

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

ORDINANCE NO. 296

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 14.03.020 (c) (d) TO ALLOW THE ISSUANCE OF HOME OCCUPATION PERMITS WITHOUT NOTICE.

WHEREAS, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 14.03.020 (c)(d), 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. This proposed amendment is a public necessity to encourage the economic development of home-based occupations in Walla Walla County.
2. The amendment will not affect land use designations or existing home occupation regulations.
3. Public notice of the hearing posted at the Courthouse on April 15, 2004.
4. Public notice of the hearing published, in the Waitsburg Times, April 15, 2004.
5. The proposed amendment is a public necessity to encourage the economic development of home based occupations in Walla Walla County.
6. This proposed amendment would constitute good planning and zoning practices by encouraging the development of home based occupations.
7. 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: Policy RS-8 "Home based occupations and cottage industries should be allowed throughout the agricultural area" and Policy RL-8 "Home based occupations and cottage industries should be allowed throughout the rural area"

WHEREAS, the Board of County Commissioners held a public hearing on July 7, 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-04-01 based on the findings of fact and conclusions of law above. The amendment reads as follows:

14.03.020 Director of regional planning.

C. Administrative Decisions Without Notice. The director may approve, approve with conditions, or deny the following without notice:

9. Home occupations

D. Administrative Decisions with Notice. The director may grant preliminary approval, preliminary approval with conditions or deny the following actions subject to the notice and appeal requirements set forth in Section 14.09.020 of this title:

1. Class 1 administrative decision.
 - i. a. Conditional use permits of the following types:
 - ii. ~~Home occupations~~



Approved this 17th day of July, 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 Barr
Approved as to form
Prosecuting Attorney


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