

A G E N D A
WALLA WALLA COUNTY BOARD OF COMMISSIONERS
MONDAY, DECEMBER 28, 2020

Pursuant to the Governor's proclamation dated March 23, 2020 the Commissioner Meeting will be held via phone and internet. Following is the website to attend and listen to the meeting and the phone number to call to take part in the meeting. Any questions please email us wwcocommissioners@co.walla-walla.wa.us

Call in 1-408-418-9388 access code: 146 784 0290

Meeting link: <https://wwco.webex.com/wwco/j.php?MTID=m6ef6c0710e4eb57be4e10ce0cc827a38>

The agenda will include only necessary action items until further notice.

PLEASE NOTE: ALL TIMES ARE TENTATIVE AND AT THE DISCRETION OF THE CHAIRMAN WITH THE EXCEPTION OF ADVERTISED BID OPENINGS AND PUBLIC HEARINGS.

10:00 A.M. COUNTY COMMISSIONERS

Chairman Tompkins

All matters listed within the Consent Agenda have been distributed to each County Commissioner for review and are considered routine. The Consent Agenda will be approved by one motion of the Board of County Commissioners with no separate discussion. If separate discussion is desired on a certain item, that item may be removed from the Consent Agenda at the request of a Commissioner, for action later.

- a) Roll call and establish a quorum
- b) Declarations re: conflict of interest
- c) Pledge of Allegiance
- d) Public comment period (time limitations may be imposed)

PLEASE NOTE: *If you wish to address the Commission, please raise your hand to be recognized by the Chair. When you have been recognized, please step up to the microphone and give your name and address before your comments. The Walla Walla County Commissioners are committed to maintaining a meeting atmosphere of mutual respect and speakers are encouraged to honor this principle. (An individual may request to address the board at a later time on the agenda, if time permits, by contacting the Clerk of the Board at least 24 hours prior to the meeting.) Thank you.*

- e) **Action Agenda Items:**
 - 1) Review submitted Employee Payroll Action Forms
 - 2) Review warrant list
- f) **Public Hearings:**
 - 1) To consider adoption of the 2021 Walla Walla County Budget (continued from December 7, 14 and 21, 2020)
 - 2) To consider amendments to the 2020 Walla Walla County Budget (continued from December 21, 2020)

COUNTY COMMISSIONERS (continued)

g) Action Agenda Items:

- 1) Resolution _____ - Adopting the Final Budget for Fiscal year 2021 for the various County funds
- 2) Resolution _____ - Amendments to the 2020 Walla Walla County Budget

h) Consent Agenda Items:

- 1) Resolution _____ - Minutes of County Commissioners' proceedings for December 21 and 22, 2020
- 2) Payroll action and other forms requiring Board approval

g) Action Agenda Items:

- 1) County vouchers/warrants/electronic Payments as follows: 4225587 through 4225797 totaling \$1,336,743.71 and 4225798 through 4225802 totaling \$565.00 (travel)
- 2) Proposal 2020 12-28 Maint-1
Approval of snow removal contract
- 3) Proposal 2020 12-28 Maint-2
Approval of Sheriff's Office gate proposal

h) Miscellaneous business to come before the Board

- i) Review reports and correspondence; hear committee and meeting reports
- j) Review of constituent concerns/possible updates re: past concerns

a) Consent Agenda Items:

- 1) Resolution _____ - Revising rental rates for equipment owned by the Equipment Rental and Revolving Fund
- 2) Resolution _____ - Signing a local agency A&E Professional Services Agreement for Design Engineering Services for Arch Bridge

b) Department update and miscellaneous

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF REVISING
RENTAL RATES FOR EQUIPMENT
OWNED BY THE EQUIPMENT
RENTAL AND REVOLVING FUND

}

RESOLUTION NO. **20**

WHEREAS, the Equipment Rental and Revolving Fund (ER&R) was established according to the Revised Code of Washington (RCW) to provide a stable and dependable method of owning, maintaining, repairing and replacing County equipment; and

WHEREAS, the County Engineer has determined it is necessary to revise certain equipment usage rates owned for equipment owned by the Equipment Rental and Revolving Fund to operate the fund as designed; and

WHEREAS, the Board of Walla Walla County Commissioners has reviewed the rates as determined by the County Engineer; and

WHEREAS, the County Engineer will continue to monitor the ER&R Fund and equipment rental rates and recommend revisions as appropriate; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that rental rates for certain equipment owned by the Equipment Rental and Revolving Fund be set as shown on Attachment A, effective January 1, 2021.

*Passed this 28th day of **December, 2020** by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

Gregory A. Tompkins, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

Attachment "A"
Proposed 2021 Equipment

Vehicle Category	Description	2020 Rate	2021 Rate
01	Athey Loaders	\$119.82	No Change
02	Backhoe Tampers	\$27.54	No Change
03	Backhoes	\$36.80	No Change
07	Chipsreaders	\$164.28	\$197.14
09	Computers	\$199.46	No Change
12	Copiers	\$0.10	No Change
13	Distributors	\$129.82	\$155.78
14	Dozers	\$80.00	No Change
15	Trucks - 2 CY Dump	\$14.18	No Change
16	Trucks - 5 CY Dump	\$70.20	\$84.24
17	Forklifts	\$50.55	\$60.66
18	Front End Loaders	\$85.90	\$103.08
19	Trucks - 8-12 CY Dump	\$53.90	\$64.68
20	Graders	\$80.57	\$94.83
25	Mowers	\$105.26	\$126.31
26	Paint Strippers	\$142.15	\$170.58
28	Pickups - 3/4 Ton	\$12.42	No Change
29	Plotters	\$350.00/month	No Change
30	Pumps	\$73.66	No Change
31	Radio Systems	\$43.00/month	No Change
34	Sanders	\$22.14	\$25.62
35	Rollers - Patching	\$29.40	\$35.28
37	Trucks - Spray	\$41.72	\$44.50
39	Sprayers	\$6.37	No Change
41	Brooms - Truck Mount	\$81.02	\$54.80
43	Trailers - Rock Hauling	\$29.68	No Change
44	Total Stations - Leitz & Wild	\$6.20	No Change
49	Total Stations - Robotic	\$17.15	No Change
50	Saws - Circular	\$18.27	No Change
51	Hammers - Chipping	\$274.23	No Change
53	Air Compressor	\$11.40	No Change
54	Brooms - Self Propelled	\$45.42	\$54.50
56	Pickups - CR View Van	\$66.12	\$83.87
57	Pickups - 1/2 Ton	\$21.09	\$16.87
58	Pickups - Flatbed	\$17.63	\$16.20
59	Rollers - Rubber/Steel	\$71.42	No Change
60	SUV/Sedans	\$2.54	\$2.94
61	Trailers - Utility Under 10 Ton	\$11.26	\$9.00
62	Trailers - Utility 10-30 Ton	\$52.87	\$63.44
63	Trailers - Utility Over 30 Ton	\$67.30	\$80.76
65	Trucks - Tractor	\$95.09	\$114.11
67	Trucks - Sign w/ Bucket	\$23.13	\$27.76

Attachment "A"
Proposed 2021 Equipment

Vehicle Category	Description	2020 Rate	2021 Rate
68	Trucks - Service	\$57.43	\$68.92
69	Trucks - Sewer Jet	\$88.14	\$94.38
70	Trucks - Water	\$47.43	\$56.92
72	ATV/UTV	\$32.02	\$38.42
73	Pull Grader	\$22.32	\$23.44
74	Skid Steer Loader	\$50.72	\$60.86
76	Levels - Digital	\$6.00	No Change
77	Pressure Washer - Shop	\$0.86	No Change
78	Saw - Concrete	\$6.50	No Change
82	Drill	\$5.26	No Change
83	Traffic Counters	\$20.00	No Change
84	Network	\$1,944.62	No Change
85	Grader Compactor	\$10.40	\$12.48
86	Printer/Copier, Black & White	\$362.65	No Change
94	Crack Sealer	\$36.05	\$43.26
98	Binding Machine	\$3.79	No Change
99	Scanner	\$120.00	No Change
100	Drone, Survey	\$100.93	No Change
105	Daily Driver 1/2 Ton Pickup	\$10.51	\$12.61
106	Turf Mower	\$27.01	\$32.41

Other Departmental Vehicle Monthly Rates:		2020 Rate	2021 Rate
87	Health Department	\$1,434.07	\$1,577.48
88	Court Services	\$1,991.81	\$2,190.99
90	Commissioners	\$2,028.54	\$2,089.34
91	Assessor	\$1,085.89	\$1,194.48
92	Sheriff	\$36,847.59	\$36,847.59
93	Coroner	\$613.72	\$673.00
95	Community Development	\$1,320.47	\$1,452.52
96	Facilities	\$591.92	\$651.11
97	County Corrections	\$3,232.61	\$3,555.87

Explanation of Changes

Vehicle Category: 01-106 Public Works - **Most equipment has been updated. If it was over collected the rate was lowered. If the rate was under collected the rate was raised.**

Vehicle Category: 87 - 97 Other Departments - **have a 10% or less increase due to replacement updates, and overhead adjustments.**

Vehicle Category: 92 Sheriff Department - **No change at this time. We will explore options for restructure in 2021 and adjust rate accordingly if necessary.**

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF SIGNING A
LOCAL AGENCY A&E
PROFESSIONAL SERVICES
AGREEMENT WITH ANDERSON
PERRY & ASSOCIATES FOR DESIGN
ENGINEERING SERVICES FOR
ARCH BRIDGE

}

RESOLUTION NO. **20**

WHEREAS, the Public Works Department does not have the personnel available to provide design engineering for Arch Bridge; and

WHEREAS, Anderson Perry & Associates Inc. was selected to provide design engineering services for said project; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners that they do hereby enter into said Local Agency A&E Professional Services Agreement with Anderson Perry & Associates for design engineering services and the Chair of the Board shall sign same in the name of the Board.

*Passed this 28th day of **December, 2020** by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

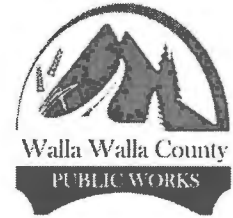
Gregory A. Tompkins, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*

**Walla Walla County Public Works
990 Navion Lane
Walla Walla, WA 99362**



To: Board of County Commissioners

From: Public Works Director/County Engineer – Tony Garcia Morales, P.E.

Date: 23 December 2020

Re: Director's Report for the Week of 21 December 2020

Board Action: 28 December 2020

Resolutions:

In the Matter of Signing a Local Agency A&E Professional Services Agreement for Design Engineering Services for Arch Bridge

In the Matter of Revising Rental Rates for Equipment Owned by the Equipment Rental and Revolving Fund

ENGINEERING:

- Wallula Ave./Gose Street Roundabout: Working on project design.
- Mill Creek Road MP 1.1 to MP 3.96: Working on right of way acquisition.
- Middle Waitsburg Road MP 6.1 to MP 7.92: Working on right of way acquisition.
- Dell Sharpe Bridge: Consultant is preparing to begin geotechnical investigation.
- Seven Mile Bridge: Consultant is working on survey.
- Peppers Bridge Road: Beginning right of way process.
- Lower Waitsburg Road: Finalizing survey data to begin design work.
- Arch Bridge: Consultant contract is to be signed 28 December by the BOCC.
- Public Law (PL)-8499 Mill Creek Rehabilitation: Contractor will resume work on levee rehabilitation on 4 January. Scheduled to have work done by late February 2021.

