

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

**ORDINANCE NO.295**

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 16.12.180, TO ALLOW PRELIMINARY PLAT APPROVAL TO BE VALID FOR FIVE YEARS.

**WHEREAS**, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 16.12.180, and

**WHEREAS**, the Planning Commission held a public hearing on April 7, 2004 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 of fact and conclusions of law:

Findings of Fact

1. The proposed amendment would bring the County's development regulations into compliance with RCW 58.17.140.
2. Review through the SEPA process is not required for this amendment pursuant to Washington Administrative Code 197-11-800(20).
3. On March 18, 2004 a Notice of Public Hearing was published in the Waitsburg Times, posted at the Walla Walla County Courthouse and Walla Walla County Community Development Department.
4. The proposed amendments will not have any adverse influence on public welfare and safety.
5. The proposed amendment is in compliance with the procedures set forth in Walla Walla County Code chapter 17.48.

Conclusions of Law

1. Approval will benefit the public health, safety and general welfare of Walla Walla County.
2. Approval of the proposed amendment is a public necessity.
3. Approval of the proposed amendment constitutes good planning and development regulations.
4. Approval of the proposed amendment will be in compliance with the Land Use Policies contained in the County's Comprehensive Plan.



**WHEREAS**, the Board of County Commissioners held a public hearing on May 4, 2002 for the purpose 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 recommendation and approve the zoning code test amendment, Docket Number ZCA-04-03 based on the findings of fact and conclusions of law above. The amendment reads as follows:

**Existing Walla Walla County Code section 16.12.180 "Expiration":**

Preliminary plat approval shall be effective for three years. Upon application by the subdivider, the Director of Regional Planning shall review the preliminary plat and find that the preliminary plat then serves the public use and interest and complies with all zoning requirements as of the date of the reapplication, may extend approval for one additional twelve-month period. The fee for such reapplication shall be one-half the fee paid to the planning department for the original application.

**Applicable Excerpt from Revised Code of Washington section 58.17.140 "Time limitation for approval or disapproval of plats – Extensions":** A final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within five years of the date of preliminary plat approval. Nothing contained in this section shall act to prevent any city, town, or county from adopting by ordinance procedures which would allow extensions of time that may or may not contain additional or altered conditions and requirements.

**Proposed Walla Walla County Code section 16.12.180 "Expiration":**

~~Preliminary plat approval shall be effective for three years. Upon application by the subdivider, the Director of Regional Planning shall review the preliminary plat and find that the preliminary plat then serves the public use and interest and complies with all zoning requirements as of the date of the reapplication, may extend approval for one additional twelve-month period. The fee for such reapplication shall be one-half the fee paid to the planning department for the original application.~~ A final plat meeting all requirements of RCW 58.17 and preliminary plat conditions of approval shall be submitted to the Community Development Department for approval within five years of preliminary plat approval. No extensions are permitted.



Approved this 4<sup>th</sup> 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

Approved as to form

Scott Bunn for

Jim Nagle  
Prosecuting Attorney



Walla Walla County, WA

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