Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Date: March 12, 2018

To: Board of County Commissioners

From: Tom Glover, Director
Lauren Prentice, Principal Planner

RE: Public Hearing Agenda Item No. 1 –– considering inclusion/exclusion of Abeja Winery zoning code amendment application on 2018 Final Docket (ZCA17-004)

Docketing Process for Annual Amendments

The purpose of the Preliminary Docket is to review the amendments based on initial criteria (shown below), staff does not complete a thorough technical analysis of the merits for each of the applications until the Final Docket.

Once the Final Docket is established by the Board of County Commissioners, the development regulations amendments on the Final Docket will be reviewed pursuant to Walla Walla County Code (WWCC) Sections 14.15.070, including environmental analysis under the State Environmental Policy Act (SEPA). Later a public information meeting will be held as required by Section 14.15.050B(2), followed by possible workshops and required public hearings with the Planning Commission and the Board of County Commissioners.

Review Criteria

WWCC Section 14.15.060D(3) – Development Regulation Amendment Criteria

a. The amendment is consistent with the comprehensive plan;
b. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
c. The amendment is appropriate for consideration at this time.

Attachments and background materials

Items below with asterisks have been provided to the Board at past meetings or electronically but are listed here for the record on this item and inclusion in the notebooks.

A. Notice of Public Hearing and Certificate of Notification
B. Public Comments from RL McFarland dated 02/15/18*
C. Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 02/12/18*
D. Planning Commission Resolution 18-01*
E. Notebooks containing application materials, public comments, and staff reports provided to the Planning Commission on 02/07/18 (and the BOCC on 02/20/18)*

Summary of Proposal

Proposal by Abeja Winery to amend *Chapter 17.08 – Definitions* and *Chapter 17.22 – Development Standards – Wineries and Breweries* to establish a new definition for 'Type III Winery.' A Type III Winery would be able to provide overnight accommodations (e.g. bed and breakfast, inn). Under the proposal, a Type III winery could also have accessory uses that would include but are not limited to a restaurant, catering facility, banquet and meeting rooms. Amend *Section 17.16.014 – Permitted Uses Table* to make Type III Winery permitted in the Rural Residential Mill Creek 5 (RRMC-5) district.

Staff Recommendation

At the February 7, 2018 Planning Commission meeting, staff recommended to the Planning Commission that this application be *considered for inclusion* on the 2018 Final Docket.

The staff report provided to the Planning Commission is included in your notebook. Although staff recommended consideration of this application for inclusion on the Final Docket, the staff report did note concerns regarding the application. A primary concern was that the proposed category of 'Type III Winery' would not require a conditional use permit as proposed by the applicant. Staff also noted in the February 7 report that the amendments would allow uses at a winery which are not currently allowed (e.g. lodging and restaurants); there is no limit restaurant size proposed; and the number of lodging units is also greater than the number of lodging units that are allowed under the current regulations at each individual bed and breakfast facility (ten).

The February 12 letter from Judith Shulman, the applicant's representative, states that they "welcome the opportunity to discuss ways to amend [their] proposal…"

The Board may consider whether to place this application on the final docket, but consider these amendments on a different schedule, after the County has completed its required Comprehensive Plan and Development Regulation review and update process. Development regulations can be amended at separate times than Comprehensive Plan changes, which can only be done once per year. The County must review its Comprehensive Plan and Development Regulations to ensure that they are in compliance with the GMA by the end of June this year under state law. Staff notes that the mandatory review is a high priority, and it may be more important to focus on those items, and the Comprehensive Plan amendments first, and separately. The County has held development regulation amendment applications over to a different schedule in past years (for example Ordinances 446 and 463).

Planning Commission Recommendation

The Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners not include the application in the Final Docket. See Planning Commission Resolution 18-01.

Public and Agency Comments

Judith Shulman of Abeja Winery and Inn and Abeja states in her February 12 letter that "no one in the room spoke out against the Abeja proposal." However, during the Planning Commission public hearing, two members of the public did express general concerns and questions. One of these members of the public, RL McFarland, has since submitted written comments which are attached.

Walla Walla County Community Development Department

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NOTICE OF PUBLIC HEARING
BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WA

The Board of County Commissioners will be holding a public hearing on Monday, March 12, 2018 relating to the 2018 Comprehensive Plan and Development Regulations Amendment Application Cycle. The Planning Commission reviewed the applications on the Preliminary Docket on February 7 and forwarded to the Board of County Commissioners a recommended Final Docket. Pursuant to Walla Walla County Code (WWCC 14.15.060E.1 and 14.10.060E.1), the Board of County Commissioners will hold public hearings to consider whether the following applications, described below, should be included or excluded from the 2018 Final Docket.

