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KATHEN COLEMAN FITCHARD
C.O. & PROBATE CLERK
WASHINGTON STATE

IN THE COUNTY COURT OF WASHINGTON COUNTY

IN THE MATTER OF THE
RULES AND REGULATIONS
OF THE PLANNING DIRECTOR
REGARDING ZONING

CC: 2007-_____


ORDER

NOW, on this 19th day of March, 2007, comes the above matter, and the

Court finds:

That the Rules and Regulations of the Planning Director Regarding Zoning, a copy of which is attached hereto and approved by the Quorum Court on March 8, 2007, should be and hereby are ordered to be filed of record in the Office of the County Clerk.

IT IS SO ORDERED.



Honorable Jerry Hunton
County Judge

2007-58

RULES AND REGULATIONS
OF THE PLANNING DIRECTOR
REGARDING ZONING
(Approved by Quorum Court on March 8, 2007)

WHEREAS, pursuant to Article 7 of Ordinance No. 2006-66, authority was given to the Planning Director to promulgate rules and regulations; and,

WHEREAS, the Director believes that some public uses, public structures, and public utilities should be allowed by right within the county zoned areas; and,

WHEREAS, requiring such to go through the Conditional Use Process would be unreasonably time consuming on planning staff and an undue burden on essential service providers.

NOW, THEREFORE;

ARTICLE 1. The following should be allowed as a matter of right within the county zoned areas.

- 1) Utility boxes;
- 2) Fire hydrants;
- 3) Passenger stops for buses;
- 4) Police alarm boxes;
- 5) Sidewalks—*independent of a land development as defined by the Washington County Code;*
- 6) Streets, highways, and other thoroughfares—*independent of a land development as defined by the Washington County Code;*
- 7) Street signs, traffic signs, and signals;
- 8) Open water reservoirs, park areas, historical markers, watershed improvement projects, water conservation projects, or flood control projects.

- 9) Utility mainlines, local transformers and stations, water pump stations, waterline flushing assemblies, water storage facilities, PRV vaults, electric regulation stations, sewage lift station, manholes, natural gas pressure control stations, individual septic systems, other necessary structures and equipment for water, sewage, and other utility facilities. However, in residential areas, lift stations and pump stations may be required to insulate their station machinery, if the noise produced by such machinery would be an annoyance to the surrounding residential community, and incorporate odor control technology.
- 10) Booster generators, not owned by a utility, which are utilized for homes, poultry houses and other agricultural facilities.

ARTICLE 2. The following are not exempt:

- a) Other utility uses, such as power generation facilities, solid waste disposal facilities, water or sewage treatment plants not a part of a specific development, and Natural Gas Compressor Stations.
- b) Nothing herein shall be construed to mean that any land development that utilizes any of the aforestated is exempt from the Conditional Use Process.

ARTICLE 3. Any of the above that are exempt from local regulation pursuant to A.C.A.

§23-18-526 are also exempt from these regulations.



JULIET RICHEY, Planning Director

3/13/07

DATE