MAINTENANCE/FLEET MANAGEMENT:

- Crews working on routine maintenance.
- Ready to respond to inclement weather as needed.
- Garage working on routine maintenance.

ADMINISTRATION:

- Finalized Performance Evaluations department-wide.
- Working on department-wide 2021 Initial Counseling.
- Submitted all required end-of-year County Road Administration Board (CRAB) reports – Due 31 December.
- Two staff members continue to assist the Community Health Department with Contact Tracing/Case Tracking.
- Continue to follow our Phase 2 COVID-19 Standard Operating Procedures (SOP) to help us maintain a safe work environment as we navigate these uncertain times.

10:30

DEPARTMENT OF COMMUNITY HEALTH

a) **Action Agenda Items:**

- 1) Proposal 2020 12-28 DCH
Approval of 2021 funding
allocation for the Behavioral
Health Funds

b) COVID-19 update and miscellaneous

10:45

HUMAN RESOURCES/RISK MANAGER

Shelly Peters

- a) Department update and miscellaneous
- b) **Active Agenda Items:**
 - 1) Possible discussion/decision re: any pending claims against the County

- a) **Public Hearing:**
 - 1) To consider the proposal by Walla Walla County to amend Walla Walla County Code Chapter 17.28 – Development Standards – Signs; Chapter 17.08 – Definitions; and Chapter 17.16 permitted uses to establish development standards for electronic message center signs to be located within the public reserve zoning district and within other zoning districts in limited cases
- b) Discussion and possible action/direction from the board regarding above
- c) **Consent Agenda Items:**
 - 1) Resolution _____ - Approving Amended Agreement for Professional Services with LDC, Inc.
- d) Presentation of the County Planning Commission's recommendations for the 2020 final docket of County Comprehensive Plan and Development Regulations amendments
- e) Board discussion and possible action to approve the 2020 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.)
- f) Department update and miscellaneous



Walla Walla County Community Development Department

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

To: Board of County Commissioners
From: Lauren Prentice, Director
Date Prepared: December 23, 2020
Agenda Date: December 28, 2020
RE: **Public Hearing – Electronic Message Center Sign Code Amendments**
Proposal by Walla Walla County to amend Walla Walla County Code (WWCC)
Chapter 17.28, Development Standards – Signs; WWCC Chapter 17.16 –
Permitted Uses; and WWCC Chapter 17.08, Definitions. **Docket No. ZCA20-002**

Background and Summary of Proposed Amendments

The proposed amendments would establish a new definition for electronic message center signs and make these signs an allowed use in the Public Reserve zoning district and a conditional (allowed) use in a few rural zoning districts for certain public/civic uses. The proposed amendments to Chapter 17.28 would also establish size and location standards for these types of signs. See Staff Report dated December 14, 2020 (Attachment B) for more background and analysis, and Attachment A to review the final recommended amendment language.

Community Development Department staff held an informational public meeting on Monday, December 14, at 4:00 PM via Cisco Webex. No members of the public attended this meeting.

A comment letter was submitted by the Washington State Department of Transportation (WSDOT) regarding the proposed sign code amendments (see Attachment C). This letter explains that signs that are visible to the State Highway System must comply with certain State regulations, specifically the Scenic Vistas Act of 1971 (RCW 47.42 and WAC 468-66). Within Walla Walla County, only US-12 outside incorporated city limits is classified as a scenic highway. There is very little land in the County zoned Public Reserve adjacent to US-12 outside of the McNary area. Our current building permit review process for sign permit applications adjacent to State highways includes notification of WSDOT. If the amendments are adopted, we would also provide an opportunity for WSDOT to review electronic message center sign permit applications. It is very unlikely that the County would see a proposal for an electronic message center sign adjacent to US-12, but if we did, we would catch it through the permitting process and coordinate with WSDOT.

Planning Commission Public Hearing

On December 14, 2020 the County Planning Commission held a public hearing to receive comment on this proposal. One member of the general public, Mike Charlo, a representative of the Fair Board, spoke at the public hearing. Mr. Charlo recommended approval of the amendments in his written and verbal testimony (Attachment D) and recommended a revision to the proposed language to remove the drafted restriction on these types of signs displaying motion. The Planning Commission's recommendation reflected the change proposed by Mr. Charlo.

Planning Commission Recommendation

The Planning Commission unanimously (7-0) recommended approval of the proposed amendments with one modification which is reflected in the new version of the proposed amendments in Attachment A.

Sample Motion

"I move that the Walla Walla County Board of Commissioners concur with the findings of fact and conclusions of law in docket number ZCA20-002 and approve the recommended amendments to Title 17 and request that the Community Development Department and Prosecuting Attorney prepare an ordinance for approval."

Attachments

- A. Proposed Amendments
- B. December 14, 2020 Planning Commission Final Docket Public Hearing Staff Report with attachments
- C. Comments from the Washington State Department of Transportation (DOT) dated December 18, 2020
- D. Comments from Mike Charlo, dated December 10, 2020
- E. Notice of Public Hearing and Certificate of Notification

Chapter 17.08 - Definitions.

Add the following definition to Chapter 17.08

“Electronic message center sign” means an electrically activated changeable copy sign having variable message and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. Electronic message center signs typically use light emitting diodes (LEDs) or liquid crystal display (LCD) as a lighting source.

Chapter 17.28 – Development Standards – Signs

17.28.005 - Purpose.

The purpose of this chapter is to enhance the visual environment of the county by regulating the location size and appearance of signs and outdoor advertising.

17.28.010 - Sign standards.

A. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness will not be a nuisance to surrounding areas. Any externally illuminated sign shall be oriented away from the surrounding residences, and away from streets.

B. Signs projecting over an internal sidewalk or vehicular traffic area shall be at least eight feet above internal walkways and at least sixteen feet above any area used for vehicular traffic.

C. Signs are permitted in all zoning districts except for residential districts.

17.28.020 - Temporary signs.

Signage for temporary events is allowed for a period not to exceed three days unless documentation is provided that the temporary event exceeds three days. In no case shall temporary signage be allowed for a period exceeding thirty days annually.

17.28.030 - Outdoor advertising display.

Outdoor advertising displays are permitted in all zones, except residential districts.

17.28.040 - Billboards.

A. Billboards are allowed in industrial, primary agriculture and agriculture residential zones.

B. Billboards along state routes are subject to permitting regulation by Washington State Department of Transportation.

C. Billboards along state scenic/historical routes, outside of the jurisdiction of the Washington State Department of Transportation will be regulated for compatibility with the scenic/historical nature of the route.

17.28.050 - Sign setbacks.

A setback minimum of one foot from the leading edge of the sign to the street right-of-way line, or fifteen feet from the edge of the traveled way, whichever is greater, is required. In no

case will signs be allowed to be placed in a location or manner that violates sight distance, clear view triangle or clear zone requirements as defined in Walla Walla County Code Title 12 and/or Chapter 3.4 of the Walla Walla County Road Design Standards, as determined by the county engineer.

17.28.060 - Sign height.

A. For industrial districts a maximum of eighty feet, measured from average grade to the highest point on the sign, is allowed.

B. For commercial and Public Reserve districts a maximum of fifty feet, measured from average grade to the highest point on the sign, is allowed.

C. For all other districts, a maximum of thirty-five feet, measured from the average grade to the highest point on the sign, is allowed.

17.28.090 - Prohibited signs.

A. The following signs are prohibited:

1. Signs on any vehicle or trailer that is parked on public or private property and visible from a public right-of-way for the purpose of circumventing the provisions of this chapter. This provision shall not prohibit signs that are painted on or magnetically attached to any vehicle operating in the normal course of business;

2. Signs that purport to be, are an imitation of, or resemble an official traffic sign or signal, could cause confusion with any official signs, or which obstruct the visibility of any traffic/street sign or signal;

3. Signs attached to utility, street light, and traffic control standard poles;

4. Signs attached to trees or rocks;

5. Swinging projecting signs;

6. Signs, together with their supports, braces, guys and anchors that are not maintained in a neat, clean and attractive condition, free from rust, corrosion, peeling paint or other surface deterioration;

7. Abandoned signs;

8. Flashing, blinking or fluttering parts of signs;

9. Signs that are unsafe or hazardous;

10. Signs on doors, windows, or fire escapes that restrict free ingress or egress;

~~11. Unique signs unless specifically approved by the regional planning director when deemed necessary. Approval of the sign is based on the effect of the proposed sign not contributing to a cluttered, confusing or unsafe condition, or would not be in conflict with the character of the zoning district;~~

~~11~~12. Signs on public property without prior approval;

~~12~~13. Searchlights or beacons;

~~13~~14. ~~Changing message centers;~~

~~14~~15. Any other sign not meeting the provisions of this chapter.

Add new section to Chapter 17.08 for electronic message signs

17.28.100 – Electronic Message Center Signs

- A. Electronic message center signs shall comply with this Chapter.
- B. Size. One double-faced electronic message sign is permitted per street frontage and shall be 1/2 square foot per foot of street frontage, up to a maximum of 150 square feet per face.
- C. Setbacks. Signs shall meet all setback and sight distance requirements as required in Section 17.25.050.
- D. Signs located adjacent to or across the street from residential zones shall not operate between the hours of 10:00 p.m. and 6:00 a.m.
- E. Signs shall be located on the same site as the use for which it is associated.
- F. Information on the sign shall only include alphanumeric characters, punctuation, static images, graphics, logos and symbols.
- G. All displays shall be static messages only. No video, scrolling, streaming, flashing, or trailing content, animations, or similar displays are permitted.
- H. The change from one message to another shall be no more frequent than once every 8 seconds when along major arterials and 20 seconds along all other roadways, unless otherwise specified by the Director or Hearing Examiner.
- I. Electronic message signs shall be equipped with a mechanism that automatically adjusts the brightness in response to ambient conditions and equipped with a means to immediately turn off the display if it malfunctions or is not complying with the regulations in this Section. Manual override function shall be accessible to emergency responders.
- J. When an electronic message center sign is proposed adjacent to a Washington State Department of Transportation (WSDOT) right-of-way, the County shall request comment from the agency.

