

A G E N D A

WALLA WALLA COUNTY BOARD OF COMMISSIONERS

TUESDAY, AUGUST 23, 2016

9:30 COUNTY COMMISSIONERS Chairman Johnson

- a) Roll call and establish a quorum
- b) Declarations re: conflict of interest
- c) Pledge of Allegiance


9:35 COMMUNITY DEVELOPMENT DEPARTMENT Tom Glover

- a) Presentation of the County Planning Commission's recommendations for the 2016 final docket of County Comprehensive Plan and Development Regulations amendments
- b) Board discussion and possible action to approve the 2016 Final Docket as recommended by the County Planning Commission or to set a public hearing to consider addition or subtraction of proposed amendments (**Note:** This is not a public hearing and no public testimony will be taken.)
- c) Miscellaneous or unfinished business to come before the Board

- A D J O U R N -

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Please note that the agenda is tentative only. The Board may add, delete, or postpone items and may take action on an item not on the agenda.



Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

Date: July 26, 2016
To: Board of County Commissioners
From: Tom Glover, Director
RE: Establishing the Final Docket for the 2016 Comprehensive Plan and Development Regulations Cycle

At the June 1, 2016 Planning Commission public hearing, staff presented the Preliminary Docket of the Comprehensive Plan and development regulations amendments received during the 2016 application period. Staff presented each application to the Commission along with staff's recommendation regarding each application's eligibility for inclusion into the Final Docket. The Planning Commission held a public hearing for each item, and allowed input from the public before deliberation, and making a recommendation to be considered by the Board of County Commissioners.

The purpose of the Preliminary Docket is to review the amendments based on the application criteria, staff does not complete a thorough technical analysis of the merits for each of the applications at this point in the process. The Planning Commission issued the following recommendations:

Applications recommended by the Planning Commission to be included on the Final Docket:

The Planning Commission recommended the following items be included on the Final Docket.

- ZCA16-002 – Tim Rockey
Zoning Code Text Amendment Application by Tim Rockey to amend Walla Walla County Code (WWCC) 17.16.014, Permitted uses table, to make Type I breweries an allowed use in the Agriculture Residential 10 (AR-10) zoning district and made Type II breweries a conditional use in the AR-10 district; and to establish development standards for these uses by incorporating them into the County's winery standards in WWCC Chapter 17.22. Proposal would also amend Chapter 17.08 to define 'brewery.'
- ZCA16-004 – Susan Buchanan
Zoning Code Text Amendment Application by Susan Buchanan to amend WWCC Chapter 17.08 to define the practices of 'value-added agriculture' and 'agritourism' and to amend WWCC 17.16.014, Permitted uses table, to add as these uses as allowed uses in the Agriculture Residential 10 (AR-10) zoning district.

***As documented in Resolution 2016-03, it was the recommendation of the Planning Commission that if this is placed on the final docket, there should be close consideration given to whether development standards or additional amendments need to be incorporated into the application. The primary concern was that the proposed definitions for 'agritourism' and 'value-added agriculture' are very general and may open up the AR-10 district to uses that may have not been considered.*

- CPA16-002, REZ16-001 – Walla Walla County
Site-specific Comprehensive Plan land use map amendment (CPA16-002) and zoning map amendment (REZ16-001) applications by Walla Walla County to assign a Medium Density

Residential land use designation and R-60 zoning to 12 acres owned by Terry Brown at the intersection of Valley Street and Grandview Avenue (APN 350735430052, 350735430057).

***The vote by the Planning Commission was split 3-2. During the public hearing there was testimony provided from several members of the public, mostly in opposition to the amendments. During discussion by the Planning Commission, a couple of members stated that they feel that the proposed R-60 zoning may not be appropriate, which was an opinion expressed during public testimony.*

Applications not recommended to be included on the Final Docket:

The Planning Commission voted 4-1 to concur with the recommendation of staff, and recommend to the Board of County Commissioners that this application not be included on the 2016 Final Docket.

- ZCA16-003 – Touchet Riggs Holdings, LLC
Zoning Code Text Amendment Application by Touchet Riggs Holdings, LLC to amend WWCC 17.16.010, Establishment of uses, to allow marijuana land uses in any area of unincorporated Walla Walla County not “zoned primarily for residential use or rural use with a minimum lot size of five acres or smaller.”

Review Criteria

Review of the proposed Comprehensive Plan and development regulations is established as a two stage process consisting of the Preliminary Docket and the Final Docket. All applications were reviewed by the Planning Commission at the Preliminary Docket stage in order for the Commission to make a recommendation to the Board on whether or not the proposed application should be reviewed at the Final Docket.

