



# Walla Walla Joint Community Development Agency

55 E. Moore Street, Walla Walla, WA 99362 / 509.524.4710 Main

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## WALLA WALLA COUNTY PLANNING COMMISSION Meeting Minutes

Meeting Location: Board of County Commissioners (BoCC) Meeting Room County Public Health and  
Legislative Building  
314 W Main Street, 2<sup>nd</sup> Floor

**June 4, 2014**  
**7:00 p.m.**

- A. Call To Order: Meeting was called to order by Chair Michelle Liberty at 7:00 PM
- B. Roll Call:  
Members Present: Chair Michelle Liberty  
Vice Chair Linda Newcomb  
KC Kuykendall  
Bruce McCaw  
Jonathan Thompson  
Chuck Carruthers
- Absent/Excused: Bryce Buckley
- Staff Present: Steve Donovan, Senior Planner, WWJCDA  
Barb DeLong, Administrative Assistant, WWJCDA
- Others Present: Jesse Nolte, Deputy Prosecuting Attorney  
Bill Stalzer, Consultant, Stalzer and Associates  
John Turner, Sheriff, Walla Walla County
- C. Quorum was established
- D. Conflict Of Interest / Appearance Of Fairness: None
- E. Approval Of Minutes: May 7, 2014  
**MOTION:** To approve by Mr. McCaw; Ms. Newcomb seconded; motion passed unanimously.
- F. Approval Of Agenda  
**MOTION:** To approve by Ms. Newcomb; Mr. Carruthers seconded; motion passed unanimously.
- G. Staff Update / Discussion
1. Public Hearing to determine the Planning Commission's recommendation of the 2014 Comprehensive Plan and Development Regulations Amendment Final Docket
- P14-010 – A Zoning Code Text Amendment from Bernardo Lopez to allow art production facilities in the Rural Residential zone.  
Steve Donovan presented staff report.  
Chair Liberty opened the hearing to public comment at 7:23 PM

Public Comment:

Kris Hedine  
2225 Isaacs Ave. Ste A  
Walla Walla, WA 99362

Mr. Hedine, attorney for Bernardo Lopez, provided a definition of an art production facility and spoke in favor of the amendment.

Chair Liberty closed the hearing to public comment at 7:28.

**MOTION:** Recommend to the Board of County Commissioners (BoCC) that the application by Bernardo Lopez, P14-010 be included in the County's final 2014 amendment docket by Mr. Kuykendall, Ms. Newcomb seconded; motion passed unanimously.

- P14-056 – A Zoning Code Text Amendment from Bernardo Lopez to establish a definition and the front property line for flag lots.

Steve Donovan presented the staff report.

Chair Liberty opened the hearing to public comment at 7:30 PM

Public Comment:

Kris Hedine  
2225 Isaacs Ave. Ste A  
Walla Walla, WA 99362

Mr. Hedine, attorney for Bernardo Lopez, spoke in favor of the amendment.

Chair Liberty closed the hearing to public comment at 7:32.

**MOTION:** Recommend to the Board of County Commissioners (BoCC) that the application by Bernardo Lopez, P14-056, be included in the County's final 2014 amendment docket by Mr. Carruthers, Mr. Thompson seconded; motion passed unanimously.

- P14-058 – A Zoning Code Text Amendment from the Port of Walla Walla to amend the Light Industrial zoning district by allowing a wider range of uses and to eliminate size limitations.

Steve Donovan presented the staff report.

Chair Liberty opened the hearing to public comment at 7:34 PM

Public Comment: None

Chair Liberty closed the hearing to public comment at 7:37 PM

**MOTION:** Recommend to the Board of County Commissioners (BoCC) that the application by the Port of Walla Walla, P14-058 be included in the County's final 2014 amendment docket by Mr. McCaw, Ms. Newcomb seconded; motion passed unanimously.

2. Review and discuss Recreational Marijuana Regulations as a result of I-502.
  - Mr. Stalzer presented maps detailing land available in Heavy and Light Industrial zones for recreational marijuana facilities if either a 500 or 1000 foot setback from residential areas was required. Regardless of the conditions applied to the area the Washington State Liquor Control Board (WSLCB) standards are still required.
  - Mr. Stalzer presented proposed Code Amendments reflecting provisions agreed upon by the Commission during the May meeting.
  - Sheriff John Turner answered questions from the Commission regarding the impact location will have on law enforcement.

Chair Liberty opened the hearing to public comment at 7:45 PM

Public Comment:

Jean Dowling  
208 Detour Rd.  
Walla Walla, WA 99362

Ms. Dowling spoke against allowing recreational marijuana in the Heavy or Light industrial zones.

Lucy Henderson  
336 S. Palouse St  
Walla Walla, WA 99362

Ms. Henderson spoke in favor of continuing the moratorium or a ban throughout Walla Walla County.

Chair Liberty closed the hearing to public comment at 8:29 PM.

**MOTION:** Recommend Code Amendment Option 1B: Allow the production, processing, storage, and sale of recreational marijuana in the heavy industrial zone subject to a 1,000 foot setback from property zoned residential along with Memo from Deputy Prosecutor Jesse Nolte specifying code language be submitted to the Board of County Commissioners for adoption by Mr. Carruthers; Ms. Newcomb seconded, motion passed with 2 nay votes.

**MOTION:** To allow the production, processing, storage, and sale of recreational marijuana in the heavy industrial zone subject to a 1,000 foot setback from property zoned residential by Mr. Carruthers; Ms. Newcomb seconded, motion passed with one nay vote.

H. New Business:

- Building Permit are steadily increasing
- Conditional Use Permits have been submitted by Barker, Inc. for quarries that will supply rock for the construction of a Bonneville Power Administration transmission line
- Marriott is on schedule
- Pizza Hut is moving forward
- La Quinta has submitted their building plans

I. Adjournment

**MOTION:** To Adjourn by Mr. Thompson, Mr. Carruthers seconded; Meeting adjourned at 8:53 PM

J. Next Meeting August 6, 2014 at 7:00 PM

Submitted by: Tom Glover, Secretary

Prepared by: Barb DeLong, Administrative Assistant