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Ordinance No. 299

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

ORDINANCE NO. 299

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 17.18.020 TO REDUCE THE MINIMUM SIDE YARD SETBACK WITHIN THE BURBANK RESIDENTIAL ZONING DISTRICT FROM TEN FEET TO FIVE FEET.

WHEREAS, application has been made by Walla Walla County to request a Zoning Code Text Amendment to Walla Walla County Code 17.18.020, 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 consistent development of residential land uses within the Burbank Residential.
2. Current development standards benefit the public health, safety and general welfare of the County. The amendment will not affect land use designations or density rules and regulations.
3. This proposed amendment constitutes good planning and zoning practices by encouraging consistent development standards within the Burbank Residential zoning district.
4. Public notice of the hearing was mailed to Fire District #5 on April 19, 2004.
5. Public notice of the hearing posted at the Courthouse on April 15, 2004.
6. Public notice of the hearing published, in the Waitsburg Times, April 15, 2004.
7. The proposed amendment is a public necessity to encourage the replacement of newer manufactured homes in Burbank and additions and remodels to existing structures.
8. The proposed amendment constitutes good planning and zoning practices.
9. Approval of this amendment is consistent with the following goals and policies of the Walla Walla County Comprehensive Plan 2001-2021: BSAP 8 Develop and preserve stable residential neighborhoods,. BSAP 8.2 Promote the maintenance and improvement of housing quality and neighborhood character to preserve value and pride and BSAP- 3.2 Ensure adequate standards of design and construction in keeping with the rural character of the community.

WHEREAS, the Board of County Commissioners held a public hearing on July 7, 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-04-05 based on the findings of fact and conclusions of law above. The amendment reads as follows:



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Minimum Lot Area Requirements ¹¹			Minimum Yard Requirements (in feet)			Maximum Impervious Surface Lot Coverage (in percent)	Maximum Height (in feet)
Zone	Acres	Width (in feet)	Front	Side	Rear		
Burbank Residential	(9)	(9)	20	<u>5</u>	25	35	35

Approved this 7th 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 B...
Approved as to form
Prosecuting Attorney



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