1. **ZCA17-004 – Abeja Winery Type III Winery Zoning Code Amendments**
   Proposal by Abeja Winery to amend *Chapter 17.08 – Definitions* and *Chapter 17.22 – Development Standards – Wineries and Breweries* to establish a new definition for 'Type III Winery.' A Type III Winery would be able to provide overnight accommodations (e.g. bed and breakfast, inn). Under the proposal, a Type III winery could also have accessory uses that would include but are not limited to a restaurant, catering facility, banquet and meeting rooms. Amend *Section 17.16.014 – Permitted Uses Table* to make Type III Winery permitted in the Rural Residential Mill Creek 5 (RRMC-5) district. *The Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners **not** include the application in the Final Docket.*

1. **CPA17-008/REZ17-008 – City of Walla Walla – South – 3rd and Langdon UGA Removal**
   City of Walla Walla Comprehensive Plan and zoning map amendment applications to remove 198-acres at 3rd Avenue and Langdon Road, bounded by Yellowhawk Street on the north, from the Walla Walla urban growth area (UGA) and assign Rural Residential 5 land use and zoning designations. Amend land use maps LU-1 and LU-3, and the County Zoning Map. *The Planning Commission voted unanimously, 5 – 0, with two members absent, to recommend that the Board of County Commissioners include the proposal in the Final* Docket.

2. **CPA17-007/REZ17-007 – City of Walla Walla – North – Lower and Middle Waitsburg UGA Expansion**
   City of Walla Walla Comprehensive Plan and zoning map amendment applications to add 329-acres at between Lower and Middle Waitsburg Roads to the Walla Walla UGA and assign Master Planning Community/Urban Planned Community land use and zoning. Amend land use maps LU-1 and LU-3, and the County Zoning Map. *The Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners include the proposal in the Final Docket.*

2. **ZCA17-003 – Perry Dozier Water Bottling Zoning Code Amendments**
   Application by Perry Dozier to amend *Chapter 17.08 – Definitions* to add a definition for "water bottling" and amend *Section 17.16.014 – Permitted Uses Table* to make 'water bottling' a permitted use in all resource and rural agriculture districts (EA-120, PA-40, GA-20, AR-10, RA-5, RA-10). *The Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners **not** include the application in the Final Docket.*

This hearing will address only the four applications listed above that are being considered for addition to or subtraction from the Final Docket of the Walla Walla County Comprehensive Plan and Development Regulations 2018 amendment cycle. All other applications (CPA18-001-Walla Walla County, CPA17-005/REZ17-005/ZCA17-005-City of College Place #1; CPA17-006/REZ17-006-City of College Place #2; CPA17-004/REZ17-004-Sheryl Cox; and CPA17-003/REZ-003 J.R. Simplot Company) submitted for the Preliminary Docket will be included in Final Docket for consideration.

Written comments regarding the above application may be submitted prior to and at the hearing on March 12. Send written comments to the following addresses:

Board of County Commissioners
c/o Walla Walla County Community Development Department
310 W. Poplar, Suite 200
Walla Walla, WA 99362
or email to: commdev@co.walla-walla.wa.us

PUBLIC HEARING INFORMATION
County Public Health and Legislative Building
314 West Main Street
2nd floor - Room 213
Walla Walla, Washington

Monday, March 12, 2018

ZCA17-004, Abeja Winery: Type III Winery Zoning Code Amendments

at 4:30 PM or as close thereto as possible

CPA17-008/REZ17-008, City of Walla Walla: South UGA Removal

at 5:15 PM or as close thereto as possible

CPA17-007/REZ17-007, City of Walla Walla: North UGA Expansion

at 6:00 PM or as close thereto as possible

ZCA17-003, Perry Dozier: Water Bottling Zoning Code Amendments

at 7:00 PM or as close thereto as possible

Any interested person may comment on this application, receive notice, and participate in any hearings and request a copy of the decision.

FOR MORE INFORMATION: For more information regarding this meeting, please contact Lauren Prentice, Principal Planner, at 509-524-2610 or commdev@co.walla-walla.wa.us.

Walla Walla County complies with ADA; reasonable accommodation provided with 3 days notice.