Chapter 17.16 – Permitted Uses

Amend Permitted Uses Table, WWCC 17.16.014

Government/General Services Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture

ZCA20-002 Proposed Sign Code Amendments – Electronic Message Center Signs

EA = Exclusive Agriculture
GA = General Agriculture-20
AR = Agriculture Residential-10
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential
RD-CI = Rural Development-Commercial/Industrial
RFC = Rural Farmworker Community
RAC = Rural Activity Center

Zone																			
Resource				Rural								Urban Residential				Misc.			
PA - 40	EA - 12 0	GA - 20	AR - 10	RR - 40	RR - 20	RA - 10	RA - 5	RRM C- 5	RR - 2	RR - 5	R - 9 6	R - 7 2	R - 6 0	R M	RD - R	RD - Cl	RF C	RA C	
Specific Use																			
* <u>Electronic message center sign</u>																		<u>C</u> (6)	<u>C</u> (6)

Government/General Services Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial
CG = General Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

	Zone										
	Industrial and Commercial									Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR	
SPECIFIC USE											
* <u>Electronic message center sign</u>											<u>P</u>

C. Government/General Services Land Uses—Development Conditions.

6. Allowed only at schools and fire stations.

December 18, 2020

Walla Walla County
Community Development Department
310 W. Poplar Street, Suite 200
Walla Walla, WA 99362

Attention: Lauren Prentice, Director

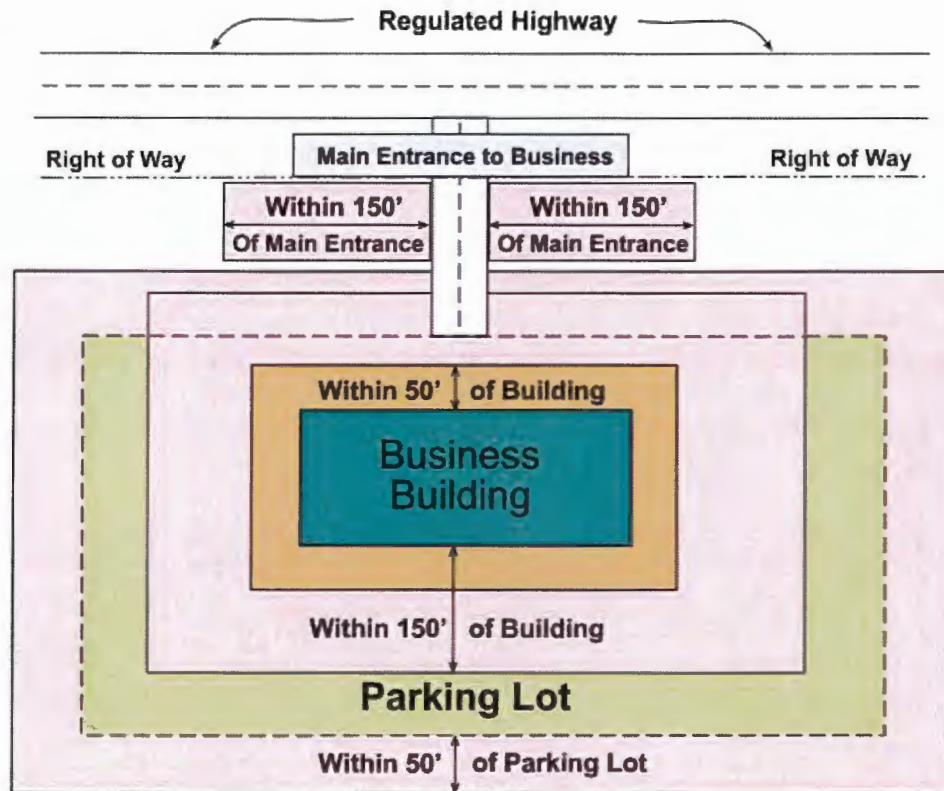
Subject: Walla Walla County 2020 Sign Code Amendments
ZCA20-002 – Amend WWCC Chapter 17.28, 17.16 & 17.08

We have reviewed the proposed Sign Code Amendments and have the following comments.

There are state criteria for signs that may be visible to the state highway system. They will need to comply with the state Scenic Vistas Act of 1971 (RCW 47.42 and WAC 468-66).

On-premises advertising signs have some size limitations under WAC 468-66-050(3). Signs along Scenic Routes (listed on page 3) located within 50 feet of a building have no size limitation under the WAC, while signs more than 50 feet from the building up to a maximum of 150 feet away (or 50 feet from a parking or storage area) are limited to 150 square feet in size. For section 17.28.060, WSDOT does regulate the height of the sign face in relation the overall square footage, but not the overall height of the sign. See the diagram on the next page to illustrate the on-premises sign rules. On-premises signs along Primary Highways (listed on page 3) within incorporated cities and towns or zoned commercial/industrial parcels are not regulated in regards to size per WAC 468-66-050(3)(h).

Appendix E *Type 3(a) Sign Location Map*



- One Sign per Direction of Travel - Maximum 150 Sq. Ft.
- Signs Not Regulated by Scenic Vistas Act

Not to Scale - Dimensions are typical

Type 3(a) Sign Location Map
 WAC 468-66-050(3)(e) & (f)

The regulated highways in Walla Walla County are listed by Type (Interstate, Primary and Scenic) below.

Interstate Highways:

- none

Primary Highways:

- SR 124
- SR 125 south of the junction with SR 125 Spur
- US 12 within incorporated city limits
- US 730
- US 730 Spur

Scenic Highways:

- US 12 outside incorporated city limits

Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for any questions on WSDOT sign requirements. He can be reached at (360) 705-7282 or OutdoorAdvertisingControl@wsdot.wa.gov.

Thank you for the opportunity to review and comment on the proposed sign code amendments. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: Kara Shute, WSDOT Area 3 Maintenance Superintendent
Larry Batterton, WSDOT Area 4 Maintenance Superintendent
Trevor McCain, WSDOT Headquarters Traffic Operations

Lauren Prentice

From: Lauren Prentice
Sent: Thursday, December 10, 2020 9:53 PM
To: mcharlo@charter.net
Subject: RE: Reader board project

Mike -

Thank you for following up. I will make sure that this suggestion/option gets in front of the Planning Commission.

Lauren

-----Original Message-----


From: mcharlo@charter.net <mcharlo@charter.net>
Sent: Thursday, December 10, 2020 4:50 PM
To: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Subject: Reader board project

Hi Lauren, in looking at other reader boards since our discussion, I think that the ability to have displays with motion is quite important to have. Along with the American flag waving, we might want a cowboy on a bucking horse, or other Fair related ads. Pepsi Cola might want an ad with their logo moving across the screen. I just saw one with snowflakes falling.

I hope that you can include the option of displays with motion in the new code.

Thanks,
Mike

Sent from my iPhone



Walla Walla County Community Development Department

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

To: Walla Walla County Planning Commission

From: Lauren Prentice, Director
Don Sims, Associate Planner

Meeting Date: December 14, 2020

RE: **Public Hearing Agenda Item No. 2** – Proposal by Walla Walla County to amend WWCC Chapter 17.28, Development Standards – Signs; WWCC Chapter 17.16 – Permitted Uses; and WWCC Chapter 17.08, Definitions.
Docket No. ZCA20-002

Background

Some changes have been made to the proposed language since the Planning Commission reviewed the draft amendments in October. The changes were made after reviewing the proposed amendments with legal staff.

The proposed amendment would primarily affect land in the Public Reserve land use designation from the Comprehensive Plan. Lands currently under this zoning designation include the Fairgrounds, schools, fire stations, a cemetery, and area around McNary Wildlife Refuge in Burbank. As drafted, the amendments would also enable this type of signage to be used by similar rural uses.

Attachments

- A. Development Regulations Amendment Process – Walla Walla County Code Section 14.15.070 – Final docket – review and recommendation
- B. Proposed amendments dated December 4, 2020

Staff Recommendation

If the Planning Commission finds that the proposed amendments are consistent with the criteria in WWCC 14.15.070(D)(3), staff would recommend that the Planning Commission forward a recommendation for approval to the Board of County Commissioners.

A short list of options for Planning Commission consideration has been compiled by staff.

Option 1, Approval as presented

Recommend approval of the proposed amendments as shown in Attachment B.

Option 2, Denial

Recommend that the proposed amendments not be adopted by the Board of County Commissioners.

Option 3, Approval with modifications

Recommend approval of the proposed amendments with modifications.

Sample Motions

The following sample motions correspond to the options listed above. Option 3 is incomplete; the Planning Commission would need to identify recommended modifications.

Option 1, Approval as presented

"I move that the Planning Commission concur with the findings of fact and conclusions of law for Option 1 in the December 14, 2020 Staff Report for proposal ZCA20-002 and recommend to the Board of County Commissioners that the amendments be approved as presented."

Option 2, Denial

"I move that the Planning Commission concur with the findings of fact and conclusions of law for Option 2 in the December 14, 2020 Staff Report for application ZCA20-002 and recommend to the Board of County Commissioners that proposed amendments are not adopted."

Option 3, Approval with modifications

"I move that the Planning Commission concur with the findings of fact and conclusions of law for Option 3 in the December 14, 2020 Staff Report for proposal ZCA20-002 and recommend to the Board of County Commissioners that the amendments be approved with the following changes: [LIST CHANGES]."

Analysis and Summary of the Proposal

The proposal includes two amendments To Walla Walla County Code, to Chapter 17.08 and Chapter 17.25. It will add a definition for 'Electronic Changing Message Center Sign' to Chapter 17.08 and amend Chapter 17.25 to increase height limits for signs in the Public Reserve zoning district and add a section with standards for these types of signs. The revised draft also amends WWCC 17.16.014 to identify where these signs would be permitted.

Development Regulations Review Criteria for Preliminary Docket

Below is WWCC Sections 14.15.060C and 14.15.060D(3) which lists the criteria the Community Development Department and Planning Commission shall base their recommendations.

- **Criteria:** The amendment is consistent with the comprehensive plan; and
Staff Discussion: The application will allow for a bigger sign to be placed at the Fairgrounds. The proposal is consistent with and supported by the Comprehensive Plan, which describes Public Reserve designation as, "...lands that are devoted to uses such as recreation areas; federal and state habitat areas; government use areas; cemeteries; public and private rights-of-way; institutions such as schools; public services such as fire and police stations." The Comprehensive Plan doesn't include any specific goals or policies which prohibit the use of this type of signage.
- **Criteria:** The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
Staff Discussion: The proposed changes in sign code is consistent with the purpose statement in the County Code for the Public Reserve zoning district (WWCC 17.12.040). In rural areas, these amendments would enable schools and fire stations to be able to do the same if the conditional use permit criteria are met.

O. Public Reserve District. This district is intended for open space uses such as parks, playgrounds, federal and state wildlife habitats, and greenbelts; public facilities such

as schools, fire stations, and recreation centers; low intensity public cultural facilities; and limited low intensity general service uses such as utilities, cemeteries and mausoleums.

The proposed changes in zoning will allow the Fairgrounds and other public/civic uses to better advertise upcoming activities or events or provide public information.

- Criteria: The amendment is appropriate for consideration at this time.
Staff Discussion: The application was initiated by the Board of County Commissioners as a result of a project that the Walla Walla County Fairgrounds has proposed and is funded.

Recommended Findings of Fact

In making a recommendation regarding application placement on the Final Docket, the Planning Commission should be prepared to make findings of fact which would be included in the Planning Commission Resolution.

1. On October 7, 2020, the Planning Commission held a public workshop to review and discuss the proposal.
2. On December 2, 2020, a Notice of Informational Public Meeting and Public Hearing was posted on the Community Development Department website.
3. On December 2, 2020, a Notice of Informational Public Meeting and Public Hearing was published in the Walla Walla Union Bulletin.
4. On December 14, 2020 an Informational Public Meeting was held by Community Development Department staff.
5. On December 14, 2020 a public hearing was held by the Planning Commission.

