

Walla Walla County Community Development Department

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Date: May 31, 2022
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
RE: 2022 Non-County Preliminary Docket Introduction

Background

The following list consists of the applications that were submitted prior to the 2022 application deadline, constituting the 2022 Preliminary Docket of Non-County amendment applications.

- **CPA22-001/REZ22-001 – Landram Hanson Loop Road Rural Rezone**
Amend Comprehensive Plan and Zoning map designations of two properties located generally at 3296 Hanson Loop Road, totaling 10-acres, from Rural Agriculture 5-acres to land use designation Rural Residential 2-5-acres (Burbank RAC). Zoning proposed is Rural Residential 2-acres (RR-2). APN 310817510092, 310817510093.

At the meeting staff will give a summary of the proposed amendments and the Planning Commission will have the opportunity to ask questions of staff. 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 this item should be advanced to the Final Docket after a public hearing to be scheduled in the next month or so. Criteria for Preliminary Docket review included on Page 2.

As shown below, the subject properties, and two additional properties to the west, are primarily surrounded by rural land zoned RR-2 (yellow) as well as Public Reserve and Agricultural Residential 10-acres.



Preliminary Docket Review Criteria

Walla Walla County Code Section 14.10.060D: Planning Commission Review. (Comprehensive Plan amendment application)

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 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.*

Walla Walla County Code Section 14.15.060D: Planning Commission Review. (Rezone application)

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.*

Documents

- A. CPA22-001 Comprehensive Plan Application and Exhibits A-D
- B. REZ22-001 Rezone Application and Exhibits A-D
- C. SEPA22-011 Environmental Checklist