

A G E N D A
WALLA WALLA COUNTY BOARD OF COMMISSIONERS
MONDAY, OCTOBER 31, 2022

Commissioners have resumed in person public meetings and will also continue to host the meetings via WebEx.

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>

PLEASE NOTE: All times are tentative and at the discretion of the Chairman with the exception of advertised bid openings and public hearings.

1:15 P.M. COUNTY COMMISSIONERS

Chairman Kimball

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) Silence cell phones
- c) Declarations re: conflict of interest
- d) Approval of agenda
- e) Pledge of Allegiance
- f) Public comment period (time limitations may be imposed)
- g) **Action Agenda Items:**
 - 1) Review submitted Employee Payroll Action Forms
 - 2) Review vouchers/warrants/electronic payments
- h) **Public Hearing:**
 - 1) To consider amendments to the 2022 Walla Walla County Budget
- i) **Action Agenda Items:**
 - 1) Resolution – Amendments to the 2022 Walla Walla County Budget
- j) **Consent Agenda Items:**
 - 1) Resolution – Minutes of County Commissioners' proceedings for October 24 and 25, 2022 and Special Meetings of October 26 and 27, 2022
 - 2) Payroll action and other forms requiring Board approval
- k) **Action Agenda Items:**
 - 1) County vouchers/warrants/electronic payments as follows: 4053696 through 4053721 totaling \$1,047,707.98 (October payroll); 4244471 through 4244501 totaling \$1,157,455.58 (benefits and deductions)
 - 2) Resolution – Appointing SAFEbuilt Washington, LLC to fulfill duties of the Building Official/Fire Marshal and appointing Community Development department staff members as deputies

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF
AMENDMENTS TO THE 2022
WALLA WALLA COUNTY
BUDGET

}

RESOLUTION NO. **22**

WHEREAS, subsequent to the establishment of the budgets and adoption of the 2022 Walla Walla County Budget and budget amendments, further requests have been made for final amendments to the budget; and

WHEREAS, a properly advertised public hearing was held on October 31, 2022 to consider said amendments as advertised as well as other amendments as necessary for accounting purposes, and hear testimony related thereto; now therefore

BE IT HEREBY RESOLVED by this Board of County Commissioners that the 2022 Walla Walla County Budget be amended as outlined on the attached Memo "2022 Budget Amendment #2", dated 10/17/2022, from Karen Martin, County Auditor, which is by this reference made a part hereof.

Passed this 31st day of October, 2022 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

