



# Walla Walla County Community Development Department

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To: Walla Walla County Planning Commission  
From: Lauren Prentice, Community Development Director  
Prepared: July 28, 2022  
Meeting Date: August 3, 2022  
RE: **Public Hearing Agenda Item No. 1** – Landram Hanson Loop Rural Rezone.  
**Docket No. CPA22-001/REZ22-001**

## **Background**

The application was received by the Community Development Department on November 30, 2017. It would amend Comprehensive Plan and Zoning map designations of two properties located generally at 3296 Hanson Loop Road, totaling 10-acres, from Rural Agriculture 5-acres to land use designation Rural Residential 2-5-acres (Burbank RAC). Zoning proposed is Rural Residential 2-acres (RR-2). APN 310817510092, 310817510093.

No public comment on this application has been received.

## **Staff Conclusion**

Community Development Department (CDD) staff concludes that the proposed amendments meet the Community Development Department's review criteria in WWCC 14.15.060C/14.10.060C and the Planning Commission's review criteria in WWCC 14.15.060D.3/14.10.060D.3.

## **Staff Recommendation**

Staff recommends that the applications, docket numbers CPA22-001/REZ22-001 be considered for inclusion into the County's 2022 Final Docket.

## **Motion Option 1**

"I move that the Planning Commission concur with the findings of fact and conclusion of law in docket number CPA22-001/REZ22-001 and recommend to the Board of County Commissioners that the applications by Andrew Landram be included in the County's 2022 Final Docket."

## **Motion Option 2 (denial)**

"I move that the Planning Commission concur with the findings of fact and conclusion of law in docket number CPA22-001/REZ22-001 and recommend to the Board of County Commissioners that the applications by Andrew Landram NOT be included in the County's 2022 Final Docket."

## **Attachments**

- A. Comprehensive Plan Amendment Process – Walla Walla County Code Section 14.10.060 – Preliminary docket – Adoption of final docket
- B. Development Regulations Amendment Process – Walla Walla County Code Section 14.15.060 – Preliminary docket – Adoption of final docket
- C. Notice of Public Hearing and Certificate of Notification

Application materials and other documents available online and in prior meeting packets.

## **Analysis and Summary of the Proposal**

The proposal would amend the land use and zoning for parcels 310817510092 and 310817510093 at 3296 Hanson Loop Road. These parcels are currently zoned Rural Agriculture 5-acres (RA-5) and they are primarily surrounded by rural land zoned RR-2 (yellow) as well as Public Reserve and Agricultural Residential 10-acres. The proposed Comprehensive Plan amendments would affect maps LU-1, LU-2, and BSA-1.



When considering whether to recommend this move on to the Final Docket, the Planning Commission can consider both the details of the application as well as the purpose of the proposed amendments. A decision to move it to the Final Docket is not a decision to approve it as presented. During their deliberations, after closing the public hearing, the Planning Commission should make findings and conclusions related to these criteria for inclusion in their resolution and recommendations to the Board of County Commissioners.

### **Comprehensive Plan Amendment Criteria for Preliminary Docket**

*Below is WWCC Sections 14.10.060C and 14.10.060D.3 which lists the criteria the Community Development Department and Planning Commission shall base their recommendations.*

- **Criteria: Need.**  
**Staff Discussion:** The application states that this rezone is needed to provide additional housing capacity.
- **Criteria: Urgency.**  
**Staff Discussion:** The application states that there is an urgent need to consider this rezone due to an ongoing housing shortage.
- **Criteria: Appropriateness.**  
**Staff Discussion:** The application states that it is appropriate to move this application to the Final Docket and consider the rezone because the lots are adjacent to the Westbourne Acres housing development and the proposed rezone would allow for rural development consistent with these existing uses. Per the applicant: "This proposed amendment is also in line with the county wide goals and planning policies of promoting: development while maintaining rural character, a variety of rural densities and housing choices, buffering uses, infrastructure and services consistent with rural goals, and rural economic vitality."

**Development Regulations (Rezone and Zoning Code Text Amendments) Review Criteria for Preliminary Docket**

Below is WWCC Sections 14.15.060C and 14.15.060D.3 which lists the criteria the Community Development Department and Planning Commission shall base their recommendations.

- Criteria: The amendment is consistent with the comprehensive plan; and  
**Staff Discussion:** The proposed rezone is consistent with the Comprehensive Plan amendment application that it accompanies. The proposed zoning (RR-2) is one of the implementing zoning districts listed in the Comprehensive Plan for the proposed land use designation (Rural Residential 2-5-acres – Burbank RAC).
- Criteria: The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and  
**Staff Discussion:** The purposes of the current and proposed zoning districts are set in WWCC 17.12.040; it does not appear that the proposal is inconsistent with the purpose of the Rural Residential district, which is very similar to the Rural Agriculture purpose.

