



Community Development Department

Director: Lauren Prentice

310 W. Poplar Street, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/government/community_development/

Date: September 10, 2024

Prepared: September 3, 2024

To: Board of County Commissioners

From: Lauren Prentice, Director

Prepared by: Melissa Shumake, Deputy Director

RE: 2024 Non-County Preliminary Docket recommendations and establishing the Final Docket

Intent

1. Present the Planning Commission's recommendations on the 2024 Non-County Preliminary Docket.
2. Present staff proposals for development regulation (zoning) text amendments to be included BOCC onto the Final Docket.

NOTE: Background materials for 2024 docket items are available on a project page: [2024 Docket \(walla-walla.wa.us\)](#). Documents referenced (i.e. attached) herein are available via specific links below or can be accessed from the main webpage link.

Background

The Washington State Growth Management Act (GMA) requires cities and counties to update Comprehensive Plans and implementing development regulations every 10 years ([RCW 36.70A.130](#)). Comprehensive Plans are 20-year policy documents that guide and plan for growth (population and employment), housing, transportation, capital facilities and utilities, parks, recreation and open space, rural areas, and protection of natural resource lands ([RCW 36.70A.070](#)).

Comprehensive land use plans and development regulations are subject to continuing review and evaluation ([RCW 36.70A.130\(1\)\(a\)](#)). Updates, proposed amendments, and revisions of the comprehensive plan may be considered by the governing body no more frequently than once per year ([RCW 36.70A\(2\)\(a\)](#)). [Walla Walla County Code 14.10](#) provides the process the County has set out to implement RCW 36.70A.130(2)(a).

On January 2, 2024, the Community Development Director, presented to the Board of County Commissioners a recommendation to open a comprehensive plan amendment application period

for the 2024 Annual Amendment Cycle, with applications due April 1, 2024. WWCC 14.10 also provides for staff to bring forth amendments as part of the annual docket.

Three applications were timely submitted for the preliminary docket.

Staff presented the applications to the BOCC at a workshop on May 7, 2024. The Planning Commission (PC) held a duly noticed public hearing on June 5, 2024, where they recommended all three non-county applications be placed on the Final Docket by the Board of County Commissioners.

If the BOCC wishes to accept the Planning Commission's recommendations, no public hearing is required. Should the BOCC wish to add or remove proposals from the docket, a new public hearing will be necessary. Once the Final Docket is established, staff will then commence a full review of each application on its full merits, conduct environmental review, and schedule Final Docket public meetings and hearings.

Summary of Applications Received

The Planning Commission reviewed three applications, CPA24-01/REZ24-01, ZCA24-01, and ZCA24-02, during the June 5 public hearing. Two are development regulation amendments, one is a site-specific map amendment.

CPA24-01/REZ24-01

Clover Planning & Zoning on behalf of Cheryl Hansen submitted site-specific map applications for parcel 380817320005, located on South Fork Coppei Road. The Comprehensive Plan and zoning map amendments would redesignate the property from Primary Agriculture to Rural Remote, and then also rezone from PA-40 to RR-40. This rezone is to facilitate the eventual application for an RV Park on the site.

The proposed change would de-designate agricultural resource land. Staff recognizes that this is a small amount of resource land when compared to the total acreage of agricultural resource land in the County. In evaluating the application staff considered the Growth Management Act (GMA). The proposed zoning designation Rural Remote does prioritize natural resource uses, but it is not a resource land of long-term commercial significance, which is key in evaluating the proposal under the Growth Management Act. If placed on the Final Docket as recommended by the Planning Commission, this should be evaluated further.

ZCA24-01

Gary Aichele of Don Johnson Sales submitted a text amendment that would allow for RV sales, storage, and service as accessory uses to 'livestock trailer sales and service.'

Regarding ZCA24-01, the proposed amendment would identify in the definition RV sales, service, and storage as an allowed accessory use to the existing primary use of 'livestock trailer sales and

service.' For context, accessory uses do not have to be listed in the code, but where they are not, the following definition for 'accessory use' is used to evaluate whether they can be allowed via a specific proposal.

WWCC 17.08.010 - Accessory use.

"Accessory use" means a use, a building or structure, part of a building or other structure, which is subordinate to, and the use of which, is incidental to that of the main building, structure or use on the same lot, including a private garage. If an accessory building is attached to the main building by a common wall or roof, such accessory building shall be considered a part of the main building.