Todd L. Kimball, Chairman, District 2

Jennifer R. Mayberry, Commissioner, District 2

Gregory A. Tompkins, Commissioner, District 3

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

MEMO

TO: BOCC
 FROM: KAREN
 DATE: 10/17/22
 SUBJECT: 2022 Budget Amendment # 2

FUND	BARS #	DESCRIPTION	AMENDMENT AMOUNT		NEW BUDGET
			REVENUE	EXPENDITURES	AMOUNT
010 Current Expense					
00500 - Auditor					
	514.23.11.0006	Recording Coordinator - PT		(\$12,000)	\$7,954
	514.23.11.0013	Rec Coord/Acct Tech III		\$12,000	\$12,000
00510 - Elections					
	341.45.00.0000	Election Services	\$132,000		\$312,000
	341.91.00.0000	Candidate Fees	\$2,200		\$16,200
	514.40.31.0000	Office & Operating Supplies		\$40,000	\$75,000
	514.40.41.0000	Professional Services		\$85,000	\$135,000
	514.40.42.0000	Communications		\$8,000	\$38,000
01400 - Facilities Maintenance					
	518.30.11.0001	Facilities Maintenance Manager		\$8,672	\$104,162
	518.30.11.0007	Facilities Maintenance Lead		(\$14,781)	\$39,709
	518.30.11.0009	Assistant Director of Facilities		\$16,656	\$16,656
	518.30.21.0002	Social Security		\$807	\$25,337
	518.30.21.0003	Retirement		\$1,187	\$37,257
	518.30.47.0000	Public Utilities Services		\$5,000	\$263,500
	518.30.48.0000	Repairs & Maintenance		\$5,000	\$19,000
03400 - Sheriff - Admin					
	369.91.00.0000	Other Misc	\$17,218		\$17,218
03410 - Sheriff - Detective Bureau					
	521.21.12.0000	Overtime & Other Pay		\$1,956	\$21,973
03420 Sheriff - Patrol Bureau					
	367.00.00.0000	Private Contributions	\$6,619		\$6,619
	369.91.00.0000	Misc Revenue	\$1,391		\$1,391
	521.22.12.0000	Overtime		\$170	\$44,981
	521.22.31.0000	Office & Operating Supplies		\$7,539	\$36,799
	521.22.35.0000	Small Tools & Equip		\$5,432	\$23,352
	521.22.49.0000	Misc		\$10,000	\$11,500
03440 - Safe Boating					
	333.97.01.2000	Wa St Parks-Safe Boating Program	\$6,123		\$18,123
	521.22.12.0000	Overtime & Other Pay		\$5,000	\$14,608
	521.22.31.0000	Supplies		\$1,123	\$1,823
03493 - Sheriff - Canine					
	521.22.31.0000	Office & Operating Supplies		\$131	\$1,631

FUND	BARS #	DESCRIPTION	AMENDMENT AMOUNT		NEW BUDGET
			REVENUE	EXPENDITURES	AMOUNT
03700 - Superior Court					
	334.01.20.0001	AOC Audio/Visual Grant	\$120,534		\$120,534
	594.12.64.0000	Machinery & Equipment		\$120,534	\$122,034
00058 - Ending Fund Balance					
	508.90.00.0000	Ending Fund Balance		(\$21,341)	\$2,718,229
		Total Current Expense	\$286,085	\$286,085	
11800 - Fair					
	336.02.11.0200	State Fair Fund	\$115,000		\$188,000
	347.40.00.0001	Concert	\$25,000		\$150,000
	34740.00.0002	Rodeo	\$103,000		\$268,000
	347.40.00.0003	Demo	\$25,000		\$125,000
	347.40.13.0000	Parking Lot Sales	\$37,000		\$59,000
11801 - Fair - Rodeo					
	573.70.41.0000	Professional Services		\$8,000	\$223,000
11804 - Fair - Gen Exhbts & Livestock					
	573.70.31.0000	Office & Operating Supplies		\$11,000	\$15,500
11806 - Fair					
	573.70.31.0200	Office Supplies		\$7,500	\$9,000
	573.70.31.0300	Maintenance Supplies		\$5,000	\$12,000
	573.70.41.0000	Professional Services		\$76,000	\$144,000
	573.70.41.0001	Concert		\$72,000	\$192,000
	573.70.41.0003	Labor Experess Personnel		\$68,000	\$183,000
	573.70.45.0000	Operating Rentals & Leases		\$19,500	\$36,500
11810 - Fair - General Grounds					
	573.70.31.0002	Supplies - Grounds		\$10,000	\$16,500
	573.70.41.0003	Labor Experess Personnel		\$28,000	\$53,000
		Total Fair	\$305,000	\$305,000	

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF APPOINTING
SAFE BUILT WASHINGTON LLC.
TO FULFILL DUTIES OF THE
BUILDING OFFICIAL/FIRE
MARSHAL AND APPOINTING
COMMUNITY DEVELOPMENT
DEPARTMENT STAFF MEMBERS
AS DEPUTIES



RESOLUTION NO. 22

WHEREAS, starting November 1, 2022, the Walla Walla County Building Official/Fire Marshal position will be vacant; and

WHEREAS, as provided in Walla Walla County Code Section 14.03.020, the Community Development Department Director is vested with the duty of administering Walla Walla County Code Titles 14, 15, 16, 17, and 18 (Development Code Administration, Buildings and Construction, Subdivisions, Zoning, and Environment);

