

WALLA WALLA COUNTY PLANNING COMMISSION

RESOLUTION NUMBER 18-03

Project: 2018 Final Docket items CPA17-003, CPA17-004, CPA17-005, CPA17-006, CPA17-007, CPA17-008, CPA18-001, REZ17-003, REZ17-004, REZ17-005, REZ17-006, REZ17-007, REZ17-008, CPA18-001, ZCA18-001

WHEREAS, the following proposals were made to request amendments to the Walla Walla County Comprehensive Plan and Development Regulations during the 2018 amendment cycle:

1. CPA18-001/ZCA18-001 – Walla Walla County Comprehensive Plan and Development Regulations Periodic Update

Walla Walla County is nearing completion of the update to its Comprehensive Plan and development regulations, as required by RCW 36.70A. The purpose of a mandatory periodic update under the Washington State Growth Management Act (GMA) is to review and, if needed, revise the plan and regulations to ensure they comply with the GMA; this differs from the annual amendment process. The updated plan would retain the existing population projections and allocations (for the cities of College Place, Prescott, Waitsburg and Walla Walla) for 2038, the next 20-year planning period. The existing population targets were adopted in 2005 and retained in 2013 for 2033; the countywide target is 71,724 which falls within the medium and high population projections from the Office of Financial Management (OFM) for 2038.

Proposed Comprehensive Plan Amendments

Proposed revisions by chapter are identified below.

Chapter 1, Introduction

- Added information about the Columbia River and Snake River.
- Added information on water availability and management, including information regarding the Walla Walla Watershed Management Partnership.
- Provided information on public participation for the 2018 update of the comprehensive plan.

Chapter 2, Critical Areas

- Updated existing conditions with information sourced from best available science.
- Added policies to incorporate best available science and gave special consideration to anadromous fisheries, as directed by the GMA.
- Added a policy and text to reflect the County's participation in the Voluntary Stewardship Program for the protection of critical areas on agricultural lands.

Chapter 3, Shorelines

- Updated to reflect the locally adopted Shoreline Master Program, including adding a goal and policy highlighting the relationship between the comprehensive plan and the Shoreline Master Program.

Chapter 4, Housing

- Updated existing conditions to reflect recent information.
- Added a policy allowing for temporary placement of manufactured homes for medical hardships, as currently allowed under development regulations.

Chapter 5, Land Use

- Updated existing conditions to reflect recent information, including population projections and distribution.
- Removed or refined goals and policies to improve consistency with County code and implementation practices, and to increase conciseness and clarity.
- Added goals and policies for the protection of quality and quantity of ground water used for public water supplies, promotion of physical activity, citizen participation, and amendments to include the most recent Countywide Planning Policies.

Chapter 6, Rural and Resource Lands

- Updated existing conditions to reflect recent information.
- Revised goals and policies to reflect current information, to improve consistency with County code and implementation practices, and to increase conciseness and clarity.

Chapter 7, Parks and Recreation

- Added information on the Blue Mountain Regional Trails Plan.
- Removed outdated discussion of level of service.

Chapter 8, Transportation

- Updated to include changes to the transportation network and within the planning bodies that guide transportation policies and improvements.
- Revised goals and policies to be organized around the Washington Transportation Plan policy goals for clarity and consistency with other local and state-level plans.
- Added information about non-motorized transportation facilities, traffic forecast data, funding of the county road system, concurrency, and the County's system for prioritizing transportation projects.

Chapter 9, Utilities

- Updated existing conditions to reflect recent information.

Chapter 10, Capital Facilities

- Updated existing conditions to reflect recent information.
- Included current six-year capital facilities plan.

Chapter 11, Economic Development

- Updated existing conditions to reflect recent information.
- Refined policies to provide clarity.

Chapter 12, Burbank Subarea Plan

- Updated existing conditions to reflect recent information.
- Updated Burbank subarea land use designations to reflect allowed development patterns.
- Added goals and policies related to public participation and access to County services.
- Revised goals and policies to increase conciseness and clarity.