ZCA24-02

AES Clean Energy submitted a text amendment to allow commercial scale solar energy facilities in the PA-40, GA-20, RR-40, RR-20, IA-M, and IA-H zones via a Conditional Use Permit. The proposed language would prohibit solar energy facilities on lands with irrigated agricultural activities or on slopes of 10% or greater. Proposed language also includes requirements for decommissioning plans, wildlife and site vegetation management, and a maximum height of 20 feet.

There may be additional County land use policies to consider as well as other factors. The General Agriculture zone, which is very limited in size and located east of Powerline Road and south of Cottonwood Road, is largely irrigated farmland and is designed on the "Prime and Unique" agricultural land overlay in the County's Comprehensive Plan (Map RL-11) as "Primary Significance." This comes from the County's Agricultural Lands Study, which may need to be updated but still should be considered. The Rural Remote zones (RR-20 and RR-40), which are included in the application, are located in the far southeast of the County. It would probably be wise to consider whether these zones are physically suitable for this type of use as they are characterized by steep slopes, high wildlife hazards, and many critical areas including habitat and geologically hazardous areas. Notably, in the State's [Columbia Plateau Least Conflict Solar Siting mapping project](#), which primarily focused on physical site suitability, these Rural Remote areas are identified as having lower suitability. The application can be moved to the Final Docket and then this type of further review can be done.

Summary of Staff Proposals

Staff presents the following code amendments for consideration by the Board of County Commissioners as County-initiated amendments. If placed on the Final Docket by the Board, these will undergo the same review process as the submitted applications, including review by the Planning Commission, public hearings, and review by the BOCC.

- New code to allow non-agricultural accessory uses in agricultural resource lands
- Revisions to simplify accessory dwelling unit requirements and clarify other residential accessory structures
- Revisions to permitting review timelines pursuant to [2SSB 5290](#)

- Revisions to winery standards
- New code to allow for business licensing – to minimize code compliance issues

These proposals are discussed in more detail in the memo for the May 7, 2024, BOCC Workshop, see attached.

Next Steps

BOCC adopts the Final Docket as recommended by the Planning Commission or sets a public hearing to remove item(s) from the Final Docket. Once the docket is set, staff will commence review as provided in WWCC 14.10.070 and 14.15.070. Staff will prepare staff reports and recommendations on the public proposals. They will also undergo SEPA review. There will be public comments periods associated with SEPA as well as with public hearings. The Planning Commission will hold at least one workshop meeting to review and discuss the proposals, then a public hearing. Planning commission is then tasked with making a recommendation based on the criteria in WWCC 14.10.070.B.3 and/or 14.15.070.B.3. The recommendations are passed to the BOCC and the BOCC then holds a workshop(s) meeting and public hearing before making a final decision. Staff anticipate this process wrapping up by the end of 2024.

Attachments

- A. [Minutes](#) of Planning Commission (PC) meeting June 5, 2024
- B. [BOCC Workshop Memo](#) dated April 30, 2024

NOTE: The following documents are available online via links below OR from 2024 Docket page
https://www.co.walla-walla.wa.us/government/community_development/2024_docket.php

REZ24-01/CPA24-01 South Fork Coppei Rezone (Hansen)

- C. [Public Fact Sheet](#) dated July 9, 2024
- D. [PC Resolution 24-01](#)
- E. [Planning Commission Preliminary Docket Public Hearing Staff Report dated June 5, 2024, and attachments including application materials](#)
- F. Written [Public Comments](#) submitted prior to and during PC June 5th Public Hearing
 - A. Val Cole – letter submitted by email from Clover Planning, received on May 15, 2024
 - B. Bruce and Kerry Valentine – email received on May 23, 2024
 - C. Ted Johnson – letter submitted by email from Clover Planning, received on May 31, 2024
 - D. Amy Schwab – email received June 2, 2024
 - E. John Harrington – letter submitted by email from Karen Yager, received on June 4, 2024
 - F. Michael and Jennifer Schock – email submitted via Cheryl Hansen, received on June 5, 2024
 - G. Karen Yager – email and revised attached documents received June 5, 2024
 (replaced similar email and attachments received June 4, 2024)

H. Hansen PC 1 – petition submitted by Joe Petrello at Planning Commission public hearing on June 5, 2024

ZCA24-01 RV Sales Amendments (Don Johnson Sales/Aichele)

