

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

ORDINANCE NO. 297

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 17.12.050 FOR THE AREA WIDE REZONE WITHIN THE CITY OF WALLA WALLA URBAN GROWTH AREA.

WHEREAS, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 17.12.050, and

WHEREAS, the Planning Commission held a public hearing on May 5, 2004 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendment based on the following findings of fact and conclusions of law:

1. Current development standards benefit the public health, safety and general welfare of the County. This proposal will not affect land use designations and is encouraged by the adopted Walla Walla Urban Area Comprehensive Plan and Environmental Impact Statement 1996-2015.
2. The proposed area wide rezone is consistent with and will implement the land uses designated in the Walla Walla Urban Area Comprehensive Plan land use map.
3. RCW 36.70A requires this consistency between the Comprehensive Plan and the zoning.
4. The proposal was submitted to Washington State Department of Community, Trade and Economic Development (CTED) on January 30, 2004.
5. The Walla Walla County SEPA responsible official has issued a Determination of Non-Significance (DNS) on April 12, 2004.
6. The urban growth management agreement between the City of Walla Walla and Walla Walla County requires consistency in development standards.
7. The jointly adopted Comprehensive Plan for the Walla Walla urban area provides for the proposed zoning changes.
8. Public notice of the hearing was mailed to the City of Walla Walla on April 19, 2004.
9. Public notice of the hearing posted at the County Courthouse on April 15, 2004.
10. Public notice of the hearing published in the Waitsburg Times, April 15, 2004.
11. The proposed area wide rezone is a public necessity to encourage the development of urban in-fill and housing opportunities.
12. The proposed amendment constitutes good planning and zoning practices and will result in better consistency of development standards.
13. 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.

WHEREAS, the Board of County Commissioners held a public hearing on June 29, 2004 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 and approve the zoning code text amendment, Docket Number, ZCA-04-02 based on the findings of fact and conclusions of law above. The amendment reads as follows:

17.12.050 Unincorporated Urban Growth Areas -- Zoning. A.

The official pre-zoning map, entitled the Walla Walla County zoning for the City of Walla Walla UGA, shall be the basis for the issuance of zoning with the City of Walla Walla urban growth area.

Approved this 29th day of June 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