Appendices

- Appendix A is a new appendix containing updated comprehensive plan maps. In the 2007 plan, maps were included at the end of each chapter. In the updated plan all the maps will be included in Appendix A. All maps were updated to include current and improved base map data. Minor improvements to formatting were also made.

- Appendix B: Growth Management Act Legislative Summary and Appendix C: Public Involvement Process were updated to include new information and background.
- Appendix D: 1998 Agricultural Lands Survey and Appendix H: Projects Eligible to Receive Economic Development Sales Tax Funds were not amended.
- Appendices E, F and G include new transportation information including the County's 6-Year Transportation Improvement Program and Priority Array, replacing appendices D, E, and F in the 2007 plan.

Development Regulations Amendments

Title 8 – Health and Safety

- Minor revisions to reflect current zoning districts.

Title 14 – Development Code Administration

- Updates to project noticing procedures per County staff direction.
- Changed timing of the required comprehensive plan periodic update from once every seven years to once every eight years consistent with the GMA requirements.

Title 16 - Subdivisions

- Removed outdated floodplain provision.

Title 17 - Zoning

- Added new section that includes language from County legal staff related to the Hirst decision.
- Added allowance for electric vehicle battery charging stations in non-residential and non-resource zones consistent with the GMA requirements.
- Updated definitions and associated text related to manufactured and mobile homes to reflect current usage of terms and to be consistent with Title 15.
- Updated definitions for Variance and Produce Market to be consistent with other chapters in Title 17.
- Amended cluster development buffer/setback requirements to provide clarification.
- Amended WWCC 17.18.050 – Residential density in urban growth areas to modify density waiver requirements. Two options under consideration. Option 1 would require a 5-acre minimum lot size for lots created by a density waiver. Option 2 would not require a specific minimum lot area beyond existing zoning and health requirements, but it would require that applicants clearly demonstrate how redivision at the required minimum density would not be precluded by the proposed building or lot line layout.
- Amended WWCC 17.18.070C to modify procedure for calculating buildable site area, excluding some critical areas but not all.

Title 18 - Environment

- Made updates throughout Chapter 18.08 to make it consistent with the update of the Shoreline Master Program, critical areas regulations and the GMA requirements.
- Added language to reference the applicability of the Voluntary Stewardship Program to agricultural activities.

Critical Areas Map Updates

All critical areas maps were updated to include current and improved base map data. Some new map numbers were assigned and minor improvements to formatting were also made.

- Map CA-1A (old Map 1) updated to include new Well Head Protection Area data from the Washington State Department of Health. New base map data (e.g. jurisdiction boundaries, roads) included.
- Map CA-1B (old Maps 7 and 7A) updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-1C (old Maps 8 and 8A) updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-2 (old Maps 2A and 2B) updated to include new base map data (e.g. jurisdiction boundaries, roads) and classify wetlands by type. Used 2018 NWI data from USFWS.
- Map CA-3 updated to include new base map data (e.g. jurisdiction boundaries, roads) and classify flood fringe by zone.
- Map CA-4A updated to include new base map data (e.g. jurisdiction boundaries, roads).
- Map CA-4B is a new map showing Seismic Design Site Class data from the Washington State Department of Natural Resources, one of the sources cited in WWCC 18.08.510.
- Map CA-4C (old Map 4B) updated to include new base map data (e.g. jurisdiction boundaries, roads) and reclassify sloped areas in intervals of 15%.
- Map CA-4D replaces old Maps 4C and 4D and shows potential soil erosion susceptibility from NRCS soil data. Severe and Very Severe classifications are designated geologically hazardous areas per WWCC 18.08.500B(1). Current Maps 4C and 4D included information on potential wind and water erosion susceptibility which did not correspond to any critical areas designations.
- Map CA-5A (old Map 5) updated to include new base map data (e.g. jurisdiction boundaries, roads) and indicate required minimum riparian buffer width. No changes to buffer widths or designations. New map extent improved; shows entire County instead of only the Walla Walla/College Place area.
- Map CA-5B (old Map 6) updated to include new base map data (e.g. jurisdiction boundaries, roads) and updated PHS data (May 2018) from WDFW, and only show priority habitats and species designated by the County as fish and wildlife habitat conservation areas. Also shows three designated habitats of local importance. No changes to designations.

