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

ORDINANCE NO. 316

APPROVING A REQUEST BY THOMAS DUFFY FOR A REZONE REQUEST TO DESIGNATE R-96 ZONING FOR PROPERTY WITHIN THE URBAN GROWTH BOUNDARY OF THE CITY OF WALLA WALLA DESIGNATED RESIDENTIAL, LOCATED AT 3015 RESERVOIR ROAD.

WHEREAS, application has been made by Thomas Duffy to request a rezone to the R-96 designation, 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 rezone be approved based on the following findings of fact and conclusions of law:

Findings of Fact:

1. On February 24, 2005 a Notice of Public Hearing was published in the Waitsburg Times.
2. On February 18, 2005 the hearing notice was posted at the Walla Walla County Courthouse and Walla Walla County Community Development Department.
3. On February 24, 2005 the hearing notice was posted on site.
4. A SEPA Determination of Non-Significance was issued on February 22, 2005.
5. The Residential designation with Walla Walla's Urban Growth Area allows R-60, R-72, R-96, and RM zoning designations.
6. Adoption of the R-96 designation will make zoning in the County and City consistent in the urban growth area.
7. Amendment to the Urban Area Boundary to include this property and designate it as residential was approved May 6, 2002.

Conclusions of Law:

1. The proposed R-96 zoning constitutes good planning and development regulations as required by Walla Walla County Code Section 17.10.090.
2. The proposed R-96 zoning designation is consistent with the residential land use designation shown on the Urban Area Comprehensive Plan Map.



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3. The proposed R-96 zoning designation will not have a significant adverse influence on public welfare and safety.

WHEREAS, the Board of County Commissioners held a public hearing on April 26, 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 rezone request, Docket Number REZ-05-01 based on the findings of fact and conclusions of law above.

Approved this 10th Day of May, 2005





Gregory A. Tompkins, Chairman



Gregg C. 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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