The Planning Commission’s recommendations were based on the criteria established in the following Walla Walla County Code (WWCC) Sections:

WWCC Section 14.10.060D(3) – Comprehensive Plan Amendment Criteria

- a. Need
- b. Urgency
- c. Appropriateness

WWCC Section 14.15.060D(3) – Development Regulation Amendment Criteria

- a. The amendment is consistent with the comprehensive plan;
- b. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
- c. The amendment is appropriate for consideration at this time.

The Board of County Commissioner’s decision to adopt the Final Docket is subject to the following requirements of WWCC Sections 14.10.060E and 14.15.060E.

WWCC Section 14.10.060E – Adoption of Final Docket – Comprehensive Plan Amendment Criteria

1. Review and Decision Process. The Board of County Commissioners shall review and consider the Planning Commission’s report and recommended Final Docket at a regularly scheduled commissioner’s meeting. The Board of County Commissioners may adopt the Planning Commission’s recommended Final Docket without a public hearing; however, in the event that a majority of the Board of County Commissioners decides to add or subtract proposed amendments, it shall first conduct a public hearing as set forth in Sections 14.09.065 and 14.09.070 of this title.

2. Effect of Final Adopted Docket. The decision of the Board of County Commissioners to adopt the Final Docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments shall be considered after adoption of the Final Docket for that year except for exceptions as set forth in Section 14.10.030 or amendments initiated by a majority vote of the Board of County Commissioners.

Walla Walla County Code Section 14.15.060E – Adoption of Final Docket – Development Regulations Amendment Criteria

1. Review and Decision Process. The Board of County Commissioners shall review and consider the Planning Commission's report and recommended Final Docket at a regularly scheduled commissioner's meeting. The Board of County Commissioners may adopt the Planning Commission's recommended Final Docket without a public hearing; however, in the event that a majority of the Board of County Commissioners decides to add or subtract proposed amendments, it shall first conduct a public hearing as set forth in Sections 14.09.065 and 14.09.070 of this title.

2. Effect of Final Docket. The decision of the Board of County Commissioners to adopt the Final Docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments shall be considered after adoption of the Final Docket for the year except for exceptions as set forth in Section 14.15.030.

Once the Final Docket is established by the Board of County Commissioners, the amendments on the Final Docket will be reviewed by staff as described in WWCC Sections 14.10.070 and 14.15.070, including environmental analysis under the State Environmental Policy Act (SEPA). Later a public information meeting will be held as required by Sections 14.10.050(B)(2) and 14.15.050(B)(2), followed by possible workshops and required public hearings with the Planning Commission and the Board of County Commissioners.

Pursuant to WWCC Sections 14.10.060E(1) and 14.15.06E(1), if the Board of County Commissioners add or subtract proposed amendments from the Planning Commission's recommendations it shall first conduct a public hearing establishing the Final Docket. Therefore, if the Board wishes to consider adding or subtracting an amendment, it should be considered after a public hearing.

Attachments:

1. Planning Commission Resolution No. 2016-03
2. Draft Planning Commission Minutes from 06-01-2016

WALLA WALLA COUNTY PLANNING COMMISSION RESOLUTION NUMBER 16-03

Project: 2016 Preliminary Docket – ZCA16-002, ZCA16-003, ZCA16-004, CPA16-0002, REZ16-001

WHEREAS, the following applications were made to request amendments to the Walla Walla County Comprehensive Plan and Development Regulations during the 2016 amendment cycle:

- ZCA16-002 – Tim Rockey
Zoning Code Text Amendment Application by Tim Rockey to amend Walla Walla County Code (WWCC) 17.16.014, Permitted uses table, to make Type I breweries an allowed use in the Agriculture Residential 10 (AR-10) zoning district and made Type II breweries a conditional use in the AR-10 district; and to establish development standards for these uses by incorporating them into the County's winery standards in WWCC Chapter 17.22. Proposal would also amend Chapter 17.08 to define 'brewery.'
- ZCA16-003 – Touchet Riggs Holdings, LLC
Zoning Code Text Amendment Application by Touchet Riggs Holdings, LLC to amend WWCC 17.16.010, Establishment of uses, to allow marijuana land uses in any area of unincorporated Walla Walla County not "zoned primarily for residential use or rural use with a minimum lot size of five acres or smaller."
- ZCA16-004 – Susan Buchanan
Zoning Code Text Amendment Application by Susan Buchanan to amend WWCC Chapter 17.08 to define the practices of 'value-added agriculture' and 'agritourism' and to amend WWCC 17.16.014, Permitted uses table, to add as these uses as allowed uses in the Agriculture Residential 10 (AR-10) zoning district.
- CPA16-002, REZ16-001 – Walla Walla County
Site-specific Comprehensive Plan land use map amendment (CPA16-002) and zoning map amendment (REZ16-001) applications by Walla Walla County to assign a Medium Density Residential land use designation and R-60 zoning to 12 acres owned by Terry Brown at the intersection of Valley Street and Grandview Avenue (APN 350735430052, 350735430057).