Recommended Conclusion of Law

Staff has drafted some sample Conclusions of Law for the Planning Commission to consider. The Planning Commission's conclusions are expected to differ depending on the final recommendation. The Planning Commission's conclusions will be incorporated into the final Planning Commission resolution that would be signed by the Chairman after the recommendation is made.

Option 1. Approval as presented

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.15.070(D)(3) and the Planning Commission concludes that the proposed amendments are consistent with the Walla Walla County Comprehensive Plan; meet a definable public need; and are in the long-term interest of the county.

Option 2. Denial

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.15.070(D)(3) and the Planning Commission concludes that the proposed amendments DO NOT meet all three of the criteria.

Option 3. Approval with modifications

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.15.070(D)(3) and the Planning Commission concludes that with modifications, the proposed amendments would be consistent with the Walla Walla County Comprehensive Plan; meet a definable public need; and are in the long-term interest of the county.

ATTACHMENT A
Development Regulations Amendment Process

14.15.070 - Final docket—Review and recommendation.

- A. **Required Information.** The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:
 - 1. Docket number; and
 - 2. Name and address of the person or agency proposing the amendment; and
 - 3. Summary of the proposed amendment; and
 - 4. Date of application; and
 - 5. Address or section, township and range of the location of the amendment, if applicable.
- B. **Available for Public Review.** The community development department shall keep the preliminary docket available for public review during normal business hours.
- C. **Community Development Department Review.** After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending which proposed amendments should be placed on the final docket. The staff report shall address the following criteria:
 - 1. The amendment is consistent with the comprehensive plan; and
 - 2. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
 - 3. The amendment is appropriate for consideration at this time.
- D. **Planning Commission Review.** 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 following criteria:
 - a. The amendment is consistent with the comprehensive plan; and
 - 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.
- E. **Board of County Commissioner's Decision—Adoption of Final Docket.**
 - 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 14.15.030

Chapter 17.08 - Definitions.

Add the following definition to Chapter 17.08

“Electronic message center sign” means an electrically activated changeable copy sign having variable message and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. Electronic message center signs typically use light emitting diodes (LEDs) or liquid crystal display (LCD) as a lighting source.

Chapter 17.28 – Development Standards – Signs

17.28.005 - Purpose.

The purpose of this chapter is to enhance the visual environment of the county by regulating the location size and appearance of signs and outdoor advertising.

17.28.010 - Sign standards.

A. The light from any illuminated sign shall be so shaded, shielded or directed that the light intensity or brightness will not be a nuisance to surrounding areas. Any externally illuminated sign shall be oriented away from the surrounding residences, and away from streets.

B. Signs projecting over an internal sidewalk or vehicular traffic area shall be at least eight feet above internal walkways and at least sixteen feet above any area used for vehicular traffic.

C. Signs are permitted in all zoning districts except for residential districts.

17.28.020 - Temporary signs.

Signage for temporary events is allowed for a period not to exceed three days unless documentation is provided that the temporary event exceeds three days. In no case shall temporary signage be allowed for a period exceeding thirty days annually.

17.28.030 - Outdoor advertising display.

Outdoor advertising displays are permitted in all zones, except residential districts.

17.28.040 - Billboards.

A. Billboards are allowed in industrial, primary agriculture and agriculture residential zones.

B. Billboards along state routes are subject to permitting regulation by Washington State Department of Transportation.

C. Billboards along state scenic/historical routes, outside of the jurisdiction of the Washington State Department of Transportation will be regulated for compatibility with the scenic/historical nature of the route.

17.28.050 - Sign setbacks.

A setback minimum of one foot from the leading edge of the sign to the street right-of-way line, or fifteen feet from the edge of the traveled way, whichever is greater, is required. In no

case will signs be allowed to be placed in a location or manner that violates sight distance, clear view triangle or clear zone requirements as defined in Walla Walla County Code Title 12 and/or Chapter 3.4 of the Walla Walla County Road Design Standards, as determined by the county engineer.

17.28.060 - Sign height.

A. For industrial districts a maximum of eighty feet, measured from average grade to the highest point on the sign, is allowed.

B. For commercial and Public Reserve districts a maximum of fifty feet, measured from average grade to the highest point on the sign, is allowed.

C. For all other districts, a maximum of thirty-five feet, measured from the average grade to the highest point on the sign, is allowed.

17.28.090 - Prohibited signs.

A. The following signs are prohibited:

1. Signs on any vehicle or trailer that is parked on public or private property and visible from a public right-of-way for the purpose of circumventing the provisions of this chapter. This provision shall not prohibit signs that are painted on or magnetically attached to any vehicle operating in the normal course of business;

2. Signs that purport to be, are an imitation of, or resemble an official traffic sign or signal, could cause confusion with any official signs, or which obstruct the visibility of any traffic/street sign or signal;

3. Signs attached to utility, street light, and traffic control standard poles;

4. Signs attached to trees or rocks;

5. Swinging projecting signs;

6. Signs, together with their supports, braces, guys and anchors that are not maintained in a neat, clean and attractive condition, free from rust, corrosion, peeling paint or other surface deterioration;

7. Abandoned signs;

8. Flashing, blinking or fluttering parts of signs;

9. Signs that are unsafe or hazardous;

10. Signs on doors, windows, or fire escapes that restrict free ingress or egress;

~~11. Unique signs unless specifically approved by the regional planning director when deemed necessary. Approval of the sign is based on the effect of the proposed sign not contributing to a cluttered, confusing or unsafe condition, or would not be in conflict with the character of the zoning district;~~

~~11~~2. Signs on public property without prior approval;

~~12~~3. Searchlights or beacons;

~~13~~4. ~~Changing message centers;~~ Electronic message center signs which display motion or flashing as part of the sign;

~~14~~5. Any other sign not meeting the provisions of this chapter.

Add new section to Chapter 17.08 for electronic message signs

17.28.100 – Electronic Message Center Signs

- A. Electronic message center signs shall comply with this Chapter.
- B. Size. One double-faced electronic message sign is permitted per street frontage and shall be 1/2 square foot per foot of street frontage, up to a maximum of 150 square feet per face.
- C. Setbacks. Signs shall meet all setback and sight distance requirements as required in Section 17.25.050.
- D. Signs located adjacent to or across the street from residential zones shall not operate between the hours of 10:00 p.m. and 6:00 a.m.
- E. Signs shall be located on the same site as the use for which it is associated.
- F. Information on the sign shall only include alphanumeric characters, punctuation, static images, graphics, logos and symbols.
- G. All displays shall be static messages only. No video, scrolling, streaming, flashing, or trailing content, animations, or similar displays are permitted.
- H. The change from one message to another shall be no more frequent than once every 8 seconds when along major arterials and 20 seconds along all other roadways, unless otherwise specified by the Director or Hearing Examiner.
- I. Electronic message signs shall be equipped with a mechanism that automatically adjusts the brightness in response to ambient conditions and equipped with a means to immediately turn off the display if it malfunctions or is not complying with the regulations in this Section. Manual override function shall be accessible to emergency responders.
- J. When an electronic message center sign is proposed adjacent to a Washington State Department of Transportation (WSDOT) right-of-way, the County shall request comment from the agency.

Chapter 17.16 – Permitted Uses

Amend Permitted Uses Table, WWCC 17.16.014

Government/General Services Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture

ZCA20-002 Proposed Sign Code Amendments – Electronic Message Center Signs

EA = Exclusive Agriculture
GA = General Agriculture-20
AR = Agriculture Residential-10
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential
RD-CI = Rural Development-Commercial/Industrial
RFC = Rural Farmworker Community
RAC = Rural Activity Center

	Zone																		
	Resource			Rural								Urban Residential				Misc.			
	PA - 40	EA - 12 0	GA - 20	AR - 10	RR - 40	RR - 20	RA - 10	RA - 5	RRM C- 5	RR - 2	RR - 5	R - 9 6	R - 7 2	R - 6 0	R M	RD - R	RD - CI	RF C	RA C
Specific Use																			
<u>*Electro nic messag e center sign</u>																		<u>C (6)</u>	<u>C (6)</u>

Government/General Services Land Uses

Key
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
IA-M = Industrial Agriculture Mixed
IA-H = Industrial Agriculture Heavy
HI = Heavy Industrial
LI = Light Industrial
I/BP = Industrial/Business Park
NC = Neighborhood Commercial
CG = General Commercial
BC = Burbank Commercial
BR = Burbank Residential
PR = Public Reserve

	Zone									
	Industrial and Commercial								Misc.	
	IA-M	IA-H	HI	LI	I/BP	NC	CG	BC	BR	PR
SPECIFIC USE										
* <u>Electronic message center sign</u>										<u>P</u>

C. Government/General Services Land Uses—Development Conditions.

6. Allowed only at schools and fire stations.



Walla Walla County Community Development Department

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

Certificate of Notification

File Number: ZCA20-002

Site Address: Unincorporated County

Type of Notice: Notice of Public Hearing BOCC – 12/28/2020

Proof of Publishing

I certify under penalty of perjury under the laws of the State of Washington that the content of the above form of notice was

- ☒ Published in the official gazette (Union Bulletin) on: 12/18/2020
- ☒ Published in a paper(s) of general circulation (Tri-City Herald) on: 12/17/2020
- ☒ Published in a paper(s) of general circulation (Waitsburg Times) on: 12/17/2020
- ☒ Published on the CDD website on the following date: 12/15/2020

Lauren Prentice
Printed Name


Signature

12/23/2020
Date



NOTICE OF WALLA WALLA COUNTY BOARD OF COUNTY COMMISSIONERS (BOCC) PUBLIC HEARING (VIRTUAL)

Notice is hereby given that the Board of County Commissioners will hold a virtual public hearing at 11:00 AM (or as close thereto as possible) on Monday, December 28, 2020, via Cisco WebEx to receive public testimony and consider the following amendment proposal.

ZCA20-002 – Electronic Changing Message Center Sign Code Amendments. Amend Walla Walla County Code (WWCC) Chapter 17-28, Development Standards - Signs, and WWCC Chapter 17.08, Definitions. The proposed code amendments would add a definition for 'Electronic Changing Message Center Sign' to Chapter 17.08 and amend Chapter 17.25 to increase height limits for signs in some zones and add a section with standards for these types of signs to be allowed in some zoning districts, primarily for public uses.

The Planning Commission, following a public hearing on December 14, recommended approval of the proposed amendments. The process for review and recommendation of the final docket is described in Walla Walla County Code (WWCC) Section 14.15.070 which outlines the criteria for consideration.

Remote public participation and testimony will be allowed via Cisco Webex and telephone. Limited participation and testimony at a remote location is available for those who are unable to testify by Cisco Webex or telephone by contacting the Clerk of the Board at 509-524-2505 in advance of the hearing.

Written comments regarding the above applications may be submitted prior to and at the hearing on December 28, 2020 for BOCC consideration. This is the final opportunity to comment; written comments cannot be accepted after the public hearing is closed on December 28.

Written testimony, which will be made part of the record, may be sent by regular mail to:

Walla Walla County Commissioners
P.O. Box 1506
Walla Walla, WA 99362

Public Comments sent by email to the Community Development Department will be provided to the BOCC: send email to commdev@co.walla-walla.wa.us.

