



Walla Walla County Community Development Department

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Date: December 8, 2021
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
Prepared by: Jennifer Ballard, Senior Planner
RE: Workshop – County- Proposed Development Regulations Amendments –
Part 1 (Permitted Uses)

Background

Earlier this year we received BOCC authorization to initiate a series of County-sponsored code amendments. Staff, with some assistance from our planning consultant, has been working on drafting these amendment proposals and background materials.

The purpose of the December 8 meeting is to brief the Planning Commission on the status and content of these amendment proposals, which will come before the Planning Commission for a public hearing and recommendation soon.

1. **Setback Measurements** – clarify definitions/standards.
2. **Primary Front Yard** – allow small projections (e.g. decks).
3. **Height** – add standards or exemptions for structures that are not buildings. Consider adding administration variance options.
4. **Breweries, distilleries, cideries** – determine where allowed.
5. **Cemeteries** (private family) – allow in resource zones.
6. **Utility facilities** – allow some via administrative process.
7. **Service Yards** – add definition/use classification and determine where it is allowed.
8. **Fee Update** – amend building and land use application fees. *(This would not come before the Planning Commission.)*
9. **Application Expiration** – amend Title 14 to define when stalled applications expire.
10. **Type 1 Review Deadline** – clarify timeframe for review of applications (45-days from completeness).
11. **Nonconforming Structures** – amend Chapter 17.36 to allow for limited expansion/addition to buildings.
12. **Event/Concert Permit** – add development regulations/permit process for temporary events.
13. **SEPA Flexible Thresholds** – raise SEPA threshold as allowed by SEPA rules.
14. **Critical Areas** – minor amendments to provide exemptions from report/permit requirements for small projects. *(Still exploring this, will not be able to complete at the same time as the others due to complexity/workload).*

Summary of Revisions by Title (Part 1 – Permitted Uses)

In order to make this list more digestible, staff will present these amendments in smaller groups in workshop meetings prior to scheduling a public hearing. This is the first set of proposed amendments.

- Title 17 - Zoning
 - 17.16.014 – Permitted Uses Table:
 - i. Allow for Breweries, Cideries, and Distilleries in the same zones that Wineries are allowed.
 - ii. Allow for Private Family Cemeteries in resource zones.
 - iii. Allow for some types of Utility Facilities to be permitted without a conditional use permit.
 - Chapter 17.22 – Wineries and Breweries
 - i. Definitions were added for Type I and Type II Cideries and Distilleries

Attachments

- A. April 7, 2021 List of Amendment Priorities
- B. Draft amendments to WWCC 17.16.014 – Permitted Uses Table, regarding Private Cemeteries
- C. Draft amendments to WWCC 17.16.014 – Permitted Uses Table, regarding Utility Facilities
- D. Draft amendments to WWCC 17.16.014 – Permitted Uses Table
- E. Draft amendments to Chapter 17.22 – Development Standards – Wineries and Breweries