WHEREAS, at a workshop meeting on May 4, 2016 the Planning Commission reviewed the draft amendments and background materials; and

WHEREAS, the Planning Commission held a public hearing on June 1, 2016 to consider the proposed amendments to Section 17.16.014; and

WHEREAS, members of the general public were notified of the public hearing and had the opportunity to submit testimony; and

WHEREAS, the Planning Commission voted unanimously, to concur with the recommendations of staff, and recommend that the Board of County Commissioners approve the applications submitted by Tim Rockey (ZCA16-002) and Susan Buchanan (ZCA16-004) to be on the 2016 Comprehensive Plan and Development Regulation Amendment Final Docket as proposed, based on the criteria contained in Walla Walla County Code Section 14.15.060D(3); and

WHEREAS, the Planning Commission voted 4-1, to concur with the recommendation of staff, and recommend that the Board of County Commissioners not include the application submitted by Touchet Riggs Holdings, LLC (ZCA16-003) on the 2016 Comprehensive Plan and Development Regulation Amendment Final Docket, based on the criteria contained in Walla Walla County Code Sections 14.10.060 and 14.15.060D(3); and

WHEREAS, the Planning Commission voted 3-2, to concur with the recommendation of staff, and recommend that the Board of County Commissioners approve the applications submitted by Walla Walla County (CPA16-002 and REZ16-001) to be on the 2016 Comprehensive Plan and Development Regulation Amendment Final Docket as proposed, based on the criteria contained in Walla Walla County Code Section 14.15.060D(3).

BE IT RESOLVED, by the Walla Walla County Planning Commission that it makes the following conclusions:

1. The application by Rockey (ZCA16-002) should be included on the final docket and is (1) consistent with the comprehensive plan, (2) consistent with other development regulations, unless accompanied by amendments to such other development regulations, and (3) appropriate for consideration at this time. (WWCC 14.15.060D(3)).
2. The application by Touchet Riggs Holdings, LLC (ZCA16-003) should not be included on the final docket because it does not meet the criteria in WWCC 14.15.060. As proposed, the application would potentially result in marijuana land uses being allowed in various agricultural, rural, commercial, public, industrial, and commercial zoning districts. The Planning Commission Concurred with the Analysis and Conclusions in the May 27, 2016 Staff Report. The County prohibited marijuana land uses in these lands via Ordinance No. 425 in late 2014, concluding that recreational marijuana land uses will conflict with the goals and policies of the Comprehensive Plan. Nothing significant has changed in the Comprehensive Plan since 2014, raising a concern that the application may conflict with WWCC 14.15.060D(3)(a). It was also concluded for this reason that the amendment is not appropriate for consideration at this time (WWCC 14.15.060D(3)(c)). The applicant argued that due to changes in State law, it was an appropriate time to reconsider the County's 2014 decision. This argument was refuted in the staff report and in documentation presented by the Walla Walla County Prosecuting Attorney's office. In particular, the Planning Commission reviewed which zones marijuana land uses would be appropriate in, if allowed, in 2014. With Resolution 14-02, the Planning Commission indicated that Marijuana land uses, if allowed, should only be allowed in certain industrial zones. Finally, staff and members of the Planning Commission also concluded that the application failed to meet WWCC 14.15.060D(3)(b) because it is not consistent with the County's other development regulations, specifically Section 17.16.014 and WWCC Chapter 17.12.
3. Staff and members of the Planning Commission raised a concern regarding the application by Buchanan (ZCA16-004), that as presented, the proposed definitions for 'agritourism' and value-added agriculture' are very general and that the amendments might open up the AR-10 district to many uses which may have not been considered. However, the Planning Commission concluded that if the application is (1) generally consistent with Comprehensive Plan, (2) consistent with other development regulations, and (3) appropriate for consideration at this time (WWCC 14.15.060D(3)), with the understanding that if placed on the final docket close consideration will be given to whether development standards or additional amendments need to be incorporated into the application.
4. There is sufficient need, urgency and appropriateness to include the applications by Walla Walla County (CPA16-002 and REZ16-001) on the final docket (WWCC 14.10.060C). The Planning Commission also concluded that the applications are (1) consistent with the comprehensive plan, (2) consistent with other development regulations, unless accompanied by amendments to such other development regulations, and (3) appropriate for consideration at this time. (WWCC 14.15.060D(3)). The subject property is located within the College Place Urban Growth Area and was de-annexed from the City of College Place in 2015 and not falls with County jurisdiction and has no zoning or land use designation, making it necessary for the County to consider these amendments at this time.

