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ORDINANCE NO. 315

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Walla Walla County, WA

ORD

2005-04779

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

ORDINANCE NO. 315

APPROVING A REQUEST BY DOUG BOTIMER TO ALLOW A PLANNED UNIT DEVELOPMENT IN THE AGRICULTURE RESIDENTIAL 10 ACRE ZONE (ASSESSOR'S PARCEL NUMBER: 35-07-35-22-0003).

WHEREAS, application has been made by Doug Botimer to request a planned unit development in the Agriculture Residential 10 acre zone, and

WHEREAS, the Planning Commission held a public hearing on March 23, 2005 to consider the request and recommends to the Board of County Commissioners that the planned unit development be approved based on the following findings of fact, conclusions of law, and conditions or approval:

Findings of Fact:

1. The SEPA responsible official issued a Mitigated Determination of Non-Significance (MDNS) on February 7, 2005.
2. On February 24, 2005 a Notice of Public Hearing was published in the Waitsburg Times.
3. On February 24, 2005 the Notice of Public Hearing was posted on the proposed development site.
4. On February 24, 2005 the Notice of Public Hearing was sent to surrounding property owners.
5. The proposed planned unit development was submitted prior to December 27, 2004 the adoption of the County's clustering ordinance.
6. The proposed planned unit development will provide for the development of roughly seventy-eight acres into seven lots.
7. The site is zoned Agriculture Residential ten acre minimum lot size.
8. The plat meets the density requirements of the Agriculture Residential ten acre zone.
9. The largest lot is 71.14 acres and the smallest lot is one acre. The planned unit development provision allows for six of the seven lots to be less than ten acres in area.



10. The proposed development will be accessed to Whitman Drive via two private roads built to Class "B" standards.

Conclusions of Law:

1. The development has provided adequate access, public services and meets the criteria of RCW 58.17 and the Walla Walla County Code Titles 16 and 17.
2. The proposal is consistent with the land uses depicted on the County's Comprehensive Plan Land Use Plan Map.
3. The proposal is consistent with the land use policies RL-2, RL-9, and RL-10 contained in the Walla Walla County Comprehensive Plan.

Conditions of Approval:


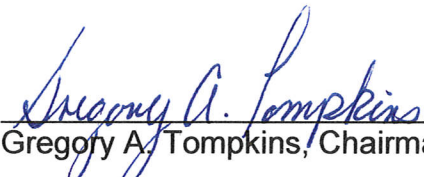
1. All modifications to the plat that are required by the public agencies that commented will be made prior to final review, approval and recording.
2. One outside hose bib per lot will be allowed to connect to the domestic water supply.
3. An irrigation water rights information table shall be shown on the face of the plat.
4. Irrigation systems will not be allowed to connect to the domestic well system.
5. The applicant shall obtain a grading permit from the County prior to beginning earthwork on site.
6. Adhere to all requirements of the Walla Walla County Critical Areas Ordinance, Walla Walla County Code Chapter 18.08.
7. The applicant shall receive the required permits from state agencies when working in Doan Creek.
8. The applicant shall meet the County's fire flow requirements of providing 30,000 gallons of water, year round storage capacity with the ability to produce 500 gallons per minute for one hour. Walla Walla County Code Title 15 and National Fire Protection Association Section 11.42 shall be adhered to.

WHEREAS, the Board of County Commissioners reviewed the public record on April 26, 2005, therefore,

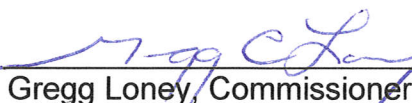


BE IT ORDAINED, by the Walla Walla County Board of County Commissioners that they uphold the Planning Commission recommendation and approve the planned unit development request, Docket Number PUD-04-02 based on the findings of fact and conclusions of law above.

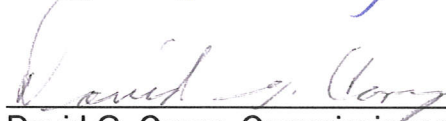
Approved this 26th Day of April, 2005

Gregory A. Tompkins, Chairman



Gregg Loney, Commissioner



David G. Carey, Commissioner

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

Attest:



Connie R. Vinti, Clerk of the Board

Approved as to form



Jim Nagle
Prosecuting Attorney



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