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**Walla Walla County Commissioners**

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**Ordinance No. 348**

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

**ORDINANCE NO. 348**

APPROVING A REQUEST BY THE PORT OF WALLA WALLA FOR A ZONING CODE TEXT AMENDMENT TO WALLA WALLA COUNTY CODE SECTION 17.18.020 TO AMEND THE DIMENSIONAL REQUIREMENTS OF THE INDUSTRIAL/BUSINESS PARK ZONE AND HEAVY INDUSTRIAL ZONE AND ELIMINATE THE HEIGHT RESTRICTIONS ON STRUCTURES IN THE AGRICULTURE HEAVY INDUSTRIAL ZONE, AND AMENDING ORDINANCES 269 AND 293.

**WHEREAS**, application has been made by the Port of Walla Walla 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 June 6, 2007, and

**WHEREAS**, the Board of County Commissioners held a workshop on July 2, 2007, and

**WHEREAS**, the Planning Commission held a public hearing on July 10, 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 28, 2007 a Notice of Public Hearing was published in the Waitsburg Times.
2. On June 28, 2007 a Notice of Public Hearing was published in the Walla Walla Union Bulletin.
3. On June 28, 2007 a Notice of Public Hearing was published in the Tri-City Herald.
4. On April 20, 2007 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.
6. The amendment was proposed by the applicant on April 4, 2007.
7. On June 7, 2007 a Determination of Non-Significance was issued by the SEPA Responsible Official, no appeals were filed.

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.
3. As proposed the amendments will not have a significant adverse influence on public welfare and



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safety.

4. The proposal is consistent with the purpose statements of the Heavy Industrial, Industrial Business Park, and Agriculture Industrial Heavy zones.

**WHEREAS**, the Board of County Commissioners held a public hearing on 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 Commissioner recommendation and approve the zoning code text amendment, Docket Number ZCA-07-03 based on the findings of fact and conclusions of law above, ordinance 269 and 293 are hereby amended. The amendments read as follows:

**Section 1. Amendment to Walla Walla County Code Chapter 17.18.020**

**17.18.020 Table of Density and Dimensional Requirements (Continued from previous page)**

Minimum Lot Area Requirements <sup>11</sup>			Minimum Yard Requirements (in feet)			Maximum Impervious Surface Lot Coverage (in percent)	Maximum Height (in feet)
Zone	Acres	Width (in feet)	Front	Side	Rear		
Agriculture Light Industrial	--	--	(8)	(8)	(8)	75	--
Agriculture Heavy Industrial	--	--	(8)	(8)	(8)	75	35--
Neighborhood Commercial	--	--	15	5	15	75	35
Light Industrial	--	--	(8)	(8)	(8)	75	--
Burbank Residential	(9)	(9)	20	10	25	35	35
Burbank Commercial	--	--	15	5	15	75	35
Burbank/Port Light Industrial	--	--	(8)	(8)	(8)	75	--
Industrial Business Park	--	--	(8)	(8)	(8)	75	--
Heavy Industrial	--	--	(8)	(8)	(8)	75	--




**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.

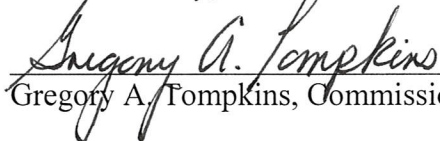
PASSED by the Walla Walla County Board of County Commissioners in regular session at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 23rd day of July, 2007.

Approved this 23rd Day of July, 2007




  
\_\_\_\_\_  
Gregg C. Loney, Chairman

  
\_\_\_\_\_  
David G. Carey, Commissioner

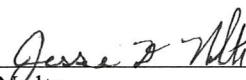
  
\_\_\_\_\_  
Gregory A. Tompkins, Commissioner

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

Attest:

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

Approved as to form:

  
\_\_\_\_\_  
Jesse Nolte  
Deputy Prosecuting Attorney



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