WHEREAS, as provided in WWCC 15.04.220, the Building Official/Fire Marshal is vested with the duty of administering provisions of Walla Walla County Code Chapter 15.04 – Building Code, “pursuant to Section 104 of the International Building Code, International Residential Code, International Mechanical Code, International Fire Code, and Section 102 of the Uniform Plumbing Code;”

WHEREAS, as provided in WWCC 15.04.230, the Board of County Commissioners may, at the request of the Building Official, “appoint and deputize such number of officers, inspectors and assistants and other employees as may be necessary...” and such deputies shall have the “same powers as the building official who shall be responsible for their actions”;

WHEREAS, per WWCC 2.05.010, “there is established in the county of Walla Walla, the “building inspection division,” which shall be under the administrative and operational control of the building official as designated by the board of county commissioners.”

WHEREAS, as provided in WWCC 15.04.143, the County shall designate a Burn Control Officer to be responsible for the County’s residential burn program (WWCC 15.04.142).

WHEREAS, on September 6, 2022, the County contracted with SAFEbuilt Washington, LLC. to provide on-call building professional services including Building Official services.

WHEREAS, Community Development Director Lauren Prentice, and outgoing Building Official/Fire Marshal Robert Grandstaff, have recommended that The Board of County Commissioners appoint SAFEbuilt Washington, LLC. as the acting Building Official/Fire Marshal with the exclusion of fire investigations and determinations as to cause and origin and such associated duties; now therefore

BE IT HEREBY RESOLVED that SAFEbuilt Washington, LLC., specifically Certified Building Official David Spencer, shall fulfill the role of Building Official/Fire Marshal described in Walla Walla County Code Sections 15.04.140 and 15.04.220.

BE IT FURTHER RESOLVED that all administrative and operational authorities of the Building Official/Fire Marshal under Title 15, and related sections of Title 14, will lie with the Community Development Director or her designees. This includes operation of the Department, procedural matters, fees, and penalties.

BE IT FURTHER RESOLVED that the Building Inspection Division established per WWCC 15.04.143, which consists of the Building Inspectors working in the Community Development Department, will conduct building inspections as deputies appointed by the Board of County Commissioners under WWCC 15.04.230.

BE IT FURTHER RESOLVED that the County's Code Compliance Officer, Kristina Blake, shall fulfill the role of Burn Control Officer as described in Walla Walla County Code Sections WWCC 15.04.142 and 15.04.143.

BE IT FURTHER RESOLVED that said appointments shall have an effective date of November 1, 2022 and shall not expire until action by the Board.

Passed this 31st day of October, 2022 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

Todd L. Kimball, Chairman, District 2

Jennifer R. Mayberry, Commissioner, District 1

Gregory A. Tompkins, Commissioner, District 3


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

COUNTY COMMISSIONERS (Continued)

- l) Miscellaneous business to come before the Board
- m) Review reports and correspondence; hear committee and meeting reports
- n) Review of constituent concerns/possible updates re: past concerns

a) Public Hearing:

- 1) To consider the proposal by Yellowhawk Resort, LLC to amend Walla Walla County Code to amend the permitted uses table to make a Type III Winery a conditional use in the Rural Residential 5 (RR-5) Zoning District
- 2) Possible action/direction re above



Walla Walla County Community Development Department

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

To: Walla Walla County Board of County Commissioners
From: Lauren Prentice, Community Development Director
Prepared: October 27, 2022
Meeting Date: October 31, 2022
RE: **Public Hearing: Application ZCA21-001 by Yellowhawk Resort WW, LLC. to make Winery Type 3 a conditional use in the Rural Residential 5 (RR-5) zoning district.**

Background

The application by Yellowhawk Resort WW, LLC. would amend the zoning code (Walla Walla County Code Section 17.16.014 Permitted Uses Table) to make the use 'Winery, Type 3' a Conditional Use in the Rural Residential 5 (RR-5) zoning district. This is a use that is currently defined in WWCC Chapter 17.22. All the development standards in Chapter 17.22 for Type 3 Wineries would apply under this amendment proposal, as well as the conditional use permit criteria in WWCC Chapter 17.40. This amendment would extend the same standards for this use as already allowed in the Rural Residential Mill Creek 5-acre (RRMC-5) district. A specific site or proposal is not currently under review, this would occur later, through a separate public process, if the amendment were approved.

