

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

310 W Poplar St., Suite 200

Walla Walla, WA 99362

509-524-2610

Submit documents to: permits@co.walla-walla.wa.us

ZONING CODE TEXT AMENDMENT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC.

NOTES FOR 2020:

For the 2020 Comprehensive Plan amendment cycle, the types of applications that will be accepted will be limited to those listed in the attached press release, set by the Board of County Commissioners via Resolution. Please review this information closely before applying.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

Applicant

Name: JB George LLC

Mailing address: 2901 Old Milton Highway

City: Walla Walla State: WA Zip: 99362

Phone: 509-522-0200 Email: steve@sandihansen.com

(360-607-2306) Cell

Applicant's Representative (optional)

Name: Greg Flowers

Mailing address: 5 North Colville Street Suite 200

City: WALLA WALLA State: WA Zip: 99362

Phone: 509 520 4061 Email: Greg.Flowers@pbsusa.com

***Note: Signatures from the applicant and representative required on Page 2 (WWCC 14.07.025B(9)).**

Summary of Proposed Amendments

☒ Section of code to be amended: 17.16.014

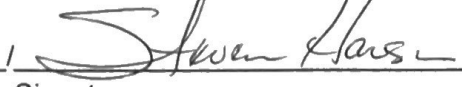

☒ Brief description of the proposed amendment and purpose (detailed summary and analysis must be attached as Exhibits A and B (see submittal checklist on Page 2).

Add Winery Type III as a permitted use subject to conditional use review in the RR 5 zone.

☒ Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one)? Yes or **No**

The signature of each applicant and the applicant's representative, is required per WWCC 14.07.025.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

STEVEN HANSEN		3/26/20	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	
Greg Flowers		3/26/2020	<input type="checkbox"/> Applicant
Printed Name	Signature	Date	
			<input type="checkbox"/> Applicant
Printed Name	Signature	Date	

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2020

Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ **An electronic copy**
- ☒ **Application fee: \$950**, payable to Walla Walla County
- ☒ SEPA Environmental Checklist (all sections must be completed)
- ☒ **SEPA Review fee: \$380**, payable to Walla Walla County.
- ☒ **Exhibit A:** detailed written summary of the proposed amendments, showing the proposed amendments to the code, preferred to show insertions underlined and deletions with strike-out. Must be labeled as "Exhibit A" and attached to application form. The Walla Walla County Code is available online [here](#); the website allows you to download in MS Word format for editing.
- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code; the written statement must address each of these criteria. Must be labeled as "Exhibit B" and attached to application form.
 - ☒ WWCC 14.15.060C
 - ☒ WWCC 14.15.070B.3

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in ~~delay of application review~~.

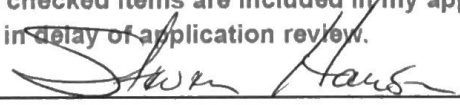
Applicant Signature:  Date: 3/26/20

EXHIBIT A

Sections of the Code to be amended:

The proposed zoning code text amendment pertains to Walla Walla County Code of Ordinances Title 17.16.014 and adds Winery Type III as defined by Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential 5 (RR-5) zone.

Description of proposed amendment:

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*

- The proposed amendment is consistent with other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- Type I & II Wineries, Type I & II Bed & Breakfasts and wedding and event centers have established that they are compatible with this zone and that they enhance the economy and rural lifestyle of Walla Walla County. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.

Walla Walla County Code of Ordinances defines Winery Type III in Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential Mill Creek 5 (RRMC-5) zone in the Industrial/Manufacturing Land Uses section of Chapter 17.16.014 permitted use table. This proposal is to amend this section of the Walla Walla County Code of Ordinances to add Winery Type III as defined by Chapter 17.22.030 to the Industrial/Manufacturing Land Uses section of the table of permitted uses as a permitted use subject to the conditional use review in the Rural Residential (RR-5) zone.

Suggested changes are:

17.16.014 Permitted uses table
Industrial/Manufacturing Land Uses

Zone																				
	Resource				Rural							Urban Residential					Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RA-C	
Specific Use																				
*Winery Type III									C		C									

EXHIBIT B

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*

Walla Walla County Code Section 14.15.060C

- 1. The proposed amendment is consistent with the comprehensive plan which states one of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- 2. The amendment is consistent with other development regulations. Other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries.
- 3. The amendment is appropriate for consideration at this time. Local hotels dining establishments typically fill up early throughout the year and are extremely limited during peak travel times and special events, limiting the availability of food and lodging for business related travelers and visiting family members. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

Walla Walla County Code Section 14.15.070B.3

- The amendment is consistent with the comprehensive plan which state: One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*. The proposed amendment would create opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns.

- b. The amendment meets a definable public need. Allowing Type III wineries in the RR-5 zone would provide additional food and lodging opportunities for wine enthusiasts or travelers that wish to enjoy the rural amenities of the area. The addition of additional food and lodging choices located away from the central business area would also alleviate traffic and parking congestion during peak hours.
- c. The amendment is in the long term interest of the county. As the local tourist, dining and wine industry continues to grow and gain national and international notoriety the demand for dining and lodging facilities to support the industry will continue to grow the addition of Type III wineries to the RR-5 zone will provide additional opportunities for visitors to Walla Walla County as well as adding employment opportunities and increased revenue for Walla Walla County. The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.