



# Walla Walla County Community Development Department

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

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## WALLA WALLA COUNTY PLANNING COMMISSION Meeting Minutes

**DRAFT**

Meeting Location: Board of County Commissioners (BOCC) Meeting Room  
County Public Health and Legislative Building  
314 W Main Street, 2<sup>nd</sup> Floor

**December 5, 2018  
7:00 PM  
Regular Meeting**

A. CALL TO ORDER

Meeting was called to order by Chairman Bryce Buckley at 7:00 PM.

B. ROLL CALL:

Members Present: Chairman Bryce Buckley  
Michelle Liberty  
Bruce McCaw  
Linda Newcomb

Absent: Chuck Carruthers (excused)  
Vice Chairman Bill Clemens (excused)

Staff Present: Tom Glover, Director  
Lauren Prentice, Principal Planner  
Don Sims, Associate Planner  
Felicia Gorze, Administrative Assistant  
Mark Daniel, The Watershed Company (consultant)

C. ESTABLISH A QUORUM: A quorum was established.

D. PUBLIC COMMENT: None.

E. APPROVAL OF MINUTES – September 5, 2018

**MOTION:** To approve by Bruce McCaw; Linda Newcomb seconded. Motion passed unanimously.

F. APPROVAL OF AGENDA

**MOTION:** To approve by Michelle Liberty, Linda Newcomb seconded. Motion passed unanimously.

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

H. PUBLIC HEARINGS – 2018 FINAL DOCKET ITEMS –

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

Mr. Glover presented an overview of this proposal and the Planning Commissioners discussed the application. He noted that one item that the Planning Commission needs to make a recommendation on was which option they prefer for the UGA density waiver (two options presented). Ms. Prentice presented an overview of the changes that were made to the draft Comprehensive Plan based on comments at the Planning Commission workshop on May 23, 2018. Chairman Buckley opened the hearing for public comment.

**PUBLIC COMMENT:**

Speaking in Favor

1. Melissa Shumake; City of Walla Walla Planning Department
2. Ben Case; 1695 Highland Road, Walla Walla

Speaking in Opposition: NONE

The Chairman closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To concur with the findings of fact and conclusion of law in docket number CPA18-001/ZCA18-001 and recommend to the Board of County Commissioners that the draft Comprehensive Plan and Development Regulations amendments proposed by Walla Walla County be approved, on the condition that Density Waiver Option #1 be included and that the recommendations by the Department of the Navy and the Washington State Department of Health be incorporated, by Linda Newcomb. Bruce McCaw seconded; motion passed unanimously.

**2. Public Hearing – CPA17-005/REZ17-005/ZCA17-005 – City of College Place #1 – Martin Field Map, Text Amendments**

Mr. Glover presented an overview of this item, noting that several new comment letters were submitted and recommending that if approved, the permitted uses table should be amended in include 'Riding Academy' as an allowed use in the Airport Development district. The Planning Commissioners discussed the application. Chairman Buckley opened the hearing for public comment.

**PUBLIC COMMENT:**

Speaking in Favor

1. City of College Place Mayor Harvey Crowder (applicant)

Speaking in Opposition:

1. Jim Hayner; 249 W Alder Street, Walla Walla (attorney representing property owner David Cheney and Martin Airfield, LLC.)
2. David Cheney; 209 Martin Field Lane, Walla Walla
3. Brent Hinshaw; 397 Martin Field Lane, Walla Walla
4. Travis Watts; 3437 Powerline Road, Walla Walla
5. Katie Daniels; 5 W Alder Street, Walla Walla
6. Michael Corliss; 511 N 2nd, Walla Walla
7. Brian Thoreson; 2464 Glacier Place; Suite 100, Redmond, Oregon

8. Dorothy Knudsen; PO Box 2046; Walla Walla (not opposed, but concerned about safety issues associated with additional development near the airport)

The Chairman closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To concur with the findings of fact and conclusion of law in docket number CPA17-005, ZCA17-005, REZ17-005 and recommend to the Board of County Commissioners that City of College Place Application #1 be denied, by Michelle Liberty. Bruce McCaw seconded; motion passed unanimously.

**3. Public Hearing – CPA17-006/REZ17-006 – City of College Place #2 – SR-125 Area Map Amendments**

Mr. Glover presented an overview of this item, noting that if recommended for approval, the proposed 58-acre Urban Reserve should not be included. Ms. Prentice and Mr. Glover answered questions from Planning Commissioners as they discussed the application. Chairman Buckley opened the hearing for public comment.

**PUBLIC COMMENT:**

Speaking in Favor

1. John Hair; 690 Wayne Lane, Walla Walla

Speaking in Opposition:

1. Travis Jerald; 3096 Peppers Bridge Road, Walla Walla
2. Mary Deccio; 3074 Peppers Bridge Road, Walla Walla
3. Kim Schademan; 2216 Ridgeview Road, Walla Walla
4. Cliff Trout; 2078 Ridgeview Road, Walla Walla
5. Mike Corliss; 511 N. 2nd Ave, Walla Walla (speaking in behalf of himself and property owner Gerald Solomon who submitted written comments but was unable to attend the meeting)

The Chairman closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To concur with the findings of fact and conclusion of law in docket number CPA17-006 and REZ17-006 and recommend to the Board of County Commissioners that City of College Place Application #2 be approved with the condition that the 'Urban Reserve' not be included, by Bruce McCaw. Linda Newcomb seconded; motion passed unanimously.

**4. Public Hearing – CPA17-008/REZ17-008 – City of Walla Walla – South – 3<sup>rd</sup> and Langdon Area Map Amendments**

Mr. Glover presented an overview of this item. The Planning Commissioners discussed the application. Chairman Buckley opened the hearing for public comment.

**PUBLIC COMMENT:**

Speaking in Favor

1. Melissa Shumake; City of Walla Walla Development Services Planner

Speaking in Opposition:

1. Ben Case; 1695 Highland Road, Walla Walla

The Chairman closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To concur with the findings of fact and conclusion of law in docket number CPA17-008 and REZ17-008 and recommend to the Board of County Commissioners that City of Walla Walla proposal be approved, by Bruce McCaw. Michelle Liberty seconded; motion passed unanimously.

**5. Public Hearing – CPA17-004/REZ17-004 – Sheryl Cox Map Amendments**

Mr. Glover presented an overview of this item. The Planning Commissioners discussed the application. Chairman Buckley opened the hearing for public comment.

**PUBLIC COMMENT:**

Speaking in Favor

1. Melissa Shumake; City of Walla Walla Development Services Planner (applicant)

Speaking in Opposition: NONE

The Chairman closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To concur with the findings of fact and conclusion of law in docket number CPA17-004 and REZ17-004 and recommend to the Board of County Commissioners that proposal Sheryl Cox be approved, by Linda Newcomb. Michelle Liberty seconded; motion passed unanimously.

- I. STAFF UPDATE: Tom Glover noted that the Board of County Commissioners will be holding a public hearing on these items on December 18, 2018. Mr. Glover thanked the Planning Commission for all their work in 2018 and reminded them that the 2019 Annual Amendment Cycle will be opening soon.
- J. ADJOURNMENT: The Chairman adjourned the meeting at 9:20 PM.

Prepared by: Felicia Gorze, Administrative Assistant

Submitted by:

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Tom Glover, Secretary