PUBLIC HEARING INFORMATION

Monday December 28, 2020, at 11:00 AM (or as close thereto as possible)

Location: Due to the Governor's COVID-19 **this hearing will be held virtually.**

Cisco Webex Meeting Link:

<https://wwco.webex.com/wwco/j.php?MTID=m6ef6c0710e4eb57be4e10ce0cc827a38>

Call in 1-408-418-9388 | Access code: 146 784 0290

A staff report will be available approximately one week prior to the hearing.

FOR MORE INFORMATION: For more information regarding this meeting, please contact Lauren Prentice, Director, at 509-524-2620 or commdev@co.walla-walla.wa.us.

Walla Walla County complies with ADA; reasonable accommodation provided with 3-days notice.

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF SIGNING AN
AMENDED AGREEMENT FOR
PROFESSIONAL SERVICES WITH
LDC, INC.

}

RESOLUTION NO. **20**

WHEREAS, Walla Walla County Department of Community Development has an agreement with LDC, Inc. for On-call professional planning services that are required for various County current and long-range planning projects, as well as project permit processing; and

WHEREAS, Lauren Prentice, County Community Development Department Director has advised that there is a need to amend the contract with LDC, Inc. to extend the contract for 2021 and is covered under the department's budget to assist with workload, staffing and planning priorities; and

WHEREAS, said agreement and amendment benefits the Community Development Department and the citizens of Walla Walla County; and

WHEREAS, the County Prosecuting Attorney has reviewed said amended agreement; now therefore

BE IT HEREBY RESOLVED by this Board of Walla Walla County Commissioners they do hereby approve said agreement and the Chair of the Board shall sign the same in the name of the Board.

*Passed this 28th day of **December, 2020** by Board members as follows: Present or Participating via other means, and by the following vote: Aye Nay Abstained Absent.*

Attest:

Diane L. Harris, Clerk of the Board

Gregory A. Tompkins, Chairman, District 3

James K. Johnson, Commissioner, District 1

Todd L. Kimball, Commissioner, District 2

*Constituting the Board of County Commissioners
of Walla Walla County, Washington*



Walla Walla County Community Development Department

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

To: Board of County Commissioners
From: Lauren Prentice, Director
Date Prepared: December 22, 2020
Agenda Date: December 28, 2020
RE: Proposed Contract Amendment for On-call Professional Planning Services with LDC, Inc.

Intent

Approval of a contract amendment between Walla Walla County and LDC, Inc. for on-call land use planning services to be provided as requested by the Community Development Department or the Board of County Commissioners: extend professional services agreement for on-call planning professional services in 2021 (amount not to exceed \$50,000).

Attachments

1. Proposed contract amendment, signed by LDC

Background

In November 2019, the County entered a contract for on-call planning services with LDC through the end of 2020. This year LDC has assisted with a variety of tasks and projects: assisting planning staff in processing land use permits, electronic message center sign amendments, and the Burbank residential density review.

Policy Impact

This contract with LDC assists the County in complying with existing County and State policies and laws. LDC is be able to supplement the expertise of our in-house planning staff, fill in when there are staff vacancies, and provide support in the event of larger project applications or increased permit workload. Having a contract in place for on-call professional planning services is a key tool for the Department; they can fill in as needed and help us provide applicants with a timely and predictable review process as well as assist on long-range planning projects.

Cost and Source of Funding

The proposed increase to \$50,000 is covered by the proposed 2021 CDD budget, which includes an appropriation of \$55,000 for Professional Services.

Submitted by:

Lauren Prentice, Director
Community Development Department

Disposition:

☐ Approved
☐ Approved with modifications
☐ Needs follow up information
☐ Denied

BOCC Chairman

Date

**AMENDED AGREEMENT
for
PROFESSIONAL SERVICES**

THE AGREEMENT FOR PROFESSIONAL SERVICES ("Agreement") dated November 6, 2019 by and between LDC, Inc. and the COUNTY OF WALLA WALLA, is amended as follows:

The contract is extended until December 31, 2021. The total compensation for 2021 shall not exceed \$50,000, unless amended.

All other terms of the November 6, 2019 Agreement remain in full force and effect.

The Parties have executed this Amended Agreement on the _____ day of December 2020.

CONSULTANT:

COUNTY:

LDC, Inc

COUNTY OF WALLA WALLA

By: 

By: _____

Name: Mark Villwock

Name: _____

Title: V.P.

Title: _____

Tax ID No. 91-2184193



Walla Walla County Community Development Department

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

To: Board of County Commissioners
From: Lauren Prentice, Director
Date Prepared: December 23, 2020
Agenda Date: December 28, 2020
RE: **Presentation of the Planning Commission's recommendation on Preliminary Docket Application (1)** Application by JB George, LLC. to amend Walla Walla County Code (WWCC) 17.16.014, Permitted Uses Table. The amendment would allow Type III Winery facilities in the Rural Residential-5 (RR-5) zoning district. **Docket No. ZCA20-001.**

Docketing Process for Annual Amendments

The purpose of the Preliminary Docket is to review the amendments based on initial criteria (shown below), staff does not complete a thorough technical analysis of the merits for each of the applications until the Final Docket.

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

There is only one non-County application on the 2020 Preliminary Docket; if the Board accepts the Planning Commission's recommendation, there will be no 2020 Final Docket. If the Board, after a public hearing, decides to move this application to the 2020 Final Docket, we can proceed with Final Docket review in January – March 2021.

Review Criteria

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.

Attachments and background materials

1. Maps provided by Applicant's representative Greg Flowers, PLS, PBS Engineering and Environmental, Inc dated December 11, 2020
2. Comments from Dorothy Knudsen dated December 3, 2020
3. December 14, 2020 Planning Commission Final Docket Public Hearing Staff Report with attachments

Summary of Proposal

The proposal by J B George, LLC. would amend Section 17.16.014 – Permitted Uses Table to make Type III Winery an allowed use in the Rural Residential 5-acre (RR-5) district via the conditional use permit process. Currently this use is only allowed in the Rural Residential Mill Creek 5-acre (RRMC-5) zoning district. Although they are both rural residential zoning districts with a 5-acre minimum lot size, there

are differences in rural character and policy between the RR-5 and RRMC-5 districts. For example, here are the purpose statements for these districts from Chapter 17.12. The RRMC-5 district purpose statement specifically states that “commercial uses appropriate for the agricultural nature of the area” may be allowed, whereas the RR-5 purpose statement does not explicitly state this. The “typical uses” listed for RR-5 in the purpose statement prioritizes small-scale farms, dispersed single-family homes, and recreation. Of course, “other uses” are allowed in the RR-5 district as well, including Type 1 and 2 Wineries and Type 1 and Type 2 Bed and Breakfasts.

RRMC-5

WWCC 17.12.040.G. “Rural Residential Mill Creek. The purpose of this district is to recognize and preserve the unique physical and visual characteristics of land and uses in the Mill Creek canyon. Uses should emphasize small scale farming, commercial uses appropriate for the agricultural nature of the area, and other uses consistent with the current rural character of the area. The minimum lot size in this district is five acres.”

RR-5

WWCC 17.12.040.H. “Rural Residential. The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.”

Planning Commission Recommendation

The Planning Commission voted 4-3, to recommend that the Board of County Commissioners not include this application on the 2020 Final Docket.