The Planning Commission held a Final Docket Public Hearing on August 3, 2022. Following the public hearing the Planning Commission voted 5-2 to recommend that the application be denied.

This amendment would make the use, which is already allowed in one of the Rural Residential zones, allowed in the RR-5 zone, where similar uses are already allowed, including: Bed and Breakfast Type 1, Bed and Breakfast Type 2, Wedding and Event Center Type 1, Wedding and Event Center Type 2, 5-acre Subdivisions, agricultural uses, assembly halls, agri-tourism enterprises, helistops, public or semi-public recreational facilities, gun/archery ranges (indoor and outdoor), art production facilities, radio and television stations and towers, small-scale value-added agriculture processing, educational uses (schools and universities), produce stands, railroad terminals, commercial greenhouses, home businesses, and various types of residential uses including accessory dwelling units, long-term care facilities, and temporary farmworker housing.

There are approximately 6,400 acres of RR-5 land in the County, which is about 0.8% of unincorporated Walla Walla County. Within this 6,400 acres there are approximately 2,425 tax parcels in total. During the Preliminary Docket phase, the applicant provided a map with some information on lot sizes in the RR-5 zone. That is included here again as an attachment in response to questions at the last workshop. This attachment shows the areas outside Walla Walla that are zoned RR-5. As we discussed at the workshop, in the Burbank and Touchet areas, there is a larger proportion of parcels in the RR-5 district that are 20 acres or larger and would therefore be eligible for a Type 3 Winery if the amendment was approved.

Decision Criteria

After holding a Final Docket public hearing, the Board will use the following criteria to make the final decision on the proposed code amendment in WWCC 14.15.070(C)(3):

- a. The amendment is consistent with the comprehensive plan; and*
- b. The amendment meets a definable public need; and*
- c. The amendment is in the long term interest of the county.*

