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Walla Walla County, WA

ORD

2006-06632

Page: 1 of 4

06/08/2006 09:53A

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

ORDINANCE NO. 332

APPROVING A REQUEST BY TOM CAMPBELL FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.16.10 TO DIVERSIFY THE ALLOWABLE HOUSING TYPES WITHIN AN APPROVED PLANNED UNIT DEVELOPMENT IN THE CITY OF WALLA WALLA URBAN GROWTH AREA.

WHEREAS, application has been made by Tom Campbell to request a zoning code text amendment to Walla Walla County Code Section 17.16.10, and

WHEREAS, the Planning Commission held a public hearing on March 1, 2006 to consider the request and recommends to the Board of County Commissioners that the zoning code text amendment be approved based on the following findings of fact and conclusions of law:

Findings of Fact:

1. Current development standards benefit the public health, safety and general welfare of the County.
2. Residential land uses are a permitted uses with applicable zoning districts of Walla Walla County.
3. The proposed amendments will create development standards and meet a definable public need.
4. The initial application was submitted in April of 2005 and the current text submitted in February of 2006.
5. The proposal was submitted to Washington State Department of Community, Trade and Economic Development (CTED) on February 24, 2006.
6. The Community Development Director issued a Determination of Non-Significance on the proposal on February 9, 2006.
7. Public notice of the hearing was published in the Waitsburg Times on February 16, 2006 and the Walla Walla Union Bulletin on February 16, 2006.

Conclusions of Law:

1. The proposed zoning code text amendments have no potential to endanger the public health and safety or create significant adverse impacts to surrounding properties.
2. The proposed text amendment includes activities that are permitted with the applicable zoning districts.



Walla Walla County, WA

ORD

2006-06632

Page: 2 of 4

06/08/2006 09:53A

3. The proposed amendment is of public necessity. The current code shall be revised to accommodate the housing choices, within the development standards, as permitted uses.
4. The proposed amendments constitute good planning and zoning practices since a diversity of housing choices encourages community and housing affordable.
5. Current standard prohibit differencing housing options within the county code.
6. The proposed amendments are in compliances with the following goals and policies of the Walla Walla County Comprehensive Plan 2001-2021 and Urban Area Comprehensive Plan 1996-2015.
 - a. Goal RS-2 Guide future development into concentrated urban growth areas where adequate public facilities, utilities and services can be provided.
 - b. HO-6 Structure residential land use planning and zoning regulations to allow housing opportunities for all economic segments of the community without sacrificing neighborhood character or vitality.
 - c. County wide Policy within the Urban Area Comprehensive Plan- All housing projects with an Urban Growth area shall be reviewed to ensure compatibility with the urban density projections of the Comprehensive Plan.

WHEREAS, the Board of County Commissioners held a public hearing June 5, 2006 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 text amendment, Docket Number ZCA-05-05 based on the findings of fact and conclusions of law above. The amendments read as follows:

Section 1. Amendments to Chapter 17.16

17.16.10 Permitted Use Table

Uses	R96	R72	R60
Townhouse	P1	P1	P1
Condominium	P1	P1	P1
Two Family (Duplex)	P1	P1	P1
Zero lot line Residences	P1	P1	P1

1. Permitted within an approved Planned Unit Development located within the City of Walla Walla Urban Growth Area.

Section 2. Effective Date. This ordinance is effective immediately upon adoption.

Section 3. Savings and Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

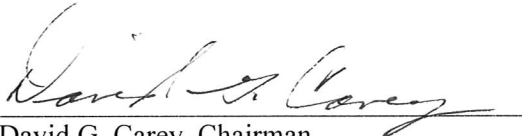
2006-06632
Page: 3 of 4
06/08/2006 09:53A



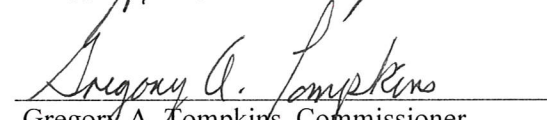
Section 4. Publication. This ordinance will be published by an approved summary consisting of the title.

PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, by the following vote, then signed by its membership and attested by its Clerk in authorization of such passage this 5th day of June, 2006.

Approved this 5th Day of June, 2006

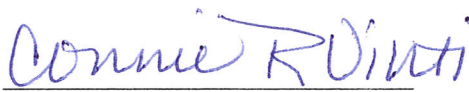

David G. Carey, Chairman


Gregg C. Loney, Commissioner

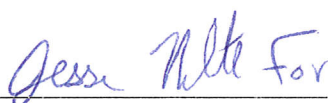

Gregory A. Tompkins, Commissioner

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



2006-06632
Page: 4 of 4
06/08/2006 09:53A