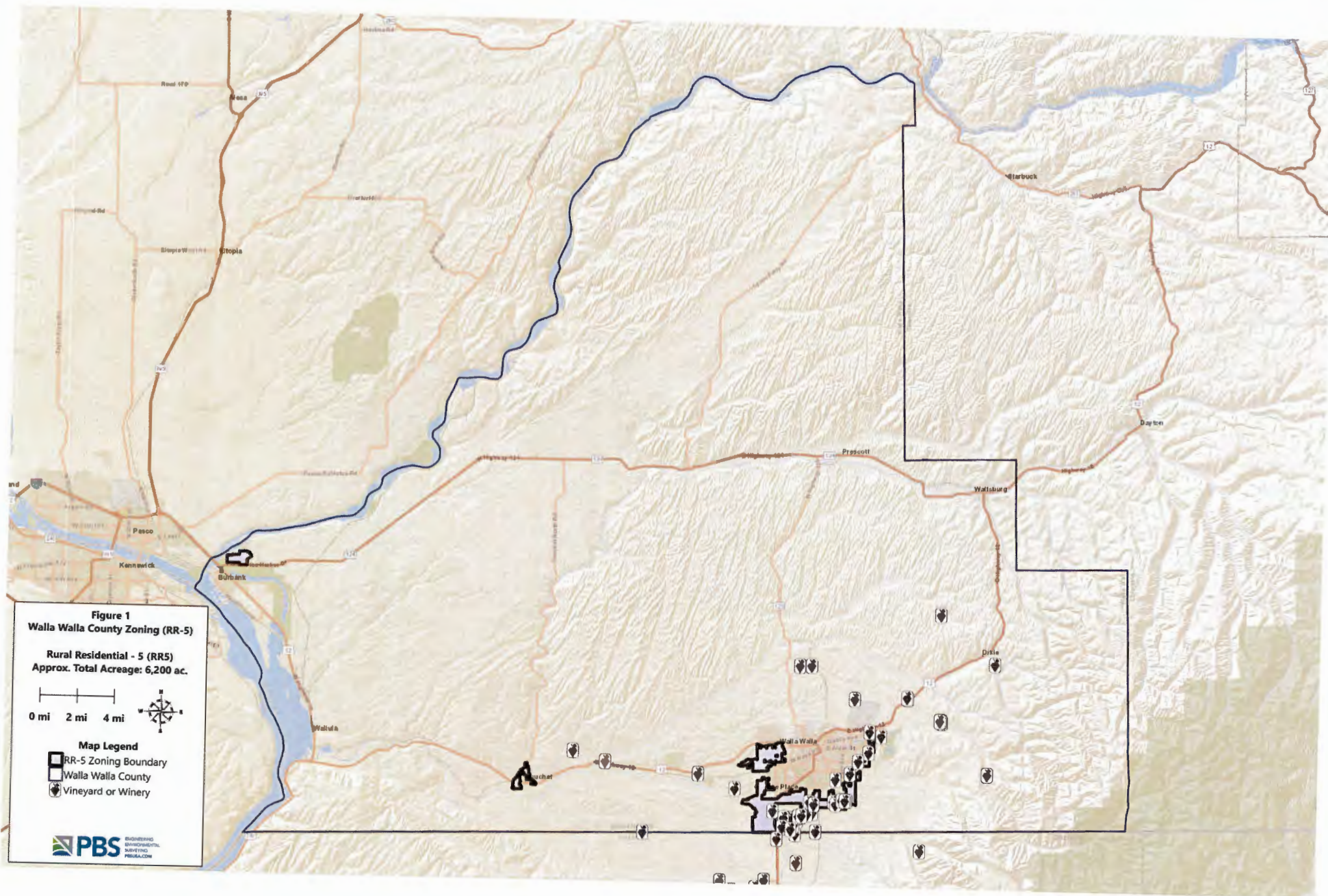
Public and Agency Comments

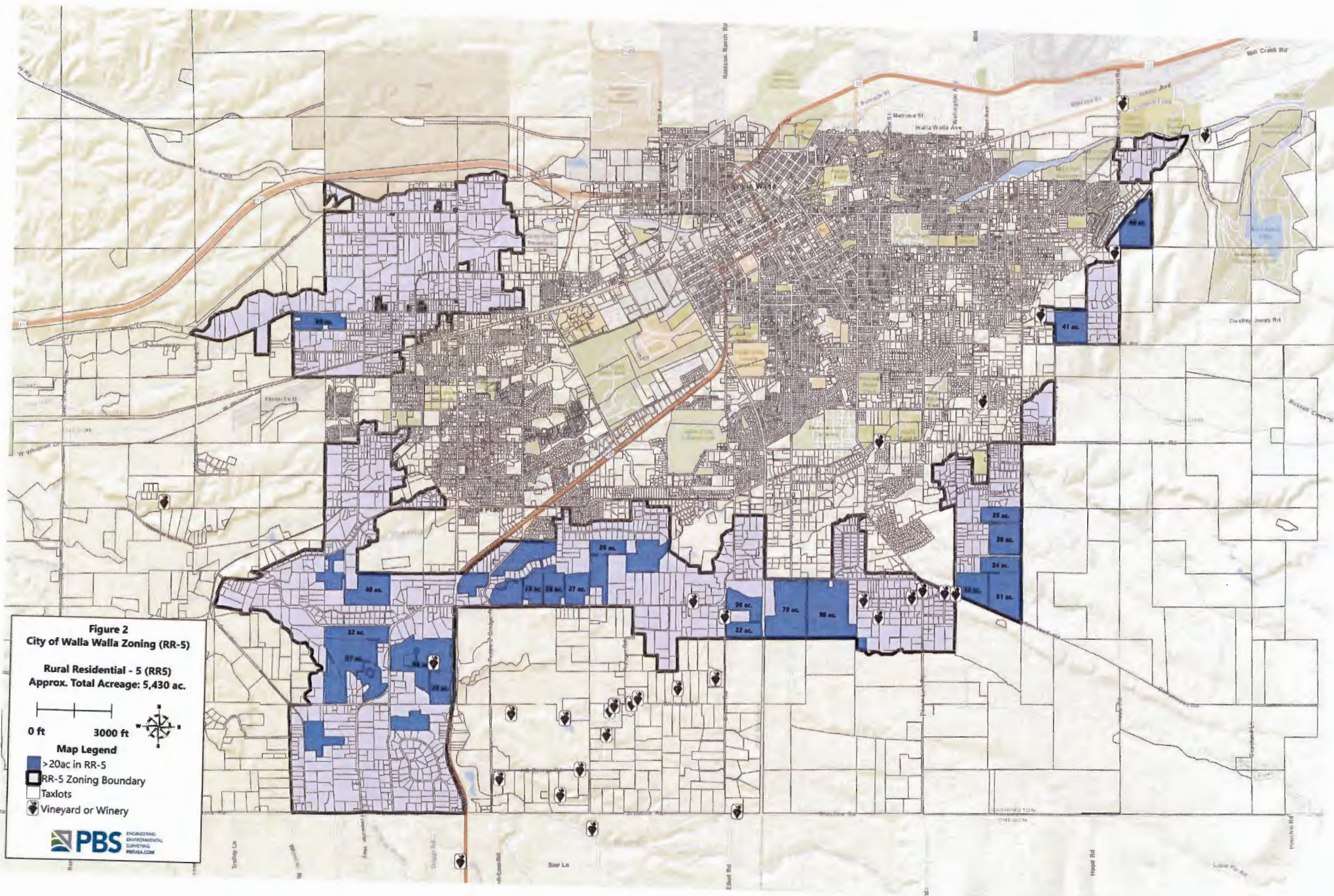
One member of the public submitted written testimony in advance of the Planning Commission meeting (see Attachment A). At the public hearing the applicant and their representative spoke. Two members of the public spoke, with one in opposition and one in support. No agency comments have been submitted; typically, local and state agencies participate in the Final Docket and SEPA review process.

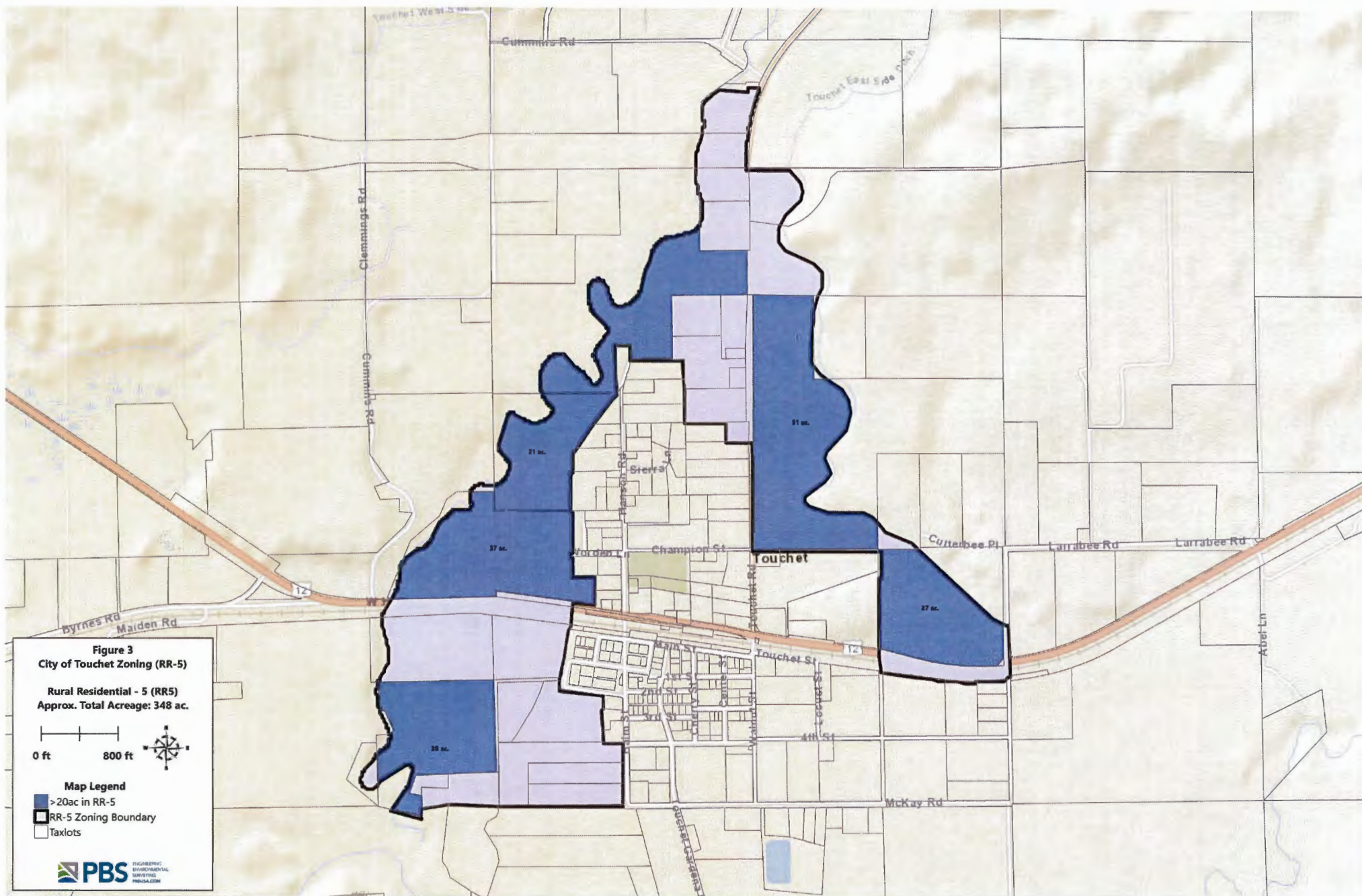
BOCC Review

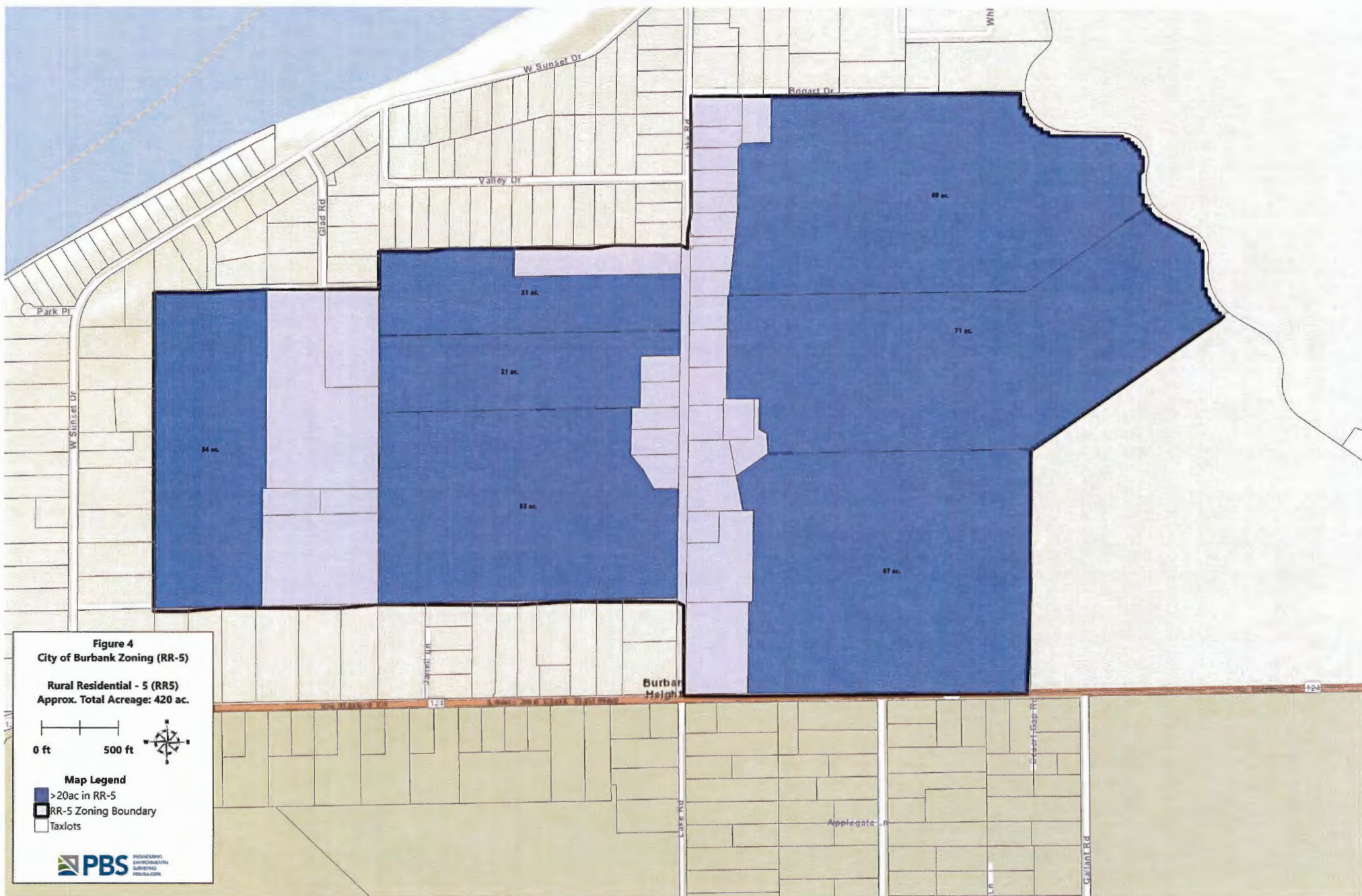
The 2020 Final Docket recommended by the Planning Commission includes no applications. Per WWCC 14.15.060.E the BOCC may adopt the planning commission's recommended final docket (containing no applications) without a public hearing.