2. CPA17-005/REZ17-005/ZCA17-005 – City of College Place #1 – Martin Field UGA Removal, Re-designation, Map and Text Amendments

City of College Place Comprehensive Plan, zoning map, and zoning code amendment applications to remove 216-acres around Martin Field from the College Place urban growth area (UGA) and re-designate an additional 18-acres within the UGA from Industrial to Low Density Residential/R-96. The zoning code text amendment would also establish a new zoning district for the 216-acres: 'Airport Development – Martin Field,' and associated development regulations. Amend land use maps LU-1 and LU-3, the County Zoning Map, text of the Comprehensive Plan, *Chapter 17.12 – Establishment of Districts*, and *Section 17.16.014 Permitted Uses Table*.

3. CPA17-006/REZ17-006 – City of College Place #2 – SR-125 Corridor UGA Expansion and Technical Map Corrections

City of College Place Comprehensive Plan and zoning map amendment applications to add 158-acres in the SR-125 corridor to the College Place urban growth area (UGA) and assign low density residential and commercial land use and zoning designations. College Place has also proposed the establishment of an “Urban Reserve” of 58-acres to be “applied to an area(s) identified in the future that are suitable for industrial development. Also includes three technical map amendments for short segments of rights-of-way. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

4. CPA17-008/REZ17-008 – City of Walla Walla – South – 3rd and Langdon UGA Removal

City of Walla Walla Comprehensive Plan and zoning map amendment applications to remove 198-acres at 3rd Avenue and Langdon Road, bounded by Yellowhawk Street on the north, from the Walla Walla urban growth area (UGA) and assign Rural Residential 5 land use and zoning designations. Amend land use maps LU-1 and LU-3, and the County Zoning Map.

5. CPA17-004/REZ17-004 – Sheryl Cox, Walla Walla Community College UGA Amendments

Site-specific Comprehensive Plan and zoning map amendment applications by Sheryl Cox affecting the Walla Walla urban growth area (UGA) and land on the easterly edge of the Walla Walla Community College; impacts two parcels (27-acres; APN360714430006, 370714430005). Amend land use maps LU-1 and LU-3, and the County Zoning Map to bring the properties into the UGA and change the land use and zoning to Public Reserve.

WHEREAS, on March 20, 2018 the Board of County Commissioners signed Resolution No. 18-068 establishing the Final Docket for the 2018 County Comprehensive Plan and development regulations to include non-County UGA amendment applications, in addition to the County’s 2018 Periodic Update (CPA18-001/ZCA18-001): CPA17-005/17-005/ZCA17-005 (City of College Place #1 – Martin Field); CPA17-006/REZ17-006 (City of College Place #2 – SR-125 area); CPA17-008/REZ17-008 (City of Walla Walla – South); and CPA17-004/REZ17-004 (Sheryl Cox); and

WHEREAS, on May 23, 2018, the Planning Commission conducted a workshop meeting to discuss the proposed amendments; and

WHEREAS, on December 5, 2018, the Planning Commission held a public hearing to consider the three amendment applications listed above; and

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

WHEREAS, the Planning Commission considered each Comprehensive Plan amendment proposal (CPA17-004 – Cox, CPA17-005 – City of College Place #1, CPA17-006 – City of College Place #2, CPA17-008 – City of Walla Walla South, and CPA18-001 – Walla Walla County Periodic Update) based on the following criteria listed in Title 14 of Walla Walla County Code:

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.3

- a. *The amendment meets a definable public need; and*
- b. *The public need was not recognized in the existing comprehensive plan due to:*

1. *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
2. *An error in development of the comprehensive plan as it currently exists; and*
- c. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*
- d. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies; and*
- e. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*

WHEREAS, the Planning Commission also considered the site-specific Comprehensive Plan amendment application by Sheryl Cox (CPA17-004) based on the following additional criteria listed in Title 14 of Walla Walla County Code:

