of lots within the Walla Walla Urban Growth Area (UGA). The minimum lot size of lots within the UGA created in compliance with Policy LU-2 of the Walla Walla Urban Area Comprehensive Plan, shall be consistent with the prezone classification adopted by the City of Walla Walla.	100', with the exception of lots within the Walla Walla Urban Growth Area (UGA). The minimum lot width of lots within the UGA created in compliance with Policy LU-2 of the Walla Walla Urban Area Comprehensive Plan, shall be consistent with the prezone classification adopted by the City of Walla Walla.

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AR-1

5 acres, with the exception of lots within the Walla Walla Urban Growth Area (UGA). The minimum lot size of lots within the UGA created in compliance with Policy LU-2 of the Walla Walla Urban Area Comprehensive Plan, shall be consistent with the prezone classification adopted by the City of Walla Walla.

200', with the exception of lots within the Walla Walla Urban Growth Area (UGA). The minimum lot width of lots within the UGA created in compliance with Policy LU-2 of the Walla Walla Urban Area Comprehensive Plan, shall be consistent with the prezone classification adopted by the City of Walla Walla.

Done this 29th Day of September, 1998

Charles A. Marden
Chairman

Attest: Connie R. Vinti
Clerk of the Board

[Signature]
Commissioner

David J. Casey
Commissioner

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

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FILED FOR RECORD
IN WALLA WALLA CO WASH
BY W. G. Co.
Commissioners
Oct 15 12 56 PM '98

JANISSE BATES
COUNTY AUDITOR