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Certificate of Notification

File Number: 2018 Preliminary Docket
(ZCA17-003 Dozier, ZCA17-004 Abeja, CPA17-008/REZ17-008 City of Walla Walla South, and CPA17-007/REZ17-007 City of Walla Walla North
Site Address: Non-project applications – county or area wide
Type of Notice: Notice of Public Hearing – 03/12/18
Review Level/Type: Level 5

Proof of Mailing

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was

☒ Emailed to the parties included in the attached mailing list on 2/27/2018

☒ Mailed to the parties included in the attached mailing list on 2/28/2018

Lauren Prentice		3/8/2018
Printed Name	Signature	Date

Proof of Publishing

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was

☒ Published in the official gazette (Union Bulletin) on 3/1/2018

☒ Published in paper(s) of general circulation (The Times and Tri-City Herald) on 3/1/2018

☒ Published on the CDD website on the following date: 3/1/2018

Lauren Prentice		3/8/2018
Printed Name	Signature	Date

OWNER NAME	IN CARE OF	ADDRESS1	CITY	STATE	ZIPCODE	
A.G. & Tracy Killgrove		619 Middle Waitsburg Rd.	Walla Walla	WA	99362	WWN
Abeja, LLC		2014 Mill Creek Road	Walla Walla	WA	99362	Abeja
Albert Sutlick		3135 Canberra	Walla Walla	WA	99362	WWS
Annie Capestany		1333 Alvarado Terrace	Walla Walla	WA	99362	Dozier
Art Brookins		120 W. 2nd Street	Waitsburg	WA	99361	Dozier
Art Brookins		PO Box 511	Waistburg	WA	99361	Dozier
Barlow Corkrum		206 Stanton	Walla Walla	WA	99361	Dozier, WWN
Beth Call		102 Otis	Walla Walla	WA	99362	Dozier
Beth Powers		1881 Loubeck	Walla Walla	WA	99363	Dozier
Beth Thiel		533 Pleasant Street	Walla Walla	WA	99362	Dozier
Bonnie Szuch		917 Prospect Avenue	Walla Walla	WA	99362	Dozier
Candace Rose		908 Penrose Ave	Walla Walla	WA	99362	Dozier
Chandler Briggs		329 SW 12th Street	College Place	WA	99324	Dozier
Christophe Baron	Cayuse	PO Box 1602	Walla Walla	WA	99362	Dozier
City of Walla Walla	c/o Elizabeth Chamberlain	55 E. Moore Street	Walla Walla	WA	99362	WWS, WWN, Cox
Clint Rehn		413 Craig Street	Walla Walla	WA	99362	Dozier
Dave Fogarty		1680 Cambridge	Walla Walla	WA	99362	WWN
Denice Folsom		45 Iris Lane	Walla Walla	WA	99362	WWN
Dorothy Knudsen		215 Rancho Villa	Walla Walla	WA	99362	Dozier, Abeja, WWN
Dorothy Knudsen		PO Box 2046	Walla Walla	WA	99362	Dozier, Abeja, WWN
Doug Saturno		330 Craig Street	Walla Walla	WA	99362	Dozier
Douglas Saturno		41 S. Palouse St	Walla Walla	WA	99362	Dozier
Earl McFarland		3037 Middle Waitsburg Rd	Walla Walla	WA	99362	WWN
Gerwin Jones Jr.		411 Caldwell Road	Walla Walla	WA	99362	WWS
Jack R. Hansen		194 S. Campbell Rd.	Walla Walla	WA	99362	Dozier
James Angell		5721 Blazing Star Rd.	Cheyenne	WY	82009	WWN
James K. Hayner		PO Box 1757	Walla Walla	WA	99362	Dozier
Jean Dolling		208 Detour Rd	Walla Walla	WA	99362	Dozier
Joe Patrick		PO Box 921	Waitsburg	WA	99361	Dozier
John Avery		216 Main Street	Waitsburg	WA	99361	Dozier
Judith Shulman		333 Greystone Dr	Walla Walla	WA	99361	Abeja
Kate Hockersmith		PO Box 752	Waitsburg	WA	99361	Dozier
Kathryn Barron		2491 Country Club Road	Walla Walla	WA	99362	Dozier