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.4 – Site Specific Amendments

- a. *The subject parcel(s) is suitable for development under the requested land use designation and the zoning standards of one or more potential implementing zoning district(s); and*
- b. *The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area and*
- c. *The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area.*

WHEREAS, the Planning Commission also considered the four non-County UGA amendment applications (CPA17-004 – Cox, CPA17-005 – City of College Place #1, CPA17-006 – City of College Place #2, and CPA17-008 – City of Walla Walla South), under the following additional criteria listed in Title 14 of Walla Walla County Code:

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.3

- f. *The amendment meets a definable public need; and*
- g. *The public need was not recognized in the existing comprehensive plan due to:*
 3. *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
 4. *An error in development of the comprehensive plan as it currently exists; and*
- h. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*
- i. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies; and*
- j. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.4

- d. *The subject parcel(s) is suitable for development under the requested land use designation and the zoning standards of one or more potential implementing zoning district(s); and*
- e. *The proposed site-specific amendment will not create pressure to change the land use designation of other properties in the area and*

- f. *The proposed site-specific amendment does not adversely affect the adequacy of existing or planned public facilities and services in the immediate area or the applicable urban growth area.*

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.5(a)

1. *The 20-year population and/or employment projections for the county; and*
2. *The extent to which the urban growth occurring within the county has located within each city and the unincorporated urban growth areas; and*
3. *The allocation of projected county population and/or employment to the urban growth areas; and*
4. *The buildable lands analysis for each urban growth area; and*
5. *Existing urban growth area boundaries; and*
6. *Other proposed changes affecting urban growth areas.*

Comprehensive Plan Amendment Review Criteria - WWCC 14.10.070B.5(b)

1. *The proposed amendment necessitates:*
 - a. *Reallocation of population and/or employment within the county; and*
 - b. *Related map and/or boundary changes; or*
2. *The proposed amendment requires modification of the map and/or boundary of one or more urban growth areas.*

WHEREAS, the Planning Commission considered each rezone application (REZ17-004 – Cox, REZ17-005 – City of College Place #1, REZ17-006 – City of College Place #2, REZ17-005 – City of Walla Walla South) and each zoning code text amendment application (ZCA17-005 – City of College Place #2, ZCA18-001 – Walla Walla County Periodic Update) under the following criteria listed in Title 14 of Walla Walla County Code:

Development Regulations Amendment Review Criteria - WWCC 14.15.070B.3

- a. *Whether or not the amendment application is consistent with the comprehensive plan;*
- b. *Whether or not the amendment meets a definable public need, and*
- c. *Whether or not the amendment is in the long term interest of the county.*

WHEREAS, the Planning Commission considered the Sheryl Cox rezone application (REZ17-004), the only site-specific rezone application on the docket, based on the following criteria listed in Title 14 of Walla Walla County Code:

Rezoning Review Criteria – WWCC 14.09.010B

1. *Is consistent with the goals and policies in the land use, rural and resource lands, and/or Burbank subarea plan elements of the comprehensive plan including the land use maps; and*
2. *Is consistent with WWCC Title 16 Subdivisions, Title 17 Zoning, Title 18 Environment, the Walla Walla County Shoreline Master Program and other applicable land use laws and policies of Walla Walla County; and*
3. *Is not materially detrimental to uses or property in the immediate vicinity of the proposed rezoning and to the general public; and*
4. *Does not create excessive additional requirements at public cost for public facilities and services; and*
5. *Is warranted:*
 - a. *To achieve consistency with the comprehensive plan; or*
 - b. *To meet county population and/or employment projections because of a need for additional property in the proposed zoning district; or*
 - c. *Because there are changed conditions since the zoning in the area was adopted to warrant the proposed rezoning. "Changed conditions" include public improvements, permitted private development or other conditions or circumstances affecting the subject*

property that have undergone substantial and material changes not anticipated or contemplated when the zoning and/or subarea plan was last adopted. "Changed conditions" do not include actions taken by the current or former property owners to facilitate a more intense development of the property.