- A. [Public Fact Sheet](#) dated September 3, 2024
- B. [PC Resolution 24-02](#)
- C. [Planning Commission Preliminary Docket Public Hearing Staff Report dated June 5, 2024, and attachments including application materials](#)
- D. Written [Public Comments](#) received prior to September 4, 2024
 - A. Susan Allen email received May 24, 2024 #1
 - B. Susan Allen email received May 24, 2024 #2
 - C. Susan Allen email received May 29, 2024
 - D. Carol Noonan email received May 29, 2024
 - E. Frenchtown Historical Foundation, President Sam Pambrun letter received May 30, 2024
 - F. Aimee Sixel email received June 4, 2024
 - G. Carol and Brian Duvall email received June 4, 2024
 - H. Les and Diana Clark email received June 4, 2024
 - I. Darcey Fugman-Small letter received June 5, 2024
 - J. Dixie Aichele email received June 5, 2024
 - K. Tiffany Klein email received June 5, 2024
 - L. Scott Keller email received June 10, 2024
 - M. Les and Diana Clark letter received July 11, 2024
 - N. Susan Allen email with photos received July 17, 2024

ZCA24-02 Solar Zoning Amendments (AES Clean Energy)

- A. [Public Fact Sheet](#) dated September 3, 2024
- B. [PC Resolution 24-03](#)
- C. [Planning Commission Preliminary Docket Public Hearing Staff Report dated June 5, 2024, and attachments including application materials](#)



Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

commdev@co.walla-walla.wa.us | 509-524-2610

Submit to: planning@co.walla-walla.wa.us

https://www.co.walla-walla.wa.us/residents/community_development/index.php

WALLA WALLA COUNTY PLANNING COMMISSION

Meeting Minutes

Meeting Location: Board of County Commissioners Chambers and virtual via Cisco Webex

June 5, 2024

7:06 PM

Regular Meeting

A. CALL TO ORDER

B. ROLL CALL

Members Present: Vice Chair Michelle Liberty
Chuck Carruthers
Bruce McCaw
Richard L. (RL) McFarland
Antionette (Toni) Rudnick

Members Not Present: Chair Wayne Langford
Jessica Morlan

Staff Present: Lauren Prentice, Director
Melissa Shumake, Deputy Director
Michael Maret, Associate Planner

C. ESTABLISH A QUORUM: A quorum was established.

D. CONFLICT OF INTEREST/APPEARANCE OF FAIRNESS: None.

E. APPROVAL OF MINUTES – MAY 8, 2024

MOTION: To approve the minutes by Chuck Carruthers; seconded by Bruce McCaw. Motion passed unanimously.

F. APPROVAL OF AGENDA

MOTION: To approve the agenda as amended by Toni Rudnick; seconded by Chuck Carruthers. Motion passed unanimously.

G. PUBLIC HEARINGS

1. REZ24-01/CPA24-01 – Cheryl Hansen – South Fork Coppei Rezone

Site-specific Rezone and Comprehensive Plan land use map amendment to change 41 acres generally located at 2194 SOUTH FORK COPPEI RD (APN 380817320005) from Primary Agriculture 40-acres to Rural Remote 40-acres. (2024 Preliminary Docket Review)

PUBLIC COMMENT:

Speaking in Favor:

1. Shane O'Neal, Clover Planning and Zoning, Pasco WA (Representative)
2. Joeseph Roberts and Tina Jatnin, 222 Main St, Waitsburg, WA 99361
3. DeLona Bell, 62 Mojonnier Place, Walla Walla, WA 99362
4. Jacob Lebaron, 1452 Boyer Ave, Walla Walla, WA 99362
5. Terry Hofer, 21 S Fork Coppei Rd, Waitsburg, WA 99361
6. Cheryl Hansen, 2194 S Fork Coppei Rd, Waitsburg, WA 99361 (Applicant)
7. Jolie Welch, 1395 Shade Tree Ln, Walla Walla, WA 99362
8. Joyce Smith, 820 Main St, Waitsburg, WA 99361

Speaking in Opposition:

1. Joeseph Petrello, 6006 S Fork Coppei Rd, Waitsburg, WA 99361
2. David Kloewer, 5087 S Fork Coppei Rd, Waitsburg, WA 99361
3. Eathan Carpenter 3755 S Fork Coppei Rd, Waitsburg, WA 99361
4. Joe Johnson, 7013 S Fork Coppei Rd, Dixie, WA 99329
5. Kay Cumming, 5610 S Fork Coppei Rd, Dixie, WA 99329
6. Don Schwerin, 2921 Mud Creek Rd, Waitsburg, WA 99361
7. Richard Mason, 2432 Kendall Rd, Walla Walla, WA 99362
8. Eric Collins, 4880 Lewis Peak Rd, Waitsburg, WA 99361
9. Karen Yager, 4723 S Fork Coppei Rd, Waitsburg, WA 99361
10. Mike Dill, 1540 Ruth St, Walla Walla, WA 99362
11. Cameron Lambert, 4600 S Fork Coppei Road, Waitsburg, WA 99361
12. Susan Baker, 5397 S Fork Coppei Rd, Waitsburg, WA 99361
13. Luke Jackson-Ferris, 1357 Leid Rd, Waitsburg, WA 99361

MOTION: Chuck Carruthers moved to concur with the findings of fact and conclusion of law in docket number CPA24-01/REZ24-01 and recommend to the Board of County Commissioners that the application by **Cheryl Hansen** be included in the County's 2024 Final Docket. Seconded by RL McFarland. Motion passed unanimously, 5-0.

2. **ZCA24-01 – Gary Aichele, RV use amendment for Livestock Trailer Sales 17.08.312.** Amend Walla Walla County Code (WWCC) Chapter 17.08.312 – Definitions to modify the definition of "Livestock trailer sales and service" to include "RV sales, storage, and service allowed as an accessory use." *(2024 Preliminary Docket Review)*

PUBLIC COMMENT:

Speaking in Favor:

1. Gary Aichele, 109 Wheat Ridge Ln, Walla Walla, WA 99362 (Applicant)
2. Nicole Aichele Kallstrom (Applicant Team)
3. Ron Alexander 157 Triangle Kay Rd, Walla Walla, WA 99362
4. Sean Parsons, 1507 Portland Ave, Walla Walla, WA 99362
5. Tom Maycumber, 219 Rainville Rd, Touchet, WA 99360
6. Andrew Levins, Van Ness Feldman LLP (Representative)
7. Charles Saranto 240 Bald Rd, Touchet, WA 99360

Speaking in Opposition:

1. Richard Monacelli, 444 Washington St, Walla Walla, WA 99362
2. Judith Fortney, 506 NE Fleetwood Ave, College Place, WA 99324
3. John Iverson, 999 Reser Rd, Walla Walla, WA 99362
4. Mari Tester, 983 Bryant Ave, Walla Walla, WA 99362
5. Elaine McDonald, PO Box 155, College Place, WA 99324
6. Duane Jud, 80 Last Chance Rd, Walla Walla, WA 99362

MOTION: Bruce McCaw moved to concur with the findings of fact and conclusion of law in docket number ZCA24-01 and recommend to the Board of County Commissioners that the application by **Gary Aichele** be included in the Final Docket. Chuck Carruthers seconded. Motion passed 3-2.

3. **ZCA24-02 - AES Clean Energy, Solar Energy Facilities addition amendment.** Amend Walla Walla County Code (WWCC) Chapter 17.16 - Permitted Uses to add Solar Energy Facilities as a conditional use in several zoning districts and add a Chapter 17.XX - Solar Energy Facilities to regulate the use. *(2024 Preliminary Docket Review)*

PUBLIC COMMENT:

Speaking in Favor:

1. Libby Fortin, AES Clean Energy (Applicant)

MOTION: RL McFarland moved to concur with the findings of fact and conclusion of law in docket number ZCA24-02 and recommend to the Board of County Commissioners that the application by **AES Clean Energy** be included in the Final Docket. Seconded by Chuck Carruthers. Motion passed unanimously, 5-0.

H. Staff Update: None provided.

I. ADJOURNMENT:

MOTION: To adjourn the meeting by Toni Rudnick; seconded by RL McFarland. Motion passed unanimously.

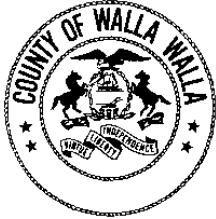
Vice Chair Michelle Liberty adjourned the meeting at 10:19 PM.

Prepared By: Michael Maret, Associate Planner

Submitted By:



Lauren Prentice, Secretary/Community
Development Director



Community Development Department

Director: Lauren Prentice

310 W. Poplar Street, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/government/community_development/

Date: May 7, 2024

Prepared: April 8, 2024

To: Board of County Commissioners

From: Lauren Prentice, Director

Prepared by: Melissa Shumake, Deputy Director

RE: Walla Walla County Comprehensive Plan 2024 Preliminary Docket Workshop

Intent

1. Present the applications received by Community Development during the application period for amendments to the Comprehensive Plan (initial briefing).
2. Discuss development regulation amendments proposed by staff for the 2024 docket.
3. Identify other County amendments for consideration to be placed on the 2024 docket.

