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

ORDINANCE NO. 312

APPROVING A REQUEST BY LAWRENCE MULKERIN FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTIONS 17.16.010, 17.08.074(A), and (B) TO ALLOW BED AND BREAKFAST OPERATIONS IN THE R-60, R-72, AND R-96 ZONES OF UNINCORPORATED WALLA WALLA COUNTY.

WHEREAS, application has been made by Lawrence Mulkerin to request a Zoning Code Text Amendment to Walla Walla County Code Sections 17.16.010, 17.08.074(A), and (B), and

WHEREAS, the Planning Commission held a public hearing on February 2, 2005 to consider the request and recommends to the Board of County Commissioners that the Zoning Code Text Amendments be approved based on the following findings of fact and conclusions of law:

Findings of Fact:

1. On January 13, 2005 a Notice of Public Hearing was published in the Waitsburg Times. On January 12, 2005 the hearing notice was posted at the Walla Walla County Courthouse and Walla Walla County Community Development Department.
2. The proposed amendments will not have a significant adverse influence on public welfare and safety.
3. Bed and breakfast establishments will be subject to the proposed criteria in Walla Walla County Code Section 17.16.010.
4. A SEPA Determination of Non-Significance was issued on December 6, 2004.
5. Adoption of the amendment will make bed and breakfast establishment provisions for the County and City consistent in the urban growth area.
6. Proposed amendments were initiated on the November 3, 2004 Planning Commission hearing.



Conclusions of Law:

1. The proposed amendments constitute good planning and development regulations.
2. The proposed amendments are consistent with the Comprehensive Plan and development regulations.

WHEREAS, the Board of County Commissioners held a public hearing on March 1, 2005 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-04-09 based on the findings of fact and conclusions of law above. The amendment reads as follows:

Existing Walla Walla County Code Section 17.08.074(A) "Bed and breakfast guesthouse type I": means overnight accommodations and food services located in a primary dwelling unit provided to transients for compensation.

Proposed Walla Walla County Code Section 17.08.074(A) "Bed and breakfast guesthouse type I": means overnight accommodations and food services located in a primary dwelling unit provided to transients for compensation. A bed & breakfast establishment is a dwelling unit which is also utilized by the owner or operator as short term lodging for travelers and transient guest.

Existing Walla Walla County Code Section 17.08.074(B) "Bed & breakfast guesthouse type II": means overnight accommodations and food services located in an accessory building provided to transients for compensation.

Proposed Walla Walla County Code Section 17.08.074(B) "Bed & breakfast guesthouse type II": means overnight accommodations and food services located in an accessory building provided to transients for compensation. A bed & breakfast establishment is a dwelling unit which is also utilized by the owner or operator as short term lodging for travelers and transient guest.

Existing Walla Walla County Code Section 17.16.010: Currently bed and breakfast establishments are not permitted under this section.

Proposed Walla Walla County Code Section 17.16.010: The use is a permitted use in Walla Walla County Code Section 17.16.010 Table of Permitted Uses. A bed and breakfast establishment will have to meet the following criteria:

1. Not more than five (5) lodging units will be present in any dwelling unit; travelers or transients guests may not stay longer than thirty (30) days;
2. Property owner or operator occupied;
3. One off street parking space must be provided for each lodging unit in addition to the parking requirements for the use of the structure as a dwelling unit;



4. Only limited food service (as outlined in the Washington State Environmental Health Directors' Final Bed & Breakfast Guidelines dated June 26, 1985) may be served to travelers or transient guests.
5. Signs associated with this use shall be limited to four (4) square feet in size, except Bed & Breakfast establishments in a zone which allows signs larger than four (4) square feet may have a larger sign, provided it is in compliance with the size standards for that district. Signs shall meet all setback requirements for the zone in which the Bed & Breakfast establishment is located.

Approved this 1st Day of March, 2005

absent
Gregory A. Tompkins, Chairman

[Signature]
Gregg C. Loney, Commissioner

[Signature]
David G. Carey, Commissioner

Constituting the Board of County Commissioners of
Walla Walla County, Washington

Attest:

[Signature]
Connie R. Vinti, Clerk of the Board

Approved as to form

[Signature]
Jim Nagle
Prosecuting Attorney



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