WHEREAS, after hearing testimony from Community Development Department staff and two members of the public who were supportive of the proposed amendments during the public hearing, the Planning Commission voted 4-0, to recommend that the Board of County Commissioners:

- Approve the Walla Walla County 2018 Comprehensive Plan and Development Regulations Periodic Update with a condition that Density Waiver Option #1 be approved and that the changes recommended by the Washington State Department of Health and the Department of the Navy be incorporated into the Comprehensive Plan (CPA18-001, ZCA18-001).

WHEREAS, after hearing testimony from the applicant's representative, Mayor Harvey Crowder, and eight members of the public (including the current owner and a prospective owner) who were opposed to the application during the public hearing, the Planning Commission voted 4-0, to recommend that the Board of County Commissioners:

- Deny City of College Place Application #1 – Martin Field (CPA17-005, ZCA17-005, REZ17-005).

WHEREAS, after hearing testimony from one member of the public in favor of the proposal and five members of the public who were opposed (most of them being affected property owners) during the public hearing, the Planning Commission voted 4-0 to recommend that the Board of County Commissioners:

- Approve City of College Place Application #2 – SR-125 Area (CPA17-006, REZ17-006) with a condition that the proposed unspecified 58-acre 'Urban Reserve' not be approved.

WHEREAS, after hearing testimony from the applicant's representative, City of Walla Walla Planner Melissa Shumake, and one member of the public opposed during the public hearing, the Planning Commission voted 4-0 to recommend that the Board of County Commissioners:

- Approve City of Walla Walla South Application – (CPA17-008, REZ17-008).

WHEREAS, after hearing testimony from the applicant, Sheryl Cox, and no other members of the public during the public hearing, the Planning Commission voted 4-0 to recommend that the Board of County Commissioners:

- Approve the Sheryl Cox/Walla Walla Community College Application – (CPA17-004, REZ17-004).

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

1. The Walla Walla County 2018 Comprehensive Plan and Development Regulation Periodic Update (CPA18-001/REZ18-001) should be approved subject to the conditions listed above and the Planning Commission concurs with the following Conclusions of Law contained in the December 5 Staff Report:
 - The amendment meets a definable public need. The State's Growth Management Act requires the County to review and update its Comprehensive Plan and development regulations at this time: *"Counties shall take action to review and, if needed, revise*

their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of this chapter” RCW36.70A130(5)(d)

- The public need was not recognized in the existing comprehensive plan due to a change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted. The State’s Growth Management Act established a schedule for each city and county to review and update its Comprehensive Plan and development regulations once every eight years. The last update was completed in 2007. The schedule was extended to 10 years as a compensating measure during the recession.
- The defined need conforms to the following policy directives of the comprehensive plan and countywide planning policies.

Walla Walla County Comprehensive Plan, Chapter 1, Introduction:

“The Walla Walla County Comprehensive Plan is an official document adopted by the Board of County Commissioners as a guide to making decisions about the future development of Walla Walla County (County). The Comprehensive Plan is a legal document with goals and policies and a series of maps, tables, figures, and appendices. It strives to balance the community’s financial ability to support growth with its projected increase in population and employment and the need for environmental protection. This 2018 update of the plan is required by the Growth Management Act (GMA) (Revised Code of Washington [RCW] 36.70A.130(5)(d)).”

County-wide Planning Policy, 2.0 General Planning Goals:

2.14 “The comprehensive plans should be reviewed on a regular basis so that each continues to be a valid, meaningful, working document that reflects the desires of the citizens and new technologies as they evolve over time.”

