

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

ORDINANCE NO. 300

APPROVING A REQUEST BY WALLA WALLA COUNTY FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE CHAPTER 17.12.050 TO IMPLEMENT SETBACK AND LOT COVERAGE STANDARD THAT ARE CONCURRENT WITH THE CITY OF WALLA WALLA STANDARDS, WITHIN THE RESIDENTIAL ZONING DISTRICTS.

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. The amendment will not affect land use designations or density rules and regulations.
2. 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.
3. Public notice of the hearing was mailed to the City of Walla Walla on April 19, 2004.
4. Public notice of the hearing posted at the Courthouse on April 15, 2004.
5. Public notice of the hearing published, in the Waitsburg Times, April 15, 2004.
6. the proposed amendment is a public necessity to encourage the development of urban in-fill and housing opportunities.
7. The proposed amendment constitutes good planning and zoning practices within the residential zoning districts.
8. Approval of the proposed amendment is consistent with the goal, UGA -2, and policy, UGA-8, 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 2, 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-04-06 based on the findings of fact and conclusions of law above. The amendment reads as follows:

Existing:	R96 Minimum rear yard setback 25 feet
Amended:	R96 Minimum rear yard setback 20 feet

Existing:	R96 Maximum Lot Coverage 30 percent
Amended:	R96 Maximum Lot Coverage 35 percent

Existing:	R72 Maximum Lot Coverage 35 percent
Amended:	R72 Maximum Lot Coverage 40 percent



Existing: R60 Maximum Lot Coverage 35 percent
Amended: R60 Maximum Lot Coverage 40 percent
R60 (with a two-family dwelling unit) Maximum Lot Coverage 45 percent

Existing: RM Maximum Lot Coverage 35 percent
Amended: RM Maximum Lot Coverage 45 percent

Existing: R72 Minimum Lot Width 60 feet
Amended: R72 Minimum Lot Width 50 feet

Existing: R60 Minimum Lot Width 60 feet
Amended: R60 Minimum Lot Width 50 feet

Approved this 14th 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



Walla Walla County, WA

ORD

2004-07978
Page: 2 of 2
07/15/2004 12:53P