Alternatively, if a majority of the BOCC decides that they want to consider adding application ZCA20-001 to the 2020 Final Docket, the Board must first schedule and conduct a public hearing.









Lauren Prentice

From: Community Development
Sent: Thursday, December 3, 2020 8:17 AM
To: Lauren Prentice
Subject: FW: Hotels on farmland

Thank you

FG

-----Original Message-----

From: Dorothy Knudson <dpknud@hotmail.com>
Sent: Wednesday, December 2, 2020 2:51 PM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: Hotels on farmland

I understand tonight's meeting has to do with a proposed zone change to allow hotels on rural residential land. Has a need to do this to agricultural areas been shown? Do we not have enough bed and breakfasts, hotels, and motels? Is this zone change a benefit to a few people or to the county as a whole? Why would the county want to do this? We may have as much as we need for the foreseeable future. Dorothy Knudson

Sent from my iPad



Walla Walla County Community Development Department

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

To: Walla Walla County Planning Commission

From: Lauren Prentice, Director
Don Sims, Associate Planner

Meeting Date: December 14, 2020

RE: **Public Hearing Agenda Item No. 1** – Application by JB George, LLC. to amend WWCC 17.16.014, Permitted Uses Table. The amendment would allow Type III Winery facilities in the Rural Residential-5 (RR-5) zoning district.
Docket No. ZCA20-001

Background

The application was received by the Community Development Department on March 26, 2020, during the 2020 application period. Due to workload and delays caused by the ongoing pandemic, review of legislative applications has been delayed.

Staff Conclusion

Community Development Department (CDD) staff concludes that the proposed amendments meet the Community Development Department's review criteria in Walla Walla County Code (WWCC) 14.15.060C(1-3) and can be considered for inclusion on the Final Docket.

Staff Recommendation

Staff recommends that if the Planning Commission finds that the application, docket number ZCA20-001, is consistent with WWCC 14.15.060D(3), it should be recommended to the Board of County Commissioners for inclusion into the Final Docket.

Recommended Motion

"I move that the Planning Commission concur with the findings of fact and conclusion of law in docket number ZCA20-001 and recommend to the Board of County Commissioners that the application by JB George, LLC. be included in the Final Docket."

Attachments

- A. ZCA20-001 Application and Exhibits A and B
- B. Development Regulations Amendment Process – Walla Walla County (WWCC) Code Section 14.15.060 – Preliminary docket – Adoption of final docket
- C. WWCC Chapter 17.22 – Development Standards – Wineries and Breweries

Analysis and Summary of the Proposal

The application includes one proposed amendment to Title 17.

1. Amend Section 17.16.014, Permitted Uses Table, to allow for Type III Wineries to be located in the Rural Residential 5-acre (RR-5) zoning district via the conditional use permit process.

Development Regulations Review Criteria for Preliminary Docket

Below is WWCC Sections 14.15.060C and 14.15.060D(3) which lists the criteria the Community Development Department and Planning Commission shall base their recommendations.

- Criteria: The amendment is consistent with the comprehensive plan; and
Staff Discussion: The applicant has provided several general explanations for how the application is consistent with and supported by the Comprehensive Plan. In their application, they present that Type III Wineries are an appropriate use to be allowed in the RR-5 zoning district because “The proposed amendment is consistent with other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.” According to the applicant, these types of businesses are compatible with other permitted uses in the RR-5 zoning district, “Type I & II Wineries, Type I & II Bed & Breakfasts and wedding and event centers have established that they are compatible with this zone and that they enhance the economy and rural lifestyle of Walla Walla County.”
- Criteria: The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
Staff Discussion: The application highlights the purpose statement in the County Code for the Rural Residential-5 zoning district (WWCC 17.12.040H).

Rural Residential. The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.”

The applicant states in their written statement that “No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns’ foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.”

- Criteria: The amendment is appropriate for consideration at this time.
Staff Discussion: The application was submitted prior to the 2020 application submittal deadline established by the Board of County Commissioners.

Recommended Findings of Fact

In making a recommendation regarding application placement on the Final Docket, the Planning Commission should be prepared to make findings of fact which would be included in the Planning Commission Resolution.

1. On March 26, 2020, an application by J B George, LLC. was submitted to the Community Development Department.
2. On December 2, 2020, the Planning Commission held a public workshop to review and discuss the proposal.
3. On December 2, 2020, a Notice of Public Hearing was emailed to the applicant.
4. On December 2, 2020, a Notice of Public Hearing was posted on the Community Development Department website.
5. On December 4, 2020, a Notice of Public Hearing was published in the Walla Walla Union Bulletin.

Recommended Conclusion of Law

In making a recommendation for inclusion on the Final Docket, the Planning Commission should be prepared to make conclusions of law, specifically related to WWCC 14.15.060E (see Attachment D) which would be included in the Planning Commission Resolution.

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Sections 14.15.060C-D.

ATTACHMENT A
Development Regulations Amendment Process
14.15.060 - Preliminary docket—Adoption of final docket.

- A. Required Information. The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:
 - 1. Docket number; and
 - 2. Name and address of the person or agency proposing the amendment; and
 - 3. Summary of the proposed amendment; and
 - 4. Date of application; and
 - 5. Address or section, township and range of the location of the amendment, if applicable.
- B. Available for Public Review. The community development department shall keep the preliminary docket available for public review during normal business hours.
- C. Community Development Department Review. After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending which proposed amendments should be placed on the final docket. The staff report shall address the following criteria:
 - 1. The amendment is consistent with the comprehensive plan; and
 - 2. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
 - 3. The amendment is appropriate for consideration at this time.
- D. Planning Commission Review. 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 following criteria:
 - a. The amendment is consistent with the comprehensive plan; and
 - 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.
- E. Board of County Commissioner's Decision—Adoption of Final Docket.
 - 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 14.15.030

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610

Submit documents to: permits@co.walla-walla.wa.us

ZONING CODE TEXT AMENDMENT APPLICATION

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07 WWCC.

NOTES FOR 2020:

For the 2020 Comprehensive Plan amendment cycle, the types of applications that will be accepted will be limited to those listed in the attached press release, set by the Board of County Commissioners via Resolution. Please review this information closely before applying.

Prior to application submittal you are strongly encouraged to schedule a preapplication meeting, which is an opportunity to meet with staff to informally discuss the proposal, application requirements, fees, the review process and schedule, and applicable development standards, plans, policies, and laws.

Applicant

Name: JB George LLC

Mailing address: 2901 Old Milton Highway

City: Walla Walla State: WA Zip: 99362

Phone: 509-522-0200 Email: steve@sandihansen.com

(360-607-2306) Cell

Applicant's Representative (optional)

Name: Greg Flowers

Mailing address: 5 North Colville Street Suite 200

City: WALLA WALLA State: WA Zip: 99362

Phone: 509 520 4061 Email: Greg.Flowers@pbsUSA.com

***Note: Signatures from the applicant and representative required on Page 2 (WWCC 14.07.025B(9)).**

Summary of Proposed Amendments

☒ Section of code to be amended: 17.16.014

☒ Brief description of the proposed amendment and purpose (detailed summary and analysis must be attached as Exhibits A and B (see submittal checklist on Page 2).

Add Winery Type III as a permitted use subject to conditional use review in the RR 5 zone.

☒ Is this application accompanied by application(s) for a Comprehensive Plan amendment (circle one)? Yes or No

The signature of each applicant and the applicant's representative, is required per WWCC 14.07.025.

(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge, and understand that additional conditions may be placed on the permit if it is approved. Attach additional page if needed (for five or more signatures).

STEVEN HANSEN	<i>Steven Hansen</i>	3/26/20	<input checked="" type="checkbox"/> Applicant
Printed Name	Signature	Date	
Greg Flowers	<i>Greg Flowers</i>	3/26/2020	<input type="checkbox"/> Applicant
Printed Name	Signature	Date	
			<input type="checkbox"/> Applicant
Printed Name	Signature	Date	

COMPLETE SUBMITTAL CHECKLIST

Application Deadline: March 31, 2020

Submittal Requirements

The following must be submitted with this completed form for the application to be complete. Applications that are incomplete (i.e., that do not include all the information required below) will not be accepted.

- ☒ **An electronic copy**
- ☒ **Application fee: \$950**, payable to Walla Walla County
- ☒ **SEPA Environmental Checklist** (all sections must be completed)
- ☒ **SEPA Review fee: \$380**, payable to Walla Walla County.
- ☒ **Exhibit A:** detailed written summary of the proposed amendments, showing the proposed amendments to the code, preferred to show insertions underlined and deletions with strike-out. Must be labeled as "Exhibit A" and attached to application form. The Walla Walla County Code is available online here; the website allows you to download in MS Word format for editing.
- ☒ **Exhibit B:** an explanation of how the proposal meets the criteria in the following sections of the Walla Walla County Code; the written statement must address each of these criteria. Must be labeled as "Exhibit B" and attached to application form.
 - ☒ WWCC 14.15.060C
 - ☒ WWCC 14.15.070B.3

I hereby state that the checked items are included in my application packet. I understand that errors or omissions may result in delay of application review.

Applicant Signature: *Steven Hansen* Date: 3/26/20

EXHIBIT A

Sections of the Code to be amended:

The proposed zoning code text amendment pertains to Walla Walla County Code of Ordinances Title 17.16.014 and adds Winery Type III as defined by Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential 5 (RR-5) zone.

Description of proposed amendment:

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*

- The proposed amendment is consistent with other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- Type I & II Wineries, Type I & II Bed & Breakfasts and wedding and event centers have established that they are compatible with this zone and that they enhance the economy and rural lifestyle of Walla Walla County. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.

Walla Walla County Code of Ordinances defines Winery Type III in Chapter 17.22.030 as a permitted use subject to the conditional use review in the Rural Residential Mill Creek 5 (RRMC-5) zone in the Industrial/Manufacturing Land Uses section of Chapter 17.16.014 permitted use table. This proposal is to amend this section of the Walla Walla County Code of Ordinances to add Winery Type III as defined by Chapter 17.22.030 to the Industrial/Manufacturing Land Uses section of the table of permitted uses as a permitted use subject to the conditional use review in the Rural Residential (RR-5) zone.