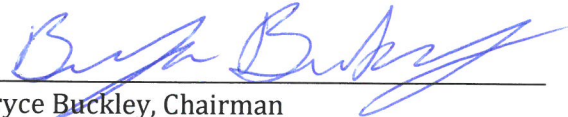
- The proposed amendments do not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies. The draft plan is an update of the 2007 County Comprehensive Plan. Amendments to goals and policies of the plan are intended to be minor in nature, reflecting state-wide legislative changes, and local implementation.
 - The amendments are consistent with the Growth Management Act and Comprehensive Plan.
 - Assuming the proposed Comprehensive Plan amendments are approved as proposed, then the proposed development regulations amendments would be consistent with the Comprehensive Plan.
 - The amendments are in the long-term interest of the county. The proposed development regulations amendments included in the Periodic Update implement the policies and goals of the Comprehensive Plan.
2. City of College Place Application #1 (CPA17-005/REZ17-005/ZCA17-005) should be denied and the Planning Commission concurs with the following Conclusions of Law contained in the December 5 Staff Report:
- The proposed amendment has been reviewed pursuant to applicable criteria in Walla Walla County Code Chapters 14.10 and 14.15.

- The proposed amendment is not consistent with the Walla Walla County Comprehensive Plan.
 - The amendment does not meet a definable public need; and
 - The amendment is not in the long-term interest of the county.
3. City of College Place Application #2 (CPA17-006/REZ17-006) should be approved in part, excluding the proposed 'Urban Reserve,' and the Planning Commission concurs with the following Conclusions of Law contained in the December 5 Staff Report:
- The proposed amendment has been reviewed pursuant to applicable criteria in Walla Walla County Code Chapters 14.10 and 14.15.
 - The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
 - The amendment meets a definable public need; and
 - The amendment is in the long-term interest of the county.
4. City of Walla Walla South Application (CPA17-008/REZ17-008) should be approved and the Planning Commission concurs with the following Conclusions of Law contained in the December 5 Staff Report:
- The proposed amendment has been reviewed pursuant to applicable criteria in Walla Walla County Code Chapters 14.10 and 14.15.
 - The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
 - The amendment meets a definable public need; and
 - The amendment is in the long-term interest of the county.
5. The application by Sheryl Cox and the Walla Walla Community College (CPA17-004/REZ17-004) should be approved and the Planning Commission concurs with the following Conclusions of Law contained in the December 5 Staff Report:
- The proposed amendment has been reviewed pursuant to applicable criteria in Walla Walla County Code Chapters 14.09, 14.10 and 14.15.
 - The proposed amendment is consistent with the Walla Walla County Comprehensive Plan.
 - The amendment meets a definable public need; and
 - The amendment is in the long-term interest of the county.

BE IT FURTHER RESOLVED, by the Walla Walla County Planning Commission that the Planning Commission recommends to the Board of County Commissioners the following:

- Conditional approval of dockets no. CPA18-001/ZCA18-001 (Walla Walla County 2018 Periodic Update) based on the amendments' consistency with Walla Walla County Code 14.10.070B(3) and 14.15.070D(3), subject to the following changes:
 - Include amendments consistent with the recommendations of the Department of the Navy,

- Include amendments consistent with the recommendations of the Washington State Department of Health.
- Include Density Waiver Option #1 instead of Option #2, adopting a 5-acre minimum lot size for UGA density waivers granted under WWCC 17.18.050D.
- Denial of dockets no. CPA17-005, ZCA17-005, and REZ17-005 (City of College Place #1) based on the amendments' lack of consistency with Walla Walla County Code 14.10.070B(3-5) and 14.15.070D(3).
- Conditional approval of dockets no. CPA17-006/REZ17-006 (City of College Place #2 – SR-125 Area) based on the amendments' consistency with Walla Walla County Code 14.10.070B(3-5) and 14.15.070D(3), subject to the following change:
 - Denial of the unspecified 58-acre 'Urban Reserve.'
- Approval of dockets no. CPA17-008/REZ17-008 (City of Walla Walla South) based on the amendments' consistency with Walla Walla County Code 14.10.070B(3-5) and 14.15.070D(3).
- Approval of dockets no. CPA17-004/REZ17-004 (Sheryl Cox) based on the amendments' consistency with Walla Walla County Code 14.10.070B(3-5), 14.15.070D(3), and 14.090.010B.



Bryce Buckley, Chairman
Walla Walla County Planning Commission

Dated: 12/12/18