

# WALLA WALLA COUNTY PLANNING COMMISSION RESOLUTION NUMBER 14-02

**Regarding Docket No's:** (P14-010), (P14-056) and (P14-058)

**WHEREAS**, applications have been made by Bernardo Lopez and the Port of Walla Walla to request amendments to the Walla Walla County Development Regulations during the 2014 amendment cycle, and

**WHEREAS**, the Planning Commission held a public hearing on June 4, 2014 to consider the requests and voted to recommend that the Board of County Commissioners approve the following proposed amendments to be on the 2014 Development Regulation Amendment Final Docket as proposed, based on the criteria contained in Walla Walla County Code Section 14.15.060:

- Bernardo Lopez, P14-010: A Zoning Code Text Amendment to allow art production facilities in the Rural Residential 5-acre zoning district.
- Bernardo Lopez, P14-056: A Zoning Code Text Amendment to establish a definition and the front property line for flag lots.
- Port of Walla Walla, P14-058: A Zoning Code Text Amendment to amend the Light Industrial zoning district by allowing a wider range of uses and to eliminate size limitations.

Now therefore,

**BE IT RESOLVED**, by the Walla Walla County Planning Commission that it recommends the Board of County Commissioners approve Docket No's P14-010, P14-056 and P14-058 to be placed on the 2014 Development Regulation Amendment Final Docket based on the criteria contained in Walla Walla County Code Section 14.15.060.

**Regarding Recreational Marijuana Land Use Recommendation:**

**WHEREAS**, In February 2014, the Walla Walla County Board of Commissioners issued *Principals for Recreational Marijuana Regulations*, directing the Planning Commission to provide a recommendation to the Board that addresses the land use regulation of production, processing and retail sale of recreational marijuana, and

**WHEREAS**, the Planning Commission discussed recreational marijuana land uses in workshops open to the public at its March, April, and May regular meetings, and

**WHEREAS**, the Planning Commission received input from the County Sheriff, John Turner, regarding potential impacts on law enforcement services at the April meeting, and

**WHEREAS**, the Planning Commission reached a consensus that, due to the level of security required at recreational marijuana facilities, such uses were not appropriate in lands designated as rural or resource areas of the County, and

**WHEREAS**, the Planning Commission reached a consensus that, due to potential impact on law enforcement services, recreational marijuana uses should be located within the Urban Growth Areas of the City of Walla Walla and the City of College Place, in order to mitigate any impacts

to County law enforcement services having to respond to more distant locations within Walla Walla County, and

**WHEREAS**, the Planning Commission reached a consensus that, due to the potential impact on law enforcement services, recreational marijuana uses should be allowed only in secure, indoor facilities, and

**WHEREAS**, the Planning Commission reached a consensus that, due to the potential impact on law enforcement services and surrounding land uses, recreational marijuana production facilities should be limited to the smallest category, Tier 1, allowed by the rules of the Washington State Liquor Control Board (WAC 314-55-075), and

**WHEREAS**, the Planning Commission reached a consensus that, due to the potential impact on law enforcement services and surrounding land uses, recreational marijuana land uses should be allowed only as conditional uses requiring a public hearing, and

**WHEREAS**, the Planning Commission directed staff to analyze allowing recreational marijuana land uses in the Light Industrial and Heavy Industrial areas of the Walla Walla and College Place Urban Growth Areas, and

**WHEREAS**, County Planning Consultant Bill Stalzer proposed four options to the Planning Commission to allow recreational marijuana land uses only within the Light Industrial and/or the Heavy Industrial zoning districts within the Walla Walla and College Place Urban Growth Areas, with varying buffer setbacks from urban residential districts, with associated changes to the Walla Walla County Code, and

**WHEREAS**, the County Prosecuting Attorney's Office recommended code changes to Walla Walla County Code 17.16.010, which would either allow recreational marijuana land uses notwithstanding Federal prohibitions on such uses, or not allow such land uses until such time as marijuana is legalized by the Federal government, and

**WHEREAS**, the Planning Commission held a public information meeting on June 4, 2014 to consider the proposed code changes and regulations, and

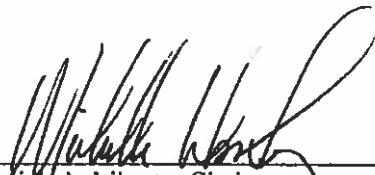
**WHEREAS**, the Planning Commission held a public hearing on June 4, 2014 to consider the proposed code changes and regulations, and

**WHEREAS**, the Planning Commission voted, 5-1, to defer recommending changes to WWCC 17.16.010, finding that the question was a policy question best reserved to the Board of County Commissioners, and

**WHEREAS**, the Planning Commission voted, 4-2, to proceed with Option 1B as described in Mr. Stalzer's May 28, 2014 memo, which allows the production, processing, storage and sale of recreational marijuana in only the Heavy Industrial zone within the Walla Walla and College Place Urban Growth Areas, subject to a 1,000 foot setback from property zoned for an urban residential use.

Now therefore,

**BE IT RESOLVED**, by the Walla Walla County Planning Commission that it recommends the Board of County Commissioners consider allowing the production, processing, storage and sale of recreational marijuana in only the Heavy Industrial zone within the Walla Walla and College Place Urban Growth Areas, subject to a 1,000 foot setback from property zoned for an urban residential use. The Planning Commission makes no recommendation on the proposed changes to WWCC 17.16.010.

  
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Michele Liberty, Chairman  
Walla Walla County Planning Commission

Dated: 6.9.14\_\_\_\_\_