



Community Development Department

Director: Lauren Prentice

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WALLA WALLA COUNTY PLANNING COMMISSION

Meeting Minutes

DRAFT

Meeting Location: VIRTUAL

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

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

October 6, 2021

6:02 PM

Regular Meeting

A. CALL TO ORDER

B. ROLL CALL

Members Present: Chair Jon Hooper
Vice Chair Richard L. (RL) McFarland
Chuck Carruthers
Antionette (Toni) Rudnick
Wayne Langford
Bruce McCaw

Members Not Present: Michelle Liberty

Staff Present: Lauren Prentice, Director
Jennifer Ballard, Senior Planner
Don Sims, Associate Planner
Tamara Ross, Planning Technician

C. ESTABLISH A QUORUM: A quorum was established.

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

E. APPROVAL OF AGENDA

MOTION: To approve by Wayne Langford; seconded by Toni Rudnick. Motion passed unanimously.

F. PUBLIC HEARINGS – 2021 Preliminary Docket Items

Ms. Prentice gave a brief overview of the two public hearings and the Preliminary Docket process.
Chair Jon Hooper read the public hearing rules.

1. ZCA21-001 – Yellowhawk Resort WW, LLC, Type III Winery Zoning Code Amendments - Amend Section 17.16.014 – Permitted Uses Table to make Type III Winery permitted in the Rural Residential 5 (RR-5) district via the conditional use permit process.

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

PUBLIC COMMENT:

Speaking in Favor:

1. Scott Clark; 2901 Old Milton Highway, Walla Walla, WA 99362 (Applicant's Representative).
2. Dan Thiessen; 2901 Old Milton Highway, Walla Walla, WA 99362 (Co-Owner & Managing Partner).
3. Marty Clubb; 584 Ethel Road, Walla Walla, WA 99362.
4. Erik McLaughlin; 1875 Crest Line Drive, Walla Walla, WA 99362 (consultant to the wine industry, previous owner was a client of his).
5. Phillip Christofides; 2901 Old Milton Highway, Walla Walla, WA 99362 (Applicant's Representative).

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

1. Lon Ferguson; 2553 Old Milton Highway, Walla Walla, WA 99362.
2. Arline Ferguson; 2553 Old Milton Highway, Walla Walla, WA 99362.
3. Linda Fory; 2725 Old Milton Highway, Walla Walla, WA 99362.
4. Jair Fory; 2725 Old Milton Highway, Walla Walla, WA 99362
5. David Kemper; 2541 Old Milton Highway, Walla Walla, WA 99362.
6. Jim Wood; 2753 Old Milton Highway, Walla Walla, WA 99362.

The Chairman closed the hearing to public comment and opened it to Planning Commission for discussion. During Planning Commission discussion, Applicant's representatives were asked questions by Commission members and allowed to speak. One member of the public, Lon Ferguson, was allowed to speak again.

MOTION: Chuck Carruthers moved to concur with the findings of fact and conclusion of law in docket number [CPA21-ZCA21](#)-001 and recommend to the Board of County Commissioners that the application by [Yellowhawk Resort WW, LLC](#), ~~[Martin Airfield, LLC](#)~~. *NOT* be included in the Final Docket (recommended Motion 2). Seconded by Wayne Langford. Motion passed unanimously.

2. CPA21-001 – Martin Airport LLC., Airport Overlay District Comprehensive Plan Amendments – Proposed establishment of an Airport Overlay District at Martin Airport. The airport land use compatibility overlay and the height hazard overlay would not alter the underlying zoning designation.

Ms. Prentice summarized the staff report. Jon Hooper, Planning Commission Chair, opened the public hearing. The Chair gave the project representatives an opportunity to speak first.

PUBLIC COMMENT:

Speaking in Favor:

1. Ric Stephens; 9450 Southwest Commerce Circle, Wilsonville, OR (consultant). Summarized the applicant's submission and presented a three-minute video regarding the airport.
2. Katie Kintner (Applicant's representative, CPA21-001) reviewed the proposed Martin Airport Overlay zoning amendments.
3. Ray Banks; 239 Martin Field Ln. Walla Walla, WA 99362.
4. Susan Chlarson; 1021 Highland Rd., Walla Walla WA 99362.

Speaking in Opposition:

None.

Chair Jon Hooper closed the hearing to public comment and opened it to Planning Commission discussion. During discussion, Planning Commission members asked questions of the applicant and allowed other participants to speak further. A few of the Planning Commission members asked whether there was a way to 'workshop' the application more before making a recommendation. Some of the members also indicated that they might benefit from additional time to consider the testimony presented at the public hearing before making a recommendation.

MOTION: To continue the meeting in two weeks by Toni Rudnick; seconded by RL McFarland. Motion passed 5 – 1.

G. ADJOURNMENT

The Chair adjourned the meeting at 9:22 PM.

Prepared By: Tamara Ross, Planning Technician

Submitted By:

Lauren Prentice, Secretary/Community
Development Director