Attachments and Documents

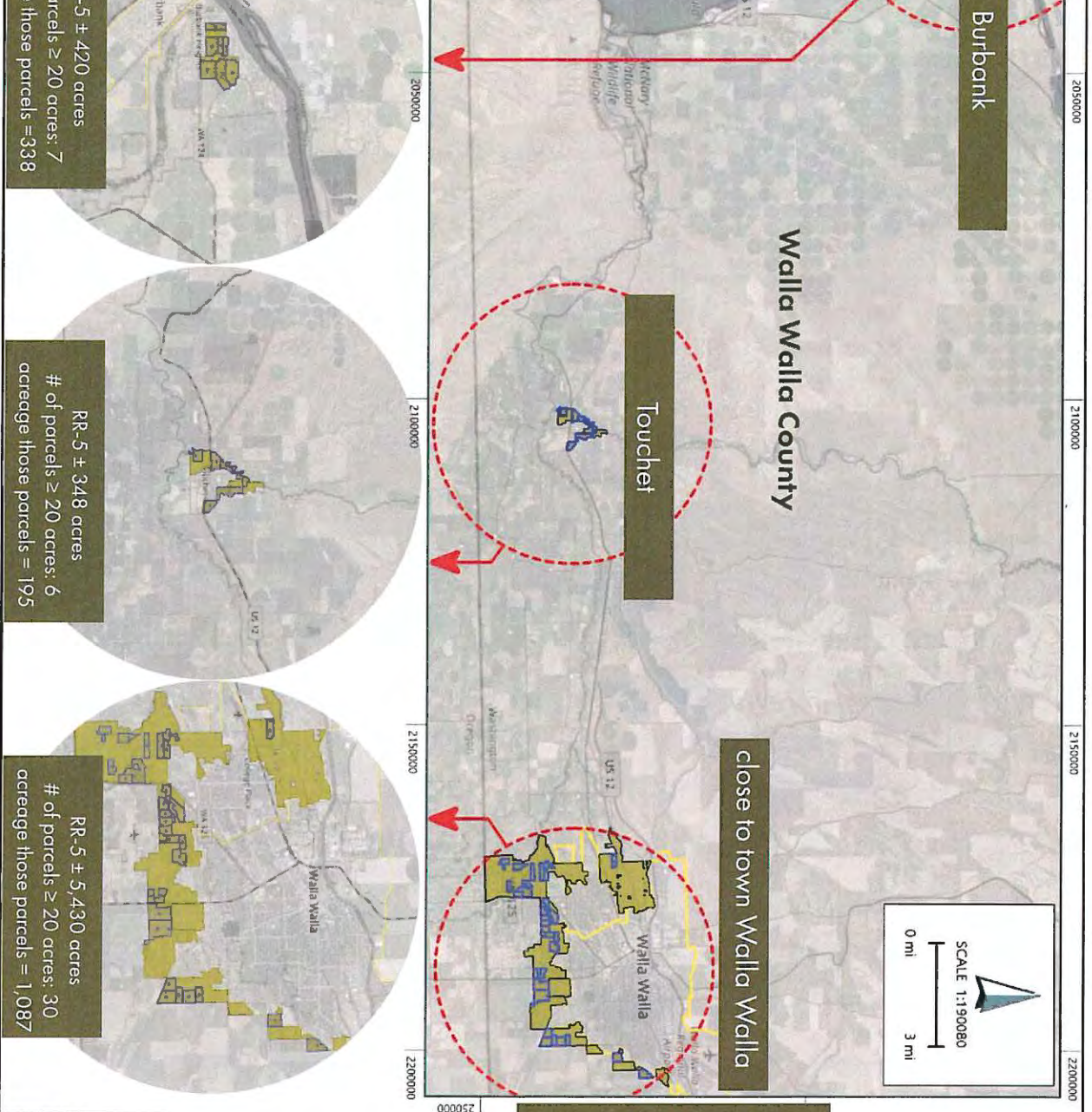
Application materials and other documents available online and in prior meeting packets, specifically:

- A. Rural Residential 5 Zoning Map by PBS dated December 1, 2021
- B. BOCC Workshop Staff Report dated October 17, 2022 and Public Comment Staff Responses
- C. BOCC Workshop Staff Report dated September 6, 2022
- D. Planning Commission Public Hearing Staff Report dated August 3, 2022

Public Hearing Notice

A public hearing notice was published in Walla Walla Union Bulletin, The Times (Waitsburg), the Tri-City Herald, and the Walla Walla Union Bulletin, and posted on the Community Development Department website. It was mailed/emailed to parties of record.

Where would Type III wineries fit?



NOTES:

1. Displayed Taxlots & Zoning boundaries from Walla Walla County GIS on 2021- (<https://wallawallacountygis-wwcgis.hu>)
2. Taxlot display, counts and acreage performed on taxlots that have been created within the boundary of RR-5 zone (portions of taxlots outside of RR-5 boundary intentionally excluded).

County wide RR-5 acreage: ± 6,198 acres

of lots 20 acres or larger within RR-5 = 41 lots

Acreage of those lots: ± 1,517 acres and = 24% of RR-5.

Walla Walla County - RR-5 Zone + Type III Winery

State Plane (Washington South) / NAD83
 P. Cristofides
20+ ACRE TAXLOTS IN RR-5
 Walla Walla County, WA

ENGINEERING ENVIRONMENTAL SURVEYING
 PPSUSA.COM

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

2:15 PROSECUTING ATTORNEY

Jim Nagle/Jesse Nolte

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

2:30 COUNTY COMMISSIONERS

- a) Miscellaneous or unfinished business to come before the Board

- A D J O U R N -

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.