Kathryn Howard		734 University Street	Walla Walla	WA	99362	Dozier
Kurt Gillen		28 NE Mullberry Court	College Place	WA	99324	Dozier
Linda Herbert		621 Pleasant Street	Walla Walla	WA	99362	Dozier
Madeline Brown		1142 Olive Street	Walla Walla	WA	99362	Dozier
Markeeta Little Wolf		208 W. 4th Street	Waitsburg	WA	99361	Dozier
Mary Campbell		336 McCorkle	Walla Walla	WA	99362	Dozier, WWS
Meg Duhr		1122 West Elm St	Walla Walla	WA	99363	Dozier
Michael Cleveland		100 NE Spitzenburg	College Place	WA	99324	Dozier
Michael Hubbard		208 W 4th Street	Waitsburg	WA	99361	Dozier
Naomi Blinick		1122 West Elm St	Walla Walla	WA	99362	Dozier
Norm Osterman		1032 Pamona	Walla Walla	WA	99362	Dozier
Norm Osterman		PO Box 1535	Walla Walla	WA	99362	Dozier
Paul Gregutt		213 West Street	Waitsburg	WA	99361	Dozier
Penny Hawkins		624 Hobson Street	Walla Walla	WA	99362	Dozier
Perry and Darleen Dozier		262 Connover Road	Waitsburg	WA	99361	Dozier
Renea Hadley		2924 Cottonwood Rd	Walla Walla	WA	99362	WWS
Richard Monachelli		444 Washington Street	Walla Walla	WA	99362	Dozier
RL McFarland		3731 Middle Waitsburg Rd	Walla Walla	WA	99362	Abeja, WWN
RL McFarland		PO Box 1142	Walla Walla	WA	99362	Abeja, WWN
Ron Jolliffe		867 SE Sentry	College Place	WA	99324	Dozier
Ruth Russo		1401 Home Ave	Walla Walla	WA	99362	Dozier
Sarah Groffman		820 Orchard Street	Walla Walla	WA	99363	Dozier
Stanley Green		PO Box 95	College Place	WA	99324	Dozier
Steve Jachym		830 SE Birch St	Walla Walla	WA	99362	Dozier
Susan Gail Gwinn		PO Box 921	Waitsburg	WA	99361	Dozier
Susan Janelle		903 No. Main St	Walla Walla	WA	99362	Dozier
Ted Cox		19 Coyote Ridge Drive	Walla Walla	WA	99362	Dozier
Tiffany Cain		1413 Portland Ave	Walla Walla	WA	99362-2159	Dozier
Trey Busch	Sleight of Hand Cellars	1959 JB George Road	Walla Walla	WA	99362	Dozier

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Lauren Prentice

From: Richard McFarland <estatewagons@att.net>
Sent: Thursday, February 15, 2018 8:59 PM
To: Lauren Prentice
Subject: Re: 2018 Preliminary Docket Recommendations - BOCC Workshop

Hi Lauren - just to be clear...now that the Planning Commission has voted:

I understand it to be *now* that - "the Planning Commission's subsequent recommendation(s)" override the initial recommendation's by Community Development Staff".

I understand it to be *now* that - those subsequent recommendations go forward to the County Commissioners.

If the County Commissioner's accept the "subsequent recommendations" of the Planning Commission - they vote and those subsequent recommendations go forward onto the Final Docket. (this I understand)

If the County Commissioner's DO NOT ACCEPT the "subsequent recommendations" (one or more of them) - *those specific applications* "go back a step" (so to speak) and are put through *another Public Hearing format*. (correct?)

*If this is so - *is that subsequent Public Hearing held "before" the Planning Commission or "before" the County Commissioners?*

Also - I note in reading the response letter (post Public Hearing 2/7/18) regarding the Abeja application; the Abeja representative/author states there were no public objections to their application.

In fact....I very clearly spoke out on this at the 2/7/18 Public Hearing - in opposition to the "technical" aspects of the application vis-à-vis Abeja is a Bed & Breakfast and to date has been permitted that way and by that definition. I do not oppose tourist accommodations per se'. I do oppose operating an "Inn" which to me is the same as a "Hotel" or "Resort" while being permitted under the "different" rules and regulations (building as well as permit and inspection etc.).

Further more, as the Abeja representative/author states in their follow-up letter, Abeja could become a 50 room B&B.

The author states there were no neighbor objections. (yet it was made clear that the neighbors were not individually sent public notices) - so there really is no clear knowledge whether the neighbors knew in advance (were informed) to then attend the Public Hearing (or submit a letter). I find it hard to believe that all of the neighbors - if they knew this - if they had been notified of this - would not at the very least have had something constructive to add to the public record regarding this kind of density being created "piggy-back" so-to-speak. The Planning Commission themselves stated they were surprised that no neighbors had shown up - considering how much public concern in the past "that zone" has shown regarding special-event-center permitting etc.