Suggested changes are:

17.16.014 Permitted uses table

Industrial/Manufacturing Land Uses

Zone																			
	Resource			Rural								Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RA-C
Specific Use																			
*Winery Type III									C		C								

EXHIBIT B

The Rural Residential 5 land use designation is intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher density. Rural Residential 5 areas are characterized by activities including, but not limited to, small-scale farms, dispersed single-family homes, and some types of recreational uses and open space. Lands are typically too far from an urban area to enable cost-effective provision of public services, and the typical uses do not require the provision of urban services. Areas zoned Rural Residential 5 are located adjacent to the Cities of Walla Walla and College Place and the town of Burbank.

One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*

Walla Walla County Code Section 14.15.060C

- 1. The proposed amendment is consistent with the comprehensive plan which states one of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*. Permitting Type III wineries would create business opportunities and promote and enhance tourism and preserve resource lands for crop production.
- 2. The amendment is consistent with other development regulations. Other permitted uses in the Rural Residential 5 Rural zone including wedding and event centers, Type I and Type II Bed and Breakfasts, Type I and Type II Wineries.
- 3. The amendment is appropriate for consideration at this time. Local hotels dining establishments typically fill up early throughout the year and are extremely limited during peak travel times and special events, limiting the availability of food and lodging for business related travelers and visiting family members. This is an appropriate time to consider amending the Walla Walla County Code of Ordinances to also allow Type III wineries in this zone.

Walla Walla County Code Section 14.15.070B.3

- The amendment is consistent with the comprehensive plan which state: One of the purposes of Rural Land Designations is to *“allow limited areas of more intensive rural development including the infill, development or redevelopment of existing areas; the intensification of existing areas or development of new small-scale recreation or tourist uses; and the intensification of existing or development of new isolated non-residential development, home-based businesses, and small-scale industries”*. The proposed amendment would create opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns.

- b. The amendment meets a definable public need. Allowing Type III wineries in the RR-5 zone would provide additional food and lodging opportunities for wine enthusiasts or travelers that wish to enjoy the rural amenities of the area. The addition of additional food and lodging choices located away from the central business area would also alleviate traffic and parking congestion during peak hours.
- c. The amendment is in the long term interest of the county. As the local tourist, dining and wine industry continues to grow and gain national and international notoriety the demand for dining and lodging facilities to support the industry will continue to grow the addition of Type III wineries to the RR-5 zone will provide additional opportunities for visitors to Walla Walla County as well as adding employment opportunities and increased revenue for Walla Walla County. The use would be compatible with the surrounding area. No extension of urban services would be required. Also, the community would be able to incorporate tourism with the rural character of the surrounding lands, creating opportunities for small-scale, rural base employment and self-employment, create recreational and tourist business opportunities that are consistent with the existing and planned land use patterns; foster the private stewardship of the land, preserve open space, enhance the rural sense of community and quality.

CHAPTER 17.22 - DEVELOPMENT STANDARDS—WINERIES AND BREWERIES

17.22.010 - Purpose.

The regulations set out in this chapter set forth guidelines for winery and brewery development. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § IV(Exh. C), 12-12-2016)

17.22.020 - Applicability.

All wineries and breweries shall be governed by this chapter unless the standards of this chapter are more restrictive than a permit issued prior to the effective date of the ordinance codified in this chapter. In such case, the previously issued permit shall govern. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § IV(Exh. C), 12-12-2016)

17.22.030 - Definition.

- A. A winery is a facility specifically designed, at a minimum, for one or more of the following: crushing, fermentation, and barrel aging of wine. Facilities located on land zoned industrial, commercial, or airport development shall be considered wineries as long as such facilities comply with state licensing requirements for wineries. A winery may include any of the following: a tasting room, barrel rooms, bottling rooms, tank rooms, laboratories, and offices. Uses that are clearly incidental to the production of wine are allowed accessory uses to a winery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of wine, employee day care, tours, ancillary retail sales, public display of art to wine related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.
- B. Winery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a winery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.
- C. Winery, Type II. Any winery on a legal lot of record exceeding the size requirements of a Type I winery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another winery.
- D. Winery, Type III. On one or more contiguous legal lots of record, any facility that includes both a winery and a Country Inn providing overnight accommodations. An existing winery or bed and breakfast may be converted into a Type III Winery via the same approval process as a new facility. A Type III Winery may include a restaurant for guests and other visitors and on-site guest amenities including but not limited to a banquet facility, catering service and meeting rooms, and events that may exceed the number of events in Section 17.22.040(B). A Type III Winery must comply with the following conditions:

1. Overnight accommodations will be provided in the style of a Country Inn, which, for these purposes, a facility or facilities designed and managed to provide visitors a rural experience focused on wine, stunning vistas.
 2. The minimum size of the project site shall be 20 acres.
 3. At least 25 percent of the combined project site must be retained in and protected from development for agricultural/open space/buffering uses.
 4. Guest accommodations may be dispersed across the project site or consolidated, in separate cottages or multiple unit structures, or both, in order to preserve the winery and scenic landscapes and to facilitate efficiency and quality services.
 5. The total number of guest units cannot exceed 1.5 units per acre of project site.
 6. The Type III Winery may combine and/or centralize its management, food and meeting facilities for guests of both the winery and the Country Inn.
 7. One off-street parking space must be provided for each guest room in addition to other parking requirements.
 8. Construction shall be based upon a development plan submitted to the County demonstrating that these Type III Winery conditions have been met.
- E. A brewery is a facility specifically designed for brewing beer which includes a combination of any the following activities: lautering, boiling, fermenting, conditioning, filtering, and packaging beer. Facilities located on land zoned industrial, commercial, or airport development shall be considered breweries as long as such facilities comply with state licensing requirements for breweries. A brewery may include any of the following: a tasting room, milling facility, mashing facility, malting facility, brewing facility, bottling facility, laboratory and offices. Uses that are clearly incidental to the production of beer are allowed accessory uses to a brewery. These may include, but are not limited to, the following: bottling, case goods storage, retail and/or wholesale sales of beer, employee day care, tours, ancillary retail sales, public display of art or beer related items, picnic areas, and food service. Food service is not to include restaurants, unless otherwise allowed in the zoning district.
- F. Brewery, Type I. On a legal lot of record, the total cumulative building area of structure or structures housing a brewery must be less than twelve thousand square feet and be served by fewer than forty parking spaces.
- G. Brewery, Type II. Any brewery on a legal lot of record exceeding the size requirements of a Type I brewery, or that exceeds the number of events in Section 17.22.040(B), or that is located on a legal lot of record with another brewery or winery. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016; Ord. No. 473, § III(Exh. A, § 3), 10-15-2018)

17.22.040 - Events.

- A. For all wineries and breweries, Walla Walla Wine Alliance functions, trade-related functions, wine or beer club events, winemaker or brewmaster dinners and regional promotional events such as Holiday Barrel Tasting Weekend, Spring Release Weekend, and Walla Walla Balloon Stampede Weekend are

part of the normal operations of a winery or brewery, as is the daily traffic associated with a tasting room. Capacity is limited by building occupancy and parking limitations.

- B. Events not related to the operational and marketing aspects of the winery or brewery, such as weddings, receptions, and meetings/retreats, shall be limited to not more than three large (two hundred fifty guests maximum) and twenty-four small (seventy-five guests maximum) events per year per legal lot of record. Capacity is limited by building occupancy and parking limitations.
- C. For Type II or Type III wineries and breweries, the hearing examiner may place a limit on the number of or size of events allowed. This is to be based on findings of fact which specify the need to mitigate impacts via these limitations. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016; Ord. No. 473, § III(Exh. A, § 4), 10-15-2018)

17.22.050 - Access.

The winery or brewery shall have adequate access from a public road or approved private road. Driveway access shall be twenty feet in width with an all-weather surface at a minimum, and constructed to current public works department standards. If the driveway access is connected to a paved public or private road, the driveway must be paved for a minimum distance of twenty feet from the edge of the connecting road. Wineries or breweries that share a private road must submit a road maintenance agreement at the time of permit application, signed by all legal property owners or their legal designee(s). Without the road maintenance agreement included as part of the application, the application will be determined as incomplete and will not be considered for approval until the agreement is submitted. All legal property owners must sign for the permit to be approved. Upon approval of the permit application, the road maintenance agreement will be legally recorded. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016)

17.22.060 - Food service.

- A. Wineries and breweries will be allowed limited food services on-site. This food service is not to include restaurants, unless at a Type III winery or otherwise allowed in the zoning district, but may include the following:
 - 1. Deli-service of prepackaged food;
 - 2. Winemaker or brewmaster dinners;
 - 3. Food service for events.
- B. The following criteria must be met unless at a Type III winery or otherwise allowed in the zoning district:
 - 1. No interior seating will be dedicated solely to the purpose of meal service.
 - 2. No food will be cooked to order, although a list of prepackaged foods may be posted. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016; Ord. No. 473, § III(Exh. A, § 4), 10-15-2018)

17.22.070 - Ancillary retail sales.

Ancillary retail sales must be clearly accessory to the primary use. These sales may include, but will not be limited to, items such as: trademark items, items which promote the region or the wine or beer industries, other regional value-added agricultural products, art, prepackaged foods and cheese. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016)

17.22.080 - Permit application.

A permit is required for all wineries and breweries. A permit may be revisited by the Walla Walla County community development department if any of the above activities are deemed outside of the scope, purpose and/or use of a winery or brewery. (Ord. 364 § 3(part), 2008)

(Ord. No. 459, § V(Exh. C), 12-12-2016)

11:30

JOINT FINANCIAL UPDATE

**Karen Martin
Gordon Heimbigner**

- a)** 2020 Budget Update

11:45

COUNTY COMMISSIONERS

- a) Miscellaneous business for the Board

12:00

RECESS

- a) Possible executive session re: qualifications of an applicant for employment and/or review performance of a public employee (pursuant to RCW 42.30.110(g)), collective bargaining negotiations (pursuant to RCW 42.30.140(4)(a)(b)), and/or litigation or pending litigation (pursuant to RCW 42.30.110(i))

- a) Miscellaneous business for the Board
- b) Possible executive session re:
litigation or potential litigation
(pursuant to RCW 42.30.110(i))

- A D J O U R N -

2:00

COUNTY FINANCE COMMITTEE

Gordon Heimbigner, Chairman, Treasurer
Karen Martin, Auditor
Greg Tompkins, County Commissioner

The County Finance Committee will meet as follows. (This committee, pursuant to RCW 36.48.070, approves county investment policy and debt policy and makes decisions regarding county investments. The meeting is open to the public; however, no testimony will be taken.)

- a) Roll call and establish a quorum
- b) **Action Agenda Items:**
 - 1) Proposal 2020 12-28 Finance-1
Annual authorization of
Financial Dealers and
Institutions
 - 2) Proposal 2020 12-28 Finance-2
Approval for Treasurer to sign a
contract with Government Portfolio
Advisors (GPA) to manage investment
of bond proceeds
- c) Other issues to come before the
committee
- d) FINANCE COMMITTEE MEETING ADJOURNS

Walla Walla County is ADA compliant. Please contact TTY: (800) 833-6384 or 7-1-1 or the Commissioners' Office at 509/524-2505 three (3) days in advance if you need any language, hearing, or physical accommodation.

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.