***F. Rural Agriculture.*** *The primary purpose of this district is to accommodate smaller scale farming activity, and limited agricultural production on medium-sized rural lots. Limited residential and recreational uses also should be accommodated. In determining the appropriate implementing zoning district, factors such as the following should be considered; historic platting patterns, road access, floodplain locations, land availability, and the surrounding built densities.*

***H. Rural Residential.*** *The purpose of this district is to provide a transition or a buffer between existing rural developments and areas of higher densities and higher or lower densities in the Burbank Rural Activity Center. Land in this district typically is too far from an urban area to enable cost-effective provision of public services at this time. Typical uses include small-scale farms, dispersed single-family homes, recreation, and other uses that do not require urban services. Within the Burbank Rural Activity Center limited recreational and community-oriented cultural uses are allowed.*

- Criteria: The amendment is appropriate for consideration at this time.  
**Staff Discussion:** The application was submitted prior to the 2022 application deadline.

**Findings of Fact**

1. On March 29, 2022, a Comprehensive Plan amendment application (CPA22-001), a rezone application (REZ22-001), and a SEPA Environmental Checklist (SEPA22-011) were submitted to the Community Development Department by the City of College Place.
2. On June 1, 2022, the Planning Commission reviewed the application materials in workshop at their regular public meeting.
3. On July 6, 2022, the Planning Commission reviewed the application materials in workshop at their regular public meeting.
4. On July 22, 2022, a Notice of Public Hearing was posted on the Community Development Department website.
5. On July 22, 2022, the notice was distributed to parties of record and property owners within 500-feet of the site.
6. On July 24, 2022, the notice was published in the Walla Walla Union Bulletin and Tri-City Herald.

7. On July 28, 2022, the notice was published in The Times (Waitsburg).

**Conclusion of Law**

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Section 14.15.060 and 14.10.060 as described in the August 3, 2022 Staff Report.

## ATTACHMENT A

### Comprehensive Plan Amendment Process

#### 14.10.060 - Preliminary docket—Adoption of final docket.

- A. Required Information. The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:
  1. Docket number; and
  2. Name and address of the person or agency proposing the amendment; and
  3. Type of amendment and summary of the proposed amendment; and
  4. Date of application; and
  5. Address or section, township and range of the location of the amendment, if applicable.
- B. Available for Public Review. The community development department shall keep the preliminary docket available for public review during normal business hours.
- C. Community Development Department Review. After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending which proposed amendments should be placed on the final docket. The staff report shall address the need and appropriateness of each proposed amendment and its compliance with the applicable annual review criteria in Section 14.10.015
- D. Planning Commission Review. All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.
  1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s).
  2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.
  3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based upon the perceived need, urgency and appropriateness of each proposed amendment and its compliance with the applicable annual review criteria in Section 14.10.015
- E. Board of County Commissioner's Decision—Adoption of Final Docket.
  1. Review and Decision Process. The board of county commissioners shall review and consider the planning commission's report and recommended final docket at a regularly scheduled commissioner's meeting. The board of county commissioners may adopt the planning commission's recommended final docket without a public hearing; however, in the event that a majority of the board of county commissioners decides to add or subtract proposed amendments, it shall first conduct a public hearing as set forth in Sections 14.09.065 and 14.09.070 of this title.
  2. Effect of Final Adopted Docket. The decision of the board of county commissioners to adopt the final docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments shall be considered after adoption of the final docket for that year except for exceptions as set forth in Section 14.10.030 or amendments initiated by a majority vote of the board of county commissioners.

## ATTACHMENT B

### Development Regulations Amendment Process

#### 14.15.060 - Preliminary docket—Adoption of final docket.

- A. Required Information. The community development department shall compile a preliminary docket of proposed amendments. The preliminary docket shall include at least the following information for each proposed amendment:
  - 1. Docket number; and
  - 2. Name and address of the person or agency proposing the amendment; and
  - 3. Summary of the proposed amendment; and
  - 4. Date of application; and
  - 5. Address or section, township and range of the location of the amendment, if applicable.
- B. Available for Public Review. The community development department shall keep the preliminary docket available for public review during normal business hours.
- C. Community Development Department Review. After compiling the preliminary docket, the director shall review the suggested amendments and prepare a staff report to the planning commission recommending which proposed amendments should be placed on the final docket. The staff report shall address the following criteria:
  - 1. The amendment is consistent with the comprehensive plan; and
  - 2. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
  - 3. The amendment is appropriate for consideration at this time.
- D. Planning Commission Review. All proposed amendments shall be reviewed and assessed by the planning commission, which shall make a recommendation to the board of county commissioners after considering the staff report prepared by the director.
  - 1. Workshop Meeting. The planning commission may first review the recommendations of the director in a workshop meeting(s)
  - 2. Public Hearing. The planning commission shall conduct a public hearing on the proposed amendments on the preliminary docket as