Thanks so much. RL McFarland

3731 Middle Waitsburg Road, Walla Walla, WA 99362

From: Lauren Prentice <lprentice@co.walla-walla.wa.us>
To:
Sent: Thursday, February 15, 2018 4:05 PM
Subject: 2018 Preliminary Docket Recommendations - BOCC Workshop

Community Development Department staff will be presenting the Planning Commission's recommendations regarding which proposals should be placed on the 2018 Final Docket of Comprehensive Plan and Development Regulations Amendment Applications to the Board of County Commissioners (BOCC) on Tuesday, February 20, at 1:30 PM in BOCC Chambers at 314 W. Main Street (2nd Floor).

The meeting on February 20 will not be a public hearing. The BOCC may adopt the Planning Commission's recommended final docket without a public hearing; however, in the event that a majority of the Board decide they want to consider adding or subtracting any of these amendment proposals from the Final Docket, a public hearing will be scheduled, and we will provide public notice.

Lauren Prentice
Principal Planner
Walla Walla County Community Development Department
310 W. Poplar, Suite 200
Walla Walla, WA 99362
509-524-2620 direct
509-524-2610 main

ABEJA

February 12, 2018

Walla Walla County
Board of Commissioners
314 West Main Street
2nd floor - Room 203
P.O. Box 1506
Walla Walla, WA 99362

Re: Request by ABEJA for Zoning Amendment for Type III Winery

This letter requests that our Application for regulatory changes to the zoning code be included in the docket of the County Commissioners for 2018, for the following reasons:

1. **Our proposal meets all of the criteria for inclusion on the Board of Commissioners' docket**
2. **Our proposal had no public opposition**
3. **There were procedural issues, a split vote, and only 5 of the 7 Planning Commission members present**
4. **Abeja must expand to remain viable, and its existing options for expansion would be far less favorable to the County**

Our proposal meets all of the criteria for inclusion on the Board of Commissioners' docket. WWCC Sec. 14.15.060C provides the basis upon which the Planning Commission is to determine whether the proposed amendment should be recommended for inclusion on the docket. The amendment must be consistent with the comprehensive plan, other Development Regulations, and be appropriate for consideration at this time. Our application meets all of the criteria.

The Abeja amendment would reduce the amount of allowable density and require open space and buffering. The Harrison family property on Mill Creek (Abeja) has almost 40 acres and is home to a Type II Winery and a Type II Bed and Breakfast and the Mill Creek Vineyards. The property can be subdivided into 5 acre parcels, each one with a Bed and Breakfast and density of 10 units per parcel (50 total units). Current regulations would allow food service only if offered in each facility, and then only breakfast. The Type II Winery offers certain other meal privileges, but any combination of rights would be inefficient and insensitive to the environment.

For the past 17 years, the Harrisons have meticulously preserved the rural character of the Mill Creek property, restoring every original building, expanding the agricultural and winery

2014 MILL CREEK ROAD WALLA WALLA WA 99362 TEL (509)526-7400 FAX (509)529-3292 INN (509)522-1234
www.abeja.net

uses, always with the personal goal of supporting, protecting, and maintaining the beautiful Mill Creek Corridor for future generations.

After extensive research and meetings with County staff, the current proposal was developed, requiring 25% of the project site to be devoted to agriculture, open space and buffering uses. Only the RRMC5 zone would be affected. The proposal does not change the number of allowable units, but permits the units to share food facilities, while still requiring a resident operator, and to consolidate the units to preserve the natural environment so that the agricultural elements would not be destroyed.

The County planning staff report addressed all of the criteria and recommended that the proposed amendment be placed on the docket.

Our proposal had no public opposition. Abeja operates its Type II Bed and Breakfast and its Type II Winery under Conditional Use Permits, and recently obtained a new CUP and amended CUP for its winery. Abeja has not experienced any opposition from neighbors to its plans, we believe because we are excellent citizens of the County and have demonstrated by our actions appreciation of the County's resources and the needs of our surrounding properties. Despite a room full of speakers on the other zoning proposals, no one in the room spoke out against the Abeja proposal.

There were procedural issues, a split vote, and only 5 of the 7 Planning Commission members were present. Our proposal followed immediately the most controversial agenda item relating to bottling water. Only 5 of the 7-member Planning Commission were present. They seemed unnerved by the number and vehemence of the comments opposed to the water bottling proposal. When the vote on bottled water failed, there was tension and confusion on the panel.

We provided a statement on our behalf, despite the lack of opposition. The 5-member panel barely discussed the Abeja proposal, and did not ask the applicant for clarification on various elements. Comments of the panel seemed off topic, related to other bed and breakfast projects in different zones, and concerns about driving under the influence. I attended the hearing with Mr. Harrison who attempted to correct the record but was told he could not speak at that point.

