

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

ORDINANCE NO. 294

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 16.48.120, 15.08.160, 16.44.010, and 14.01.030 TO ALLOW SHORT SUBDIVISION (SHORT PLATS) OF FIVE TO NINE LOTS WITHIN URBAN GROWTH AREAS.

WHEREAS, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 16.48.120, 15.08.160, 16.44.010, and 14.01.030, and

WHEREAS, the Planning Commission held a public hearing on March 3, 2004 to consider the request and recommends to the Board of County Commissioner that the Zoning Code Text Amendment based on the following findings of fact and conclusions of law:

1. This proposed amendment is a public necessity to encourage the development of urban in-fill and development of housing opportunities within urban growth areas.
2. The Environmental Review Committee (ERC) has issued a Determination of Non-Significance (DNS) on the proposal. The ERC has assessed the proposed amendment and has determined that the proposed amendment will not endanger the public health and safety or create negative impacts to surrounding properties.
3. Current subdivision regulations benefit the public health, safety and general welfare of the County. The amendment will not affect land use designations or density rules and regulations.
4. This proposed amendment would constitute good planning and zoning practices by encouraging the development in-fill of the areas within the urban growth boundary, development of housing opportunities, which can be provided urban levels of service, and providing an administrative review of plats.
5. Approval of this amendment is consistent with the goals and policies of the Walla Walla County Comprehensive Plan 2001-2021 and the Urban Area Comprehensive Plan. Goal UGA-2: To achieve consistent development standards in Urban Growth Areas. Policy UGA-8: Continue to develop standards for development in the Walla Walla UGA that are consistent with standards for development in the city.

WHEREAS, the Board of County Commissioner held a public hearing on May 4, 2004 for the purposed of receiving testimony for and/or against said request now therefore,

BE IT ORDAINED, by the Walla Walla County Board of County Commissioners, that they uphold the Planning Commission and approve the zoning code text amendment, Docket Number, ZCA-03-05 based on the findings of fact and conclusions of law above. The amendment reads as follows:

Existing WWCC section 16.48.120 "Short subdivision" is the division of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale or lease. (Ord. 83 §2.01, 1970)

Proposed: "Short subdivision" is the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions outside of an urban growth area boundary, or nine or fewer lots, tracts, parcels, sites or divisions inside of an urban growth area boundary for the purpose of sale or lease. (Ord. 83 §2.01, 1970)

Existing WWCC section 16.08.160 Subdivision. "Subdivision" is the division of land into five or more lots, tracts, parcels, sites or divisions purpose of sale or lease and includes all resubdivision of land. (Ord. 82 §2.01, 1970)

Proposed: "Subdivision" is the division or redivision of land into five or more lots, tracts, parcels, sites or divisions outside of an urban growth area boundary, or nine or fewer lots, tracts, parcels, sites or divisions inside of an urban growth area boundary for the purpose of sale or lease and includes all resubdivision of land. (Ord. 82 §2.01, 1970)

Existing WWCC section 16.44.010 Applicability. Every division of land for the purpose of lease or sale into two or more but less than five lots, parcels or tracts within the unincorporated area of Walla Walla County shall proceed in compliance with Division II of this title.

Proposed: Every division of land for the purpose of lease or sale into four or fewer lots, tracts, parcels, sites or divisions outside of an urban growth area boundary, or nine or fewer lots, tracts, parcels, sites or divisions inside of an urban growth area boundary shall proceed in compliance with Division II of this title.

Existing WWCC section 14.01.030 Definitions

"Subdivision" means a division of land into five or more lots, tracts or other divisions.

Proposed: "Subdivision" is the division or redivision of land into five or more lots, tracts, parcels, sites or divisions outside of an urban growth area boundary, or nine or fewer lots, tracts, parcels, sites or divisions inside of an urban growth area boundary for the purpose of sale or lease and includes all resubdivision of land. (Ord. 82 §2.01, 1970)

Existing WWCC section 14.01.030 Definitions

"Short Subdivision" Subdivision, short means a division of land into four or fewer lots or tracts.

Proposed: "Short subdivision" is the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions outside of an urban growth area boundary, or nine or fewer lots, tracts, parcels, sites or divisions inside of an urban growth area boundary for the purpose of sale or lease.



Walla Walla County, WA

ORD

2004-05094

Page: 2 of 3

05/12/2004 01:04P

Approved this 4th day of May, 2004

Absent

Gregory A. Tompkins, Chairman

Pam Ray

Pam Ray, Commissioner

David G. Carey

David G. Carey, Commissioner

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

Attest:

Connie R. Vinti

Connie R. Vinti, Clerk of the Board

Scott B.

Approved as to form
Prosecuting Attorney



Walla Walla County, WA

ORD

2004-05094

Page: 3 of 3

05/12/2004 01:04P