A few members of the Planning Commission felt that the proposed R-60 zoning might not be appropriate, which was an opinion also expressed by members of the public during the public hearing.


BE IT FURTHER RESOLVED, by the Walla Walla County Planning Commission that it recommends the following:

- Approve applications ZCA16-002, ZCA16-004, CPA16-002, and REZ16-001 to be placed on the 2016 Development Regulation and Comprehensive Plan Amendment Final Docket based on the criteria contained in Walla Walla County Code Sections 14.15.060 and 14.10.060. ZCA16-003 does not meet the criteria for placement on the docket.



Bruce McCaw, Chairman
Walla Walla County Planning Commission

Dated: July 1, 2016



Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

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, 2nd Floor

June 1, 2016
7:00 PM

A. CALL TO ORDER

Meeting was called to order by Chairman Bruce McCaw at 7:00 PM.

B. ROLL CALL

Members Present: Chairman Bruce McCaw
Vice Chairman Bryce Buckley
Chuck Carruthers
Bill Clemens
Michelle Liberty
Linda Newcomb

Absent/Excused: KC Kuykendall

Staff Present: Tom Glover, Director
Lauren Prentice, Principal Planner
Blake Nass, Assistant Planner
Felicia Gorze, Administrative Assistant

C. ESTABLISH A QUORUM:

A quorum was established.

D. PUBLIC COMMENT:

None.

E. CONFLICTS OF INTEREST/APPEARANCE OF FAIRNESS

Chuck Carruthers noted that Michael Hubbard, who represents Touchet Riggs Holdings, LLC (application ZCA16-003), is also his attorney. No objections were made.

F. APPROVAL OF MINUTES: May 4, 2016

MOTION: To approve by Chuck Carruthers, Bill Clemens seconded. Motion passed unanimously.

G. APPROVAL OF THE AGENDA:

MOTION: To approve by Linda Newcomb; Chuck Carruthers seconded. Motion passed unanimously.

H. NEW BUSINESS:

1. Public Hearing to determine the Planning Commission's recommendation of the 2016 Comprehensive Plan and Development Regulations Amendments Final Docket

Tom Glover provided an overview of the docketing process.

- A. ZCA16-002 – Tim Rockey** – Zoning code text amendment application by Tim Rockey to amend Walla Walla County Code (WWCC) 17.16.014, Permitted uses table, to make Type I breweries an allowed use in the Agriculture Residential 10 (AR-10) zoning district and make Type II breweries a conditional use in the AR-10 district; and to establish development standards for these uses by incorporating them into the County's winery standards in WWCC Chapter 17.22. Proposal would also amend Chapter 17.08 to define 'brewery.'

Ms. Prentice presented the staff report. Chairman McCaw opened the hearing to public comment.

PUBLIC COMMENT:

*Greg Flowers of HDJ Design Group
5 N. Colville Street, Suite 200
Walla Walla, WA 99362*

Mr. Flowers, representing the applicant, spoke in favor of the proposal. He stated it would enhance agriculture in Walla Walla.

Chairman McCaw closed the hearing to public comment and opened it to Planning Commission discussion. Mr. Carruthers stated that this proposal seems like a natural extension of what the County does for wineries and that it may be wise in the future to look at treating distilleries the same way. Ms. Newcomb agreed and said it will support tourism and create new business opportunities.

MOTION: To concur with the findings of fact and conclusion of law in docket number ZCA16-002 and recommend to the Board of County Commissioners that the application by Tim Rockey be included in the County's final 2016 amendment docket, by Mr. Carruthers. Mr. Clemens seconded; motion passed unanimously.

- B. ZCA16-003 – Touchet Riggs Holdings, LLC.** – Zoning code text amendment application by Touchet Riggs Holdings, LLC to amend WWCC 17.16.010, Establishment of uses, to allow marijuana land uses in any area of unincorporated Walla Walla County not "zoned primarily for residential use or rural use with a minimum lot size of five acres or smaller."