It appeared that the only concern applicable to the Abeja proposal was whether the new category should require a Conditional Use Permit instead of approval as a Permitted Use. In our meetings with County staff, reinforced by County staff to the Planning Commission at the beginning of the hearing, the proposals were not to be considered in final form -- conditions and amendments could be placed on the proposal during the process. With no actual analysis or opportunity to explain the application, the 5-member panel chose to vote, without understanding or willingness to consider how the proposal would improve the development already permitted in the zone. The vote was 3 to 2, and even the press noted

the wrong planning commission members in opposition. The Union Bulletin incorrectly reported Michele Liberty as one of the 3 opposing votes, but she voted in favor of the proposal.

Abeja must expand to remain viable, and its existing options for expansion would be far less favorable to the County.

The Abeja Winery and the Inn at Abeja both have been recognized nationally and internationally as facilities of the highest quality. Guests of the Inn at Abeja book 1-2 years in advance to stay in one of the 7 rooms on the property which overlook beautiful Mill Creek, capture the agriculture of the Palouse and the local vineyards, and sit in the shadow of the Blue Mountains.

The Inn at Abeja recently received recognition as one of the top 10 Winery Inns in the United States. The facilities draw tourists from all over the world, many of whom would love to stay on the property and surrounding properties, rather than drive into the City of Walla Walla. As a Type II Bed and Breakfast, the Inn can not serve lunch or dinner. Seven rooms without meals is not a profitable venture, even though the Type II Winery allows certain types of catered meals and events. In order to continue operations, the Harrisons will have to begin a process of developing the property as multiple Bed and Breakfast Inns.

Mr. Harrison asked me to make this request for your reconsideration of our proposal and ask that it remain on the Commissioners' docket. We also recognize there may be further questions and clarifications. We welcome the opportunity to discuss ways to amend our proposal and to meet with you to provide more detail.

Sincerely,

Judith A. Shulman
General Counsel
ABEJA Winery and Inn at Abeja

WALLA WALLA COUNTY PLANNING COMMISSION
RESOLUTION NUMBER 18-01

Proposals: 2018 Preliminary Docket – ZCA17-003, ZCA17-004, CPA17-003, CPA17-004, CPA17-005, CPA17-006, CPA17-007, CPA17-008, CPA18-001, REZ17-003, REZ17-004, REZ17-005, REZ17-006, REZ17-007, REZ17-008.

WHEREAS, the following applications were made by members of the public and other jurisdictions to request amendments to the Walla Walla County Comprehensive Plan and Development Regulations during the 2018 amendment cycle:

1. **ZCA17-003 – Perry Dozier Water Bottling Zoning Code Amendments**
   Application by Perry Dozier to amend *Chapter 17.08 – Definitions* to add a definition for "water bottling" and amend *Section 17.16.014 – Permitted Uses Table* to make 'water bottling' a permitted use in all resource and rural agriculture districts (EA-120, PA-40, GA-20, AR-10, RA-5, RA-10).

2. **ZCA17-004 – Abeja Winery Type III Winery Zoning Code Amendments**
   Proposal by Abeja Winery to amend *Chapter 17.08 – Definitions* and *Chapter 17.22 – Development Standards – Wineries and Breweries* to establish a new definition for 'Type III Winery.' A Type III Winery would be able to provide overnight accommodations (e.g. bed and breakfast, inn). Under the proposal, a Type III winery could also have accessory uses that would include but are not limited to a restaurant, catering facility, banquet and meeting rooms. Amend *Section 17.16.014 – Permitted Uses Table* to make Type III Winery permitted in the Rural Residential Mill Creek 5 (RRMC-5) district.

3. **CPA17-005/REZ17-005/ZCA17-005 – City of College Place #1 – Martin Field UGA Removal, Re-designation, Map and Text Amendments**
   City of College Place Comprehensive Plan, zoning map, and zoning code amendment applications to remove 216-acres around Martin Field from the College Place urban growth area (UGA) and re-designate an additional 18-acres within the UGA from Industrial to Low Density Residential/R-96. The zoning code text amendment would also establish a new zoning district for the 216-acres: 'Airport Development – Martin Field,' and associated development regulations. Amend land use maps LU-1 and LU-3, the County Zoning Map, text of the Comprehensive Plan, *Chapter 17.12 – Establishment of Districts*, and *Section 17.16.014 Permitted Uses Table*.

