



Walla Walla County Community Development Department

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Date: August 14, 2018
To: Board of County Commissioners
From: Tom Glover, Director
Lauren Prentice, Principal Planner
RE: Workshop, Abeja Type III Winery, ZCA17-004

Background

On August 1, 2018 the Walla Walla County Planning Commission held a workshop to consider the application submitted by Abeja, LLC to establish a new classification/definition for Type III Winery, applicable to only the Rural Residential Mill Creek 5-acre zone (RRMC). The primary purpose of this workshop was to review the revised proposal submitted by the applicant. This version is included in Exhibit A to the August 1 Staff Report.

This was a workshop, publicly advertised and noticed, but the Planning Commission took no comments from the general public. The exception was to allow comments made by the applicant's representative, Judith Shulman.

The Planning Commission issued no recommendations as this was only a workshop. No decisions were made, except to tentatively schedule a public hearing for Wednesday, September 5th.

Attachments

- A. Staff report dated July 25, 2018, for the Planning Commission workshop held on August 1, 2018, with the following attachments:
 - a. Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 07/17/18, with revised proposal
 - b. Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 07/02/18
 - c. Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 06/13/18, with revised proposal
 - d. Staff Report to the Board of County Commissioners for 03/12/18 Public Hearing with four attachments:
 - i. Notice of Public Hearing and Certificate of Notification
 - ii. Public Comments from RL McFarland dated 02/15/18
 - iii. Letter from Judith Shulman, Abeja Winery and Inn at Abeja, dated 02/12/18
 - iv. Planning Commission Resolution 18-01
 - e. Public Comments from RL McFarland dated 03/14/18

Comments and points of discussion from the Planning Commission's Workshop

- What will be the impact on local agriculture? Will this have a domino effect on our area with additional projects similar to this one springing up all over the County?
- What is to stop someone from making an application to allow these in other zones?
- Can Mill Creek Road handle the traffic?
- Will the proposal be compatible with the existing rural character of the area? This is necessary in order to be consistent the Comprehensive Plan and other development regulations.
- Do we need to amend our code concerning Wedding & Event Centers? How is this different?
- Should a reverse graduated scale limiting the density on sites larger than 50-acres been included, as described on Page 3 of the Staff Report to the Planning Commission?

Next Steps

A public hearing with the Planning Commission will be scheduled for September 5th, at 7:00 p.m. Meanwhile, we will complete the SEPA environmental review process, issue a determination, and start the mandatory 14-day comment period. A final public hearing held by the Board of County Commissioners after September 17th, when the 60-day public comment period required by the State Department of Commerce expires and other procedural requirements have been completed