



Walla Walla County Community Development Department

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Date: December 2, 2020
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
RE: 2020 Preliminary Docket Comprehensive Plan and Zoning Code Text Amendments
Workshop: JB George LLC. Type 3 Winery Amendment Application

Background

The following list consists of the applications that were submitted prior to the 2020 application deadline, constituting the 2020 Preliminary Docket of non-County amendment applications.

- **ZCA20-001 – JB George LLC. Type III Winery Zoning Code Amendments**
Amend *Section 17.16.014 – Permitted Uses Table* to make Type III Winery permitted in the Rural Residential 5 (RR-5) district via the conditional use permit process.

The Winery Type III land use type was added to the zoning code in the fall of 2018 and it remains a conditional use in the Rural Residential Mill Creek 5 (RRMC-5) district. This application would make this use allowed in the Rural Residential 5 (RR-5) zoning district, which is a much larger zone.

At the workshop staff will give a brief summary of the proposed amendments and the Planning Commission will have the opportunity to ask questions of staff and possibly the applicants. This will not be a public hearing with an opportunity for public testimony. No recommendation is to be made by the Planning Commission at this workshop. The Planning Commission will be asked to make a recommendation to the Board of County Commissioners on whether this item should be advanced to the Final Docket after a public hearing later this month.

Review Criteria

Walla Walla County Code Section 14.15.060D: Planning Commission Review.

All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.

1. *Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)*
2. *Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.*
3. *Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based on the following criteria:*
 - a. *The amendment is consistent with the comprehensive plan; and*
 - b. *The amendment is consistent with other development regulations, unless accompanied by the amendments to such other development regulations; and*
 - c. *The amendment is appropriate at this time.*

Documents

- A. ZCA20-001 Application and Exhibits A and B
- B. SEPA20-004 Environmental Checklist