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Walla Walla County, WA

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

ORDINANCE NO. 347

APPROVING A REQUEST BY MICHAEL AND LAVONNE FILAN FOR A ZONING CODE TEXT AMENDMENT TO ORDINANCES NO. 269 AND 287 AND WALLA WALLA COUNTY CODE SECTION 17.16.014 AND CHAPTER 17.08 TO ALLOW WEDDING AND EVENT CENTERS VIA THE CONDITIONAL USE PERMIT PROCESS IN THE RURAL RESIDENTIAL MILL CREEK 5-ACRE ZONING DISTRICT.

WHEREAS, application has been made by Mike and Lavonne Filan to request a zoning code text amendment to Walla Walla County Code Section 17.16.014 and Chapter 17.08, and

WHEREAS, the Planning Commission held a workshop on March 7, 2007, and

WHEREAS, the Planning Commission held a public hearing on May 2, 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 July 12, 2007 a Notice of Public Hearing was published in the Waitsburg Times.
2. On July 12, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
3. On July 10, 2007 a Notice of Public Hearing was posted at three locations in the Mill Creek Rural Residential 5-Acre zoning district.
4. On July 10, 2007 a Notice of Public Hearing was mailed to all parties of record.
5. On February 27, 2007 the applicant's proposed amendments were received 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.
6. Walla Walla County Code Chapter 17.08 and Section 17.16.014 were adopted by the County on April 1, 2002 by Ordinance No. 269.
7. The amendment application was deemed complete on December 20, 2006.



8. Approval of the amendments would establish a definition for Wedding and Event Centers and identify them as a conditional use in the Rural Residential Mill Creek 5-Acre zoning district.
9. On April 10, 2007 the Walla Walla County SEPA Responsible Official issued a Determination of Non-Significance on this proposal.
10. The purpose statement of the Rural Residential Mill Creek zoning district, per WWCC 17.12.040(G), reads that "This district is intended to recognize and preserve the unique physical and visual characteristics of the land within this district and provide for flexibility in requirements depending upon the environmental constraints present on individual properties and streamlining of the review process, while maintaining the opportunity for public comment."
11. Goal RL-7 of the Walla Walla Comprehensive Plan states that the County shall "Provide opportunities to strengthen the economic well-being of rural areas through home based occupations, cottage and small resource-based industry, commercial and public facilities designed to serve the communities in which they are located and travelers, and tourist attractions; provided that they do not adversely affect adjacent land uses or require additional services."
12. Policy RL-8 of the Walla Walla Comprehensive Plan states that "Home-based occupations and cottage industries should be allowed throughout the rural area provided that they do not adversely affect the surrounding uses. Site-specific standards shall be considered through the permitting process. Such uses shall only be a secondary use of the property with the primary use in compliance with the policies provided for the designation in which they are to be located. Such uses shall not require urban services."

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 July 23, 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-06-06 based on the findings of fact and conclusions of law above Ordinance 269 and 287 are amended. The amendments read as follows:



Section 1. Amendment to Walla Walla County Code Chapter 17.08

Walla Walla County Code Section 17.08.508

Wedding and Event Center: means a facility where private parties may hold weddings, receptions, reunions, and other special gatherings.

Section 2. Amendment to Walla Walla County Code Section 17.16.014

Government/General Services Land Uses

	Zone																		
	Rural																		
	RMC -5																		
SPECIFIC USE																			
*Wedding and Event Center	C																		

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.

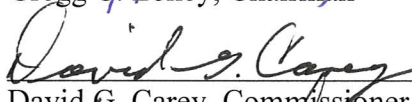
PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 23rd day of July, 2007.

Approved this 23rd Day of July, 2007

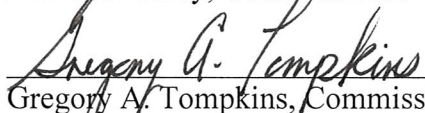




Gregg C. Loney, Chairman



David G. Carey, Commissioner



Gregory A. Tompkins, Commissioner

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



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Attest:

Connie R. Vinti
Connie R. Vinti, Clerk of the Board

Approved as to form:

Jesse J. Nite
Jesse Nite, Deputy Prosecuting Attorney



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