Background

The Washington State Growth Management Act (GMA) requires cities and counties to update Comprehensive Plans and implementing development regulations every 10 years ([RCW 36.70A.130](#)). Comprehensive Plans are 20-year policy documents that guide and plan for growth (population and employment), housing, transportation, capital facilities and utilities, parks, recreation and open space, rural areas, and protection of natural resource lands ([RCW 36.70A.070](#)).

Comprehensive land use plans and development regulations are subject to continuing review and evaluation ([RCW 36.70A.130\(1\)\(a\)](#)). Updates, proposed amendments, and revisions of the comprehensive plan may be considered by the governing body no more frequently than once per year ([RCW 36.70A\(2\)\(a\)](#)). [Walla Walla County Code 14.10](#) provides the process the County has set out to implement RCW 36.70A.130(2)(a).

On January 2, 2024, Lauren Prentice, Director, presented to the Board of County Commissioners a recommendation to open a comprehensive plan amendment application period for the 2024 Annual Amendment Cycle, with applications due April 1, 2024. WWCC 14.10 also provides for staff to bring forth amendments as part of the annual docket.

Summary of Applications Received

Community Development received three applications by the end of the day on April 1, 2024. Two are development regulation amendments, one is a map amendment.

AES Clean Energy submitted a text amendment to allow commercial scale solar energy facilities in the PA-40, GA-20, RR-40, RR-20, IA-M, and IA-H zones via a Conditional Use Permit. The proposed language would prohibit solar energy facilities on lands with irrigated agricultural activities or on slopes of 10% or greater. Proposed language also includes requirements for decommissioning plans, wildlife and site vegetation management, and a maximum height of 20 feet.

Gary Aichele of Don Johnson Sales submitted a text amendment that would allow for RV sales, storage, and service as accessory uses to livestock trailer sales and service.

Shane O'Neill of Clover Planning & Zoning on behalf of Cheryl Hansen submitted site-specific map applications for parcel 380817320005, located on South Fork Coppei Road. The Comprehensive Plan and zoning map amendments would redesignate the property from Primary Agriculture to Rural Remote, and then also rezone from PA-40 to RR-40. This rezone is to facilitate the eventual application for an RV Park on the site.

Summary of Staff Proposals

Staff supports amending zoning district descriptions and use tables to allow non-agricultural accessory uses in agricultural resource lands as prescribed by [RCW 36.70A.177\(2\)\(a\) and \(3\)](#). Currently, all agricultural zones are designated as having long-term commercial significance and thus preserved as agricultural resource lands under [RCW 36.70A.170](#). Non-agricultural accessory uses and activities allowed under RCW 36.70A.177(3) must be consistent with the size, scale, and intensity of the existing agricultural use and existing buildings on the property. No more than one acre may be converted for non-agricultural accessory use and must be within the general area already developed on the site. Agricultural uses must not be interfered with in any way by the non-agricultural accessory use. This amendment would allow for additional income streams for agricultural properties. New accessory uses would still need to meet building code requirements.

Staff encounters a variety of issues surrounding accessory dwelling units and residential accessory structures generally. To provide better clarity for the public and reduce administrative burden, staff proposes revisions to the definition of accessory dwelling unit to simplify the criteria for when ADUs may be allowed and revisions to the accessory structure definition to remove ambiguity about when an accessory structure should be classified as an accessory dwelling unit. This update could also consider 2023 ADU guidance from the Washington State Department of Commerce and address new requirements of [EHB 1337](#). The County does not have to comply with EHB 1337 until after our 2026 Periodic Update, but the new State requirements, which are slightly more permissive than the County's current regulations, would be relatively straightforward to address now.

In order to meet the requirements of [2SSB 5290](#), staff proposes updates to Title 14 – Development Code Administration. These updates would largely consist of revisions to permitting review timelines. Deadline for compliance with this bill is January 1, 2025. May be grant funding from State to assist with these amendments, though they should be relatively straight forward.

To alleviate applicant confusion, staff propose revising the definitions of wineries in [Chapter 17.22 – Development Standards – Wineries and Breweries](#) to match those used by the Washington State Liquor and Cannabis Board in [RCW 66.04.010](#). This should help clearly delineate between wineries, where production actually occurs, and tasting rooms. Would also like to look at accessory uses and food service to clarify what is allowed and address new trends in operations, like outdoor events and uses.

Community Development has lately been tackling many code compliance cases that are instances of various kinds of businesses operating in places they should not, or without proper approvals. To help address these kinds of issues much earlier, staff propose adopting a business licensing Chapter in Title 5. [Washington State Department of Revenue](#) provides the opportunity for local jurisdictions to partner with the state agency to offer a “one stop shop” for business licensing. The City of Walla Walla switched to this system a few years ago. This would enable us to identify these types of issues sooner than we can now by providing us with notification of new businesses.

Staff proposes that the definition of [“family day care” WWCC 17.08.179](#) be revised to meet the requirements of [RCW 36.70A.450](#). State law prohibits imposing conditions that are more strict than conditions imposed on other residential dwellings in the same zone.

Other County Amendments

The following possible amendment topics have been identified based on public interest or one-on-one discussions with County officials. These could also be included on the 2024 docket.

1. Exterior lighting – the County’s development standards do not have exterior lighting standards for residential or commercial uses. When projects go through the SEPA Environmental Review process mitigation is often imposed to ensure that there will not be light or glare that affects neighboring property owners or public roads. Staff do get complaints from citizens about lighting. This issue could be addressed by adopting lighting standards. Staff has prepared some general background on this issue and looked at how other jurisdictions handle this. Many counties do have lighting standards.
2. Commercial rezone or LAMIRDs – staff have received multiple inquiries regarding the possibility of rezoning properties near the new US12 interchanges. Most of the property in these areas is currently zoned agricultural. Limited commercial uses are allowed in these zones, though staff has proposed that the county consider amendments in 2024 to allow more non-agricultural accessory uses in these zoning districts (see staff section above). This alone would provide options for property owners in these areas that don’t exist now. The County could also look at doing site-specific rezone for individual properties or a small area. Since this may require de-designating agricultural land and we do not have a private proposal and would have to start from scratch, preparing such a proposal would require quite a bit of work by County staff and most likely a consultant. Under the Growth

Management Act (GMA), traditional commercial zoning generally falls into the classification of “urban” and must be in UGAs, so this is probably not feasible in these areas.

However, the GMA does provide options for rural commercial uses as well, with rural zoning. One GMA option to consider is LAMIRDs, specifically Type 2 or Type 3. Under the GMA, LAMIRDs are “limited areas of more intensive rural development.” The County has designated multiple LAMIRDs of different types in specific locations. Type 2 LAMIRDs are Small Scale Recreation and Tourist Use (SSRTs); see [RCW 36.70A.070\(5\)\(d\)\(ii\)](#). The County has not established any SSRT standards. Type 3 LAMIRDs are for Small-scale businesses and cottage industries.” Per [WAC 365-196-425](#), the County is not required to establish Type 2 and Type 3 LAMIRDs on the Comprehensive Plan future land use map, though that has been the past approach to LAMIRDs, and can instead allow them as a conditional uses if development conditions are incorporated in the code to ensure that such facilities will comply with the statutory location criteria.

We can flesh out some options for this later if the Board desires, but something tied to the GMA LAMIRD classifications and “rural scale” is probably the most appropriate thing under the GMA for the County to consider, given that these sites are relatively far outside of urban areas. Since these areas have mostly agricultural, and not rural, zoning, rezones would still likely be needed, particularly for Type 3 uses. Small-scale recreation and tourist uses (Type 2 LAMIRDs) can be allowed in resource zones as “non-agricultural accessory uses” subject to the criteria in WAC 365-196-815.

Whether or not LAMIRD code amendments are considered on the 2024 docket, this would be something that staff recommends the County looks at in the upcoming Periodic Update, when we will be tasked with a full review and update of our Comprehensive Plan and Development Regulations.

Next Steps

The purpose of this workshop is to brief the Commissioners on non-County amendment applications and identify possible County-initiated amendments. Ultimately, the Board will have to vote, after a public hearing, to officially put any County amendments on the 2024 Final Docket, but staff needs initial guidance on which amendment proposals should be prepared for consideration.

The Planning Commission will review the Non-County applications in June after a public hearing and then return recommendations to the Board on which of those three applications should be moved to the Final Docket.