4. **CPA17-006/REZ17-006 – City of College Place #2 – SR-125 Corridor UGA Expansion and Technical Map Corrections**
   City of College Place Comprehensive Plan and zoning map amendment applications to add 158-acres in the SR-125 corridor to the College Place urban growth area (UGA) and assign low density residential and commercial land use and zoning designations. The proposed would also establish an "Urban Reserve" of 58-acres to be "applied to an area(s) identified in the future that are suitable for industrial development. Also includes three technical map amendments for short segments of rights-of-way. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

5. **CPA17-008/REZ17-008 – City of Walla Walla – South – 3rd and Langdon UGA Removal**
   City of Walla Walla Comprehensive Plan and zoning map amendment applications to remove 198-acres at 3rd Avenue and Langdon Road, bounded by Yellowhawk Street on the

north, from the Walla Walla urban growth area (UGA) and assign Rural Residential 5 land use and zoning designations. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

6. **CPA17-007/REZ17-007 – City of Walla Walla – North – Lower and Middle Waitsburg UGA Expansion**
   City of Walla Walla Comprehensive Plan and zoning map amendment applications to add 329-acres at between Lower and Middle Waitsburg Roads to the Walla Walla UGA and assign Master Planning Community/Urban Planned Community land use and zoning. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

7. **CPA17-004/REZ17-004 – Sheryl Cox, Walla Walla Community College UGA Amendments**
   Site-specific Comprehensive Plan and zoning map amendment applications by Sheryl Cox affecting the Walla Walla urban growth area (UGA) and land on the easterly edge of the Walla Walla Community College; impacts two parcels (27-acres; APN360714430006, 370714430005). Amend land use maps LU-1 and LU-3, and the County Zoning Map to bring the properties into the UGA and change the land use and zoning to Public Reserve.

8. **CPA17-003/REZ17-003 – J. R. Simplot Company Attalia UGA Amendments**
   Site-specific Comprehensive Plan and zoning map amendment applications by J.R. Simplot Company affecting the Attalia Industrial UGA and adjacent lands, impacts two parcels which are each 160-acres (APNs 310822110002, 310826410004). Amend land use maps LU-1, LU-2, and RL-10, and the County Zoning Map.

WHEREAS, the following proposal by Walla Walla County was included on the 2018 Preliminary Docket for Planning Commission review:

1. **CPA18-001 – Walla Walla County Population Projections and Allocations**
   Proposal to retain the existing population projections and allocations (for the cities of College Place, Prescott, Waitsburg and Walla Walla) for 2038, the next 20-year planning period. The existing population targets were adopted in 2005 and retained in 2013 for 2033; the countywide target is 71,724 which falls within the medium and high population projections from the Office of Financial Management (OFM) for 2038.

WHEREAS, on January 3, 2018, the Planning Commission reviewed the eight non-county amendment applications and background materials in a workshop meeting; and

WHEREAS, on February 7, 2018, the Planning Commission held public hearings to consider the nine amendment proposals and whether they should be included on the 2018 Final Docket; and

WHEREAS, members of the general public were notified of the public hearing and had the opportunity to provide written and oral testimony; and

WHEREAS, written comments generally in support of CPA18-001 were provided by the cities of College Place, Prescott, Waitsburg, and Walla Walla, and there was no additional public comment; and

WHEREAS, members of the general public were notified of the public hearing and had the opportunity to provide written and oral testimony; and

WHEREAS, the Planning Commission considered the application based on the applicable criteria listed in Title 14 of Walla Walla County Code:

WWCC Section 14.10.060D.3 – Comprehensive Plan Amendment Criteria

a. Need
b. Urgency
c. Appropriateness

WWCC Section 14.15.060D.3 – Development Regulation Amendment Criteria

a. The amendment is consistent with the comprehensive plan;
b. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
c. The amendment is appropriate for consideration at this time.

