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Walla Walla County, WA

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

ORDINANCE NO. 343

APPROVING A REQUEST BY ALAN AND DEANNE FIELDING FOR A ZONING CODE TEXT AMENDMENT TO ORDINANCE NO. 269 AND WALLA WALLA COUNTY CODE SECTION 17.16.010 TO ALLOW TEN UNITS IN A BED AND BREAKFAST GUESTHOUSE AND ALLOW ADDITIONAL FOOD SERVICE TO GUESTS.

WHEREAS, application has been made by Alan and Deanne Fielding to request a zoning code text amendment to Walla Walla County Code Section 17.16.010, and

WHEREAS, the Planning Commission held a workshop on October 4, 2006 and recommended that ten units be permitted in a Bed and Breakfast Guesthouse instead of the seven proposed by the applicant, and

WHEREAS, the Planning Commission held a public hearing on February 7, 2007 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 June 7, 2007 a Notice of Public Hearing was published in the Waitsburg Times.
2. On June 6, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
3. On June 8, 2007 a Notice of Public Hearing was published in the Tri-City Herald.
4. On December 19, 2006 the applicant's proposed amendments were granted expedited review by the Washington State Department of Community, Trade and Economic Development for review and has met the submittal requirements for state agency review under RCW 36.70A.106.
5. Walla Walla County Code Sections 17.16.010(A) and 17.16.010(D) were adopted by the County on March 5, 2002 by Ordinance No. 312.
6. The amendment was proposed by the applicant on February 11, 2005
7. Approval of the amendments would allow that ten lodging units instead of five be permitted in a Bed and Breakfast Guesthouse and that any food



service, compliant with State and local Health regulations, could be provided to overnight guests.

8. On January 22, 2007 the Walla Walla County SEPA Responsible Official issued a Determination of Non-Significance on this proposal.

Conclusions of Law:

1. The proposed amendments constitute good planning and development regulations.
2. The proposed amendments are consistent with the Walla Walla County Comprehensive Plan and Development Regulations.
3. As proposed the amendments will not have a significant adverse influence on public welfare and safety.
4. The proposed amendment is of public necessity.

WHEREAS, the Board of County Commissioners held a public hearing June 18, 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 concur with the Planning Commission recommendation and approve the zoning code text amendment, Docket Number ZCA-05-03, based on the findings of fact and conclusions of law above. The amendments read as follows:

Section 1. Amendment to Walla Walla County Code Subsection 17.16.010(A).

A. Not more than five ~~ten~~ lodging units will be present in any dwelling unit; travelers or transient guests may not stay longer than thirty days;

Section 2. Amendment to Walla Walla County Code Subsection 17.16.010(D).

D. Only limited food service (as outlined in the Washington State Environmental Health Directors' Final Bed and Breakfast Guidelines dated June 26, 1985) may be served to transient guests as permitted under Washington Administrative Code (WAC) Chapter 246-215, Food Service, may be provided. Food service is limited to overnight guests.

Section 3. Effective Date. This ordinance is effective immediately upon adoption.


Section 4. 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.

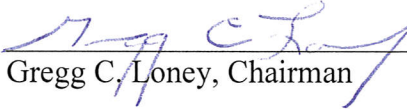
Section 5. Publication. This ordinance will be published by an approved summary consisting of the title.

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 18th day of June, 2007.

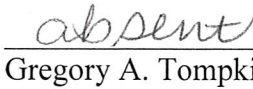


Approved this 18th day of June, 2007



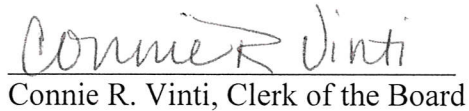

Gregg C. Loney, Chairman


David G. Carey, Commissioner

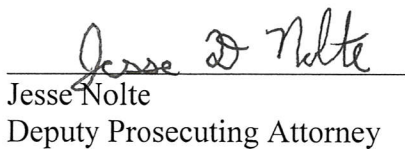

Gregory A. Tompkins, Commissioner

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

Attest:


Connie R. Vinti, Clerk of the Board

Approved as to form:


Jesse Nolte
Deputy Prosecuting Attorney



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