



Walla Walla County Community Development Department

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

Date: September 1, 2021
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
RE: Workshop - 2021 Preliminary Docket Comprehensive Plan and Zoning Code Text Amendments

Background

The following list consists of the applications that were submitted prior to the 2021 application deadline, constituting the 2021 Preliminary Docket of non-County amendment applications.

- **ZCA21-001 – Yellowhawk Resort WW, 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.
- **CPA21-001 – Martin Airport LLC., Airport Overlay District Comprehensive Plan Amendments**
Proposed establishment of an Airport Overlay District at Martin Airport. The airport land use compatibility overlay and the height hazard overlay would not alter the underlying zoning designation.

At the workshop staff will give a 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 each item should be advanced to the Final Docket after a public hearing.

Documents

- A. ZCA21-001 Yellowhawk Resort application documents
 - 1. Application and Exhibits
 - 2. SEPA21-004 Environmental Checklist
- B. CPA21-001 Martin Airport LLC. application documents
 - 1. Application and Exhibits
 - 2. SEPA21-005 Environmental Checklist

Preliminary Docket Review Criteria

All applications on the Preliminary Docket listed above shall be subject to the following applicable review criteria and procedure.

Comprehensive Plan Amendments:

Walla Walla County Code Section 14.10.060D: 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.

- a. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s).*
- b. 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.*
- c. 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 upon the perceived need, urgency and appropriateness of each proposed amendment and its compliance with the applicable annual review criteria in Section 14.10.015.*

Development Regulations Amendments:

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.*