Lauren Prentice presented the staff report. Discussion ensued among Planning Commissioners and staff. Planning Commissioner Newcomb asked about applicable state regulations. Ms. Prentice replied that generally that the State is responsible for licensing of marijuana uses and local jurisdictions are allowed to adopt zoning regulations that impact land use, as the County did in 2014. Mr. Carruthers gave a summary of the 2014 work done by the Planning Commission at the request of the Board in considering what areas (zoning districts) might be appropriate locations for recreational marijuana land uses, if it were to be allowed by the County. This was further discussed by members and staff. Ms. Prentice referenced the 2014 Planning Commission resolution. Mr. Clemens, who was not on the Commission at the time,

asked for a summary of the 2014 Planning Commission recommendation. Chairman McCaw opened the hearing to public comment.

PUBLIC COMMENT:

Mark Hoffer
1661 Brookshire Drive
Walla Walla, WA 99362

Mr. Hoffer, representing the applicants, spoke in favor of the application saying that they are requesting that the County “regulate” marijuana. He stated that this should be done to reduce the impact of the black market and also because of potential sales tax revenue. He said that according to Maureen Walsh, \$21,000 of marijuana enforcement funds will be missed out on by the County if marijuana land uses continue to be disallowed. He also talked about upcoming State changes relating to medical marijuana.

Michael Hubbard
145 Main Street
Waitsburg, WA 99361

Attorney Michael Hubbard, a representative for Touchet Riggs Holdings, LCC, spoke in favor of the amendments. He said he wants to make sure that the application is considered based on its merits and that it should be placed on the final docket. He said that although it is correct that the proposed amendments will allow marijuana uses in all the districts listed in the staff report, it doesn’t matter because the WSLCB will be regulating locations and businesses. He said he thinks the only places where the County can have a ban are in certain rural/residential areas.

Cresten Rogerson
2987 South Fork Coppei Road
Walla Walla, WA 99362

Mr. Rogerson spoke in favor of the proposal explaining that he operates a WSLCB-licensed marijuana business in the County.

Chairman McCaw closed the hearing to public comment and opened it to Planning Commission discussion. Ms. Liberty stated that she generally supports lifting the ban, but she believes that the application was not crafted correctly and is too broad. Mr. Clemens agreed that is way too broad in terms of the districts that would be affected. Mrs. Newcomb stated she believes that this issue needs further discussion than presented in this application. Mr. Buckley said he agrees in part with both sides. Chairman McCaw said he is not in favor.

MOTION: To concur with the findings of fact and conclusion of law in docket number ZCA16-003 and recommend to the Board of County Commissioners that the application by Touchet Riggs Holdings, LLC not be included in the County’s final 2016 amendment docket, by Ms. Liberty. Mrs. Newcomb seconded; motion passed 4-1.

- C. ZCA16-004 – Susan Buchanan** – Zoning code text amendment application to amend WWCC Chapter 17.08 to define the practices of “value-added agriculture” and “agritourism” and to amend WWCC 17.16.014 to add as these uses as permitted uses in the Agriculture Residential 10 (AR-10) zoning district.

Lauren Prentice presented a staff report. Commissioners asked several questions of staff. Mr. McCaw feels the definitions proposed by the applicant are too broad, but that the proposal has a lot of merit. Ms. Liberty said she supports these types of uses, but the language should be reviewed more closely. Mr. Clemens agreed. Chairman McCaw opened the hearing to public comment. Mr. Carruthers also expressed concerns about the proposal. Mr. Glover said that this could be a way to add value to farms and to enhance commercial viability of farming.

PUBLIC COMMENT:

*Susan Buchanan
35032 W. Highway 12
Burbank, WA 99323*

Susan Buchanan, the applicant, spoke in favor of the application and addressed some of the concerns of the Planning Commission, stating that she is open to working with the County to revise her proposal. She said she is growing popcorn on her farm and wants to sell it on site.

*Elaine Vandiver
5260 Stateline Road
Walla Walla, WA 99362*

Mrs. Vandriver spoke in favor of the application, said she lives in the AR-10 zone and thinks this will allow farmers to be creative and innovative.

*Beryl Wright
790 Smith Drive
College Place, WA 99324*

Mrs. Wright spoke in favor of the application saying that she is in favor of providing new opportunities for farmers.