WHEREAS, the Planning Commission voted unanimously, with two members absent, to concur with staff and recommend to the Board of County Commissioners that the existing population projections and allocations be included for consideration on the County's final 2018 docket, based on the criteria contained in Walla Walla County Code Section 14.10.060D.3; and

WHEREAS, the Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners not include the application submitted by Perry and Darleen Dozier (ZCA17-003) on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Section 14.15.060D.3; and

WHEREAS, the Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners not include the application submitted by Abeja, LLC (ZCA17-004) on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Section 14.15.060D.3; and

WHEREAS, the Planning Commission voted unanimously, with two members absent, to concur with staff and recommend that the Board of County Commissioners include the proposal submitted by the City of College Place (CPA17-005, REZ17-005, ZCA17-005) for the Martin Field area on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

WHEREAS, the Planning Commission voted unanimously, with two members absent, to concur with staff and recommend that the Board of County Commissioners include the proposal submitted by the City of College Place (CPA17-006, REZ17-006) for UGA expansions in the vicinity of SR-125 and technical map amendments on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

WHEREAS, the Planning Commission voted unanimously, with two members absent, to concur with staff and recommend that the Board of County Commissioners include the proposal submitted by the City of Walla Walla (CPA17-008, REZ17-008) for removal of the 3rd and Landon area from the UGA on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

WHEREAS, the Planning Commission voted 3-2, with two members absent, to recommend that the Board of County Commissioners include the proposal submitted by the City of Walla Walla (CPA17-

007, REZ17-007) for UGA expansion between Lower Waitsburg Road and Middle Waitsburg Road on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

WHEREAS, the Planning Commission voted unanimously, with two members absent, to concur with staff and recommend that the Board of County Commissioners include the proposal submitted by the Sheryl Cox (CPA17-004, REZ17-004) for UGA expansion adjacent to the Walla Walla Community College on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

WHEREAS, the Planning Commission voted 4-1, with two members absent, to recommend that the Board of County Commissioners include the proposal submitted by JR Simplot Company (CPA17-003, REZ17-003), for UGA, land use and zoning amendments affecting the Attalia Industrial UGA, on the 2018 Comprehensive Plan and Development Regulations Amendments Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060D.3 and 14.15.060D.3; and

BE IT RESOLVED, by the Walla Walla County Planning Commission that it makes the following conclusions:

1. There is sufficient need, urgency, and appropriateness to include the proposal by Walla Walla County (CPA18-001) on the Final Docket (WWCC 14.10.060C). The existing population target is between the medium and high projections provided by the Office of Financial Management (OFM) for 2038.
2. The application by Perry and Darleen Dozier (ZCA17-003) should not be included on the Final Docket because it is not consistent with the Comprehensive Plan. As proposed, the Planning Commission did not find that the amendments would be consistent with the resource lands policies in the Comprehensive Plan or supportive of agriculture. Some members of the Planning Commission also considered the amendments to be too broad.
3. The application by Abeja, LLC (ZCA17-004) should not be included on the Final Docket because the proposed amendments are not consistent with the goals and policies of the Comprehensive Plan and could result in larger lodging facilities being located in the Rural Residential Mill Creek 5 zone which may not be consistent with the rural character of the district.
4. There is sufficient need, urgency, and appropriateness to include the proposal by City of College Place (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.
5. There is sufficient need, urgency, and appropriateness to include the proposal by City of College Place (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.
6. There is sufficient need, urgency, and appropriateness to include the proposal by City of Walla Walla (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.

7. There is sufficient need, urgency, and appropriateness to include the proposal by City of Walla Walla (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.
8. There is sufficient need, urgency, and appropriateness to include the proposal by Sheryl Cox (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.
9. There is sufficient need, urgency, and appropriateness to include the proposal JR Simplot Company (CPA18-001) on the Final Docket (WWCC 14.10.060C). The Planning Commission also concluded that the proposal is (1) consistent with the Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time. Placement on the Final Docket will allow for further consideration and analysis by the County.

BE IT FURTHER RESOLVED, by the Walla Walla County Planning Commission that the Commission recommends to the Board of County Commissioners the following:

- Include the following applications on the 2018 Development Regulations and Comprehensive Plan Amendment Final Docket based on the criteria contained in Walla Walla County Code Sections 14.15.060 and 14.10.060.
    - CPA18-001 (Walla Walla County)
    - CPA17-005/REZ17-005/ZCA17-005 (City of College Place #1)
    - CPA17-006/REZ17-006 (City of College Place #2)
    - CPA17-008/REZ17-008 (City of Walla Walla – South)
    - CPA17-007/REZ17-007 (City of Walla Walla – North)
    - CPA17-004/REZ17-004 (Sheryl Cox)
    - CPA17-003/REZ17-003 (JR Simplot Company)

- Do not include the following applications on the 2018 Development Regulations and Comprehensive Plan Amendment Final Docket based on the criteria contained in Walla Walla County Code Section 14.15.060.
    - ZCA17-003 (Perry and Darleen Dozier)
    - ZCA17-004 (Abeja, LLC)

Bryce Buckley, Chairman
Walla Walla County Planning Commission

2/13/18
Date