



Community Development Department

Director: Lauren Prentice

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WALLA WALLA COUNTY PLANNING COMMISSION

Meeting Minutes

DRAFT

Meeting Location: VIRTUAL

Link: <https://wwco.webex.com/meet/CDD>

Call in: 1-408-418-9388 | Meeting Number/Access Code: 969 633 053

August 3, 2022

7:02 PM

Regular Meeting

A. CALL TO ORDER

B. ROLL CALL

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

Members Not Present: n/a

Staff Present: Lauren Prentice, Director
Michael Maret, Planning Technician
Don Sims, Associate Planner

C. ESTABLISH A QUORUM: A quorum was established.

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

- a. Jessica Morlan – Had an interaction with ZCA21-001 applicant Dan Thiessen and discussed the project prior to being appointed as a member of the Commission. Does not believe this interaction has diminished her ability to be fair and objective.

E. APPROVAL OF AGENDA:

MOTION: To approve the agenda by Bruce McCaw; seconded by Wayne Langford. Motion passed unanimously.

F. APPROVAL OF MINUTES:

MOTION: To approve the minutes by Wayne Langford; seconded by Chuck Carruthers. Motion passed unanimously.

G. PUBLIC HEARINGS

1. **REZ22-001/CPA22-001 – Landram Hanson Loop Rural Rezone**

Site-specific Rezone and Comprehensive Plan land use map amendment of 10-acres at 3296 Hanson Loop Road (APN 310817510092, 310817510093) from Rural Agriculture 5 (RA-5) to Rural Residential 2 (RR-2). (2022 Preliminary Docket Review)

PUBLIC COMMENT:

Speaking in Favor:

1. Andrew Landram; 436 Valley Drive, Burbank, WA 99323 (Owner)

MOTION: Bruce McCaw moved to concur with the findings of fact and conclusion of law in docket number REZ22-001/CPA22-001 and recommend to the Board of County Commissioners that the application by **ANDREW LANDRAM** be included in the 2022 Final Docket. Seconded by Chuck Carruthers. Motion passed unanimously.

2. **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. (2021 Final Docket Review)

After a summary of the project was given by Ms. Prentice, the Chair opened the public hearing and gave the project representatives on the call an opportunity to speak.

PUBLIC COMMENT:

Speaking in Favor:

1. Dan Thiessen; 2901 Old Milton Highway, Walla Walla, WA 99362 (Co-Owner & Managing Partner).
2. Tony McGuire; 2310 Howard Street, Walla Walla, WA 99362.
3. Erik McLaughlin; 1875 Crest Line Drive, Walla Walla, WA 99362 (consultant to the wine industry, the previous owner was a client of his).

Speaking in Opposition (property owners in the vicinity of Yellowhawk Resort, owned by the applicant):

1. Connie Venti; 1699 Old Milton Highway, Walla Walla, WA 99362.
2. Gary Wade; 484 Snider Drive, Walla Walla, WA 99362.
3. Lon Ferguson; 2553 Old Milton Highway, Walla Walla, WA 99362.
4. Matt Scheck; 2765 Old Milton Highway, Walla Walla, WA 99362.
5. Jim Wood; 2753 Old Milton Highway, Walla Walla, WA 99362.
6. Linda Thorne; 1793 Old Milton Highway, Walla Walla, WA 99362.
7. Walter Bosley; 3886 Stateline Road, Walla Walla, WA 99362.
8. Brenda Brown; 3634 S Highway 125, Walla Walla, WA 99362.
9. Mary Aguilar; 2386 Old Milton Highway, Walla Walla, WA 99362.
10. Jaidee Taruscio; 551 Russel Road, Walla Walla, WA 99362.
11. Arline Ferguson; 2553 Old Milton Highway, Walla Walla, WA 99362.
12. Kimberly Austin; 2668 Old Milton Highway, Walla Walla, WA 99362.
13. Linda Fory; 2725 Old Milton Highway, Walla Walla, WA 99362.
14. Dave Chandler; 36 Ella-Quintino Lane, Walla Walla, WA 99362.
15. Patty Crabtree; 2309 Old Milton Highway, Walla Walla, WA 99362.
16. Donita Taruscio; 2668 Old Milton Highway, Walla Walla, WA 99362.

MOTION: Chuck Carruthers moved to concur with the findings of fact and conclusion of law in docket number ZCA21-001 and recommend to the Board of County Commissioners that the application by **Yellowhawk Resort WW, LLC.** be denied. Seconded by Bruce McCaw. Motion passed 5-2.

H. STAFF UPDATE: These Planning Commission recommendations will be forwarded to The Board of County Commissioners who will then have a public hearing for the proposal before making a final decision. The next Planning Commission meeting is the first Wednesday in September to hold a public hearing on county amendments to the zoning code (alternative scheduling to be discussed).

I. ADJOURNMENT:

MOTION: Wayne Langford moved, second Bruce McCaw.
The Chair adjourned the meeting at 8:57 PM.

Prepared By: Michael Maret, Planning Technician

Submitted By:

Lauren Prentice, Secretary/Community
Development Director