

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

ORDINANCE NO. 338

APPROVING A REQUEST BY DONETTE MILLER FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.18.020 TO ALLOW MINIMUM LOT WIDTH IN THE RURAL RESIDENTIAL 2-ACRE ZONE TO BE 125 FEET.

WHEREAS, application has been made by Donette Miller to request a zoning code text amendment to Walla Walla County Code Section 17.18.020, and

WHEREAS, the Planning Commission held a workshop on October 4, 2006 and recommended changing the proposed amendment to be 125 feet instead of the requested 133 feet in Walla Walla County Code Section 17.18.020, and

WHEREAS, the Planning Commission held a public hearing on December 6, 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. On November 22, 2006 a Notice of Public Hearing was published in the Waitsburg Times.
2. On November 22, 2006 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
3. On November 22, 2006 a Notice of Public Hearing was published in the Tri-City Herald.
4. On May 15, 2006 the applicant's proposed amendments were received by the Washington State Department of Community, Trade and Economic Development for review.
5. Walla Walla County Code Section 17.18.020 was adopted by the County on April 1, 2002 and requires minimum lot widths of 200 feet in the Rural Residential 2- Acre Zoning District.
6. The amendment was proposed by the applicant on 4/26/06.
7. Approval of the amendment would allow for 125 feet lot widths in the entire Rural Residential 2-Acre Zone.

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8. Walla Walla County Code Chapter 17.31 (Cluster Developments on Resource Lands) provides for minimum lot widths of 150 feet for lots 1 to 3 acres in area.

Conclusions of Law:

1. The proposed amendment constitutes good planning and development regulations.
2. The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
3. As proposed the amendment will not have a significant adverse influence on public welfare and safety.
4. The proposal is consistent with the purpose statements of the Rural Residential zoning district.
5. The proposed amendment is consistent with the purpose statement of the Rural Residential 2-Acre zoning district.
6. The proposed amendment will encourage infill or redevelopment, in accord with Goal RL-19 of the comprehensive plan.

WHEREAS, the Board of County Commissioners held a public hearing January 16, 2007 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-06-04 based on the findings of fact and conclusions of law above. The amendments read as follows:

Section 1. Amendment to Chapter 17.18

17.18.020 Table of Density and Dimensional Requirements

Zone	Acres	Width	Front	Side	Rear	Maximum Impervious Surface	Maximum Height
Rural Residential 2 Acre	2	200 <u>125</u>	30	10	(7)	--	35'(1)

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.

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, then signed by its membership and attested by its Clerk in authorization of such passage this 16th day of January, 2007.

Approved this 16th Day of January, 2007

Absent

Gregg C. Loney, Chairman

David G. Carey

David G. Carey, Commissioner

Gregory A. Tompkins

Gregory A. Tompkins, Commissioner

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

Attest:

Connie R Vinti

Connie R. Vinti, Clerk of the Board

Approved as to form

Jim Nagle deputy

Jim Nagle

Prosecuting Attorney



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