*David Gill
840 Brickner Road
Walla Walla, WA 99362*

Mr. Gill spoke in favor of the application. He said he grew up on a farm in Michigan where there was a dairy plant. He said he thinks that farmers today should be able to diversify, but that the proposal should be looked at closely to make sure it is well written.

Chairman McCaw closed the hearing to public comment and opened it to Planning Commission discussion. Mrs. Liberty asked for clarification that there would still be an opportunity to modify the terms and suggest revisions to the proposal to address concerns. Staff confirmed that this could be done during final docket review.

MOTION: To concur with the findings of fact and conclusion of law in docket number ZCA16-004 and recommend to the Board of County Commissioners that the application by Susan Buchanan be included in the County's final 2016 amendment docket by Mr. Clemens. Mrs. Liberty seconded; motion passed unanimously.

- D. CPA16-002/REZ16-001 – Walla Walla County** - site-specific land use map amendment and zoning map amendment applications by Walla Walla County to assign a Medium Density Residential land use designation and R-60 zoning district to 12-acres

owned by Terry Brown at the intersection of Valley Street and Grandview Avenue (APN 350735430052, 350735430057).

Lauren Prentice presented a staff report, explaining that this was proposed by the County because the property was recently de-annexed by the City of College Place and has no zoning or land use. After discussion by staff and members of the Planning Commission, Chairman McCaw opened the hearing to public comment.

PUBLIC COMMENT:

Wilbur Sylvester
759 Grandview Ave
College Place, WA 99324

Mr. Sylvester spoke in opposition to the application, saying that he doesn't want to see this property developed at urban residential densities.

Leonard Adams
1008 Clarence Ave
College Place Ave 99324

Mr. Adams spoke in opposition to the application, asking what the possibility would be of community water system being developed. He said he is concerned about traffic.

David Gill
840 Brickner Road
Walla Walla, WA 99362

Mr. Gill spoke in opposition to the application; he wants to see this area retain its 'rural character.'

Beryl Wright
790 Smith Drive
College Place, WA 99324

Mrs. Wright spoke in opposition to the application, saying that she and other citizens objected to this are being brought into the UGA in the first place. She expressed concerns about roads, wildlife, and the neighborhood character.

Clarence Anderson
934 Grandview
College Place, WA 99324

Mr. Anderson spoke in opposition to the application, saying he thinks there should be a longer term plan and is concerned about traffic.

Will Wright
790 Smith Drive
College Place

Mr. Wright spoke in opposition to the application, opposed to proposed R-60 zoning.

Chairman McCaw closed the hearing to public comment and opened it to Planning Commission discussion. Tom Glover and Lauren Prentice responded to questions that arose during the public comment period. They stated that currently, in order to build at an urban residential density the property would have to be annexed back into City of

College Place. Mr. Carruthers said even though this is in the UGA, he thinks the property should be zoned Rural Residential 5.

PUBLIC COMMENT:

*Beryl Wright
790 Smith Drive
College Place, WA 99324*

Although the Chairman had closed the public hearing, Mrs. Beryl spoke again, saying she thinks the County is after high density housing because it wants maximum revenue.

MOTION: To concur with the findings of fact and conclusion of law in docket number CPA16-002/REZ16-001 and recommend to the Board of County Commissioners that the applications by Walla Walla County be included in the County's final 2016 amendment docket by Ms. Liberty; Mrs. Newcomb seconded; motion passed 3-2.

2. **ZCA16-007 Port of Walla Walla** – Zoning code text amendment application by the Port to amend WWCC 17.16.014 to make "Automobile Service Station and Convenience Market" a permitted use in the Industrial Business Park (I/BP) zoning district.

Lauren Prentice presented a brief staff report. Chairman McCaw opened the hearing to public comment.

PUBLIC COMMENT:

*Paul Gerola, Port of Walla Walla
310 A Street
Walla Walla, WA 99362*

Mr. Gerola spoke in favor of the amendment.

Chairman McCaw closed the hearing to public comment and opened it to Planning Commission discussion.

MOTION: To concur with the findings of fact and conclusion of law in the June 1 staff report and recommend to the Board of County Commissioners that Port of Walla Walla application ZCA16-007 be approved as submitted, by Mr. Clemens. Mr. Carruthers seconded; motion passed unanimously.

H. **STAFF UPDATE:**


None.

I. **ADJOURNMENT:**

The Chairman adjourned the meeting at 8:50 PM.

Prepared by: Felicia Gorze, Administrative Assistant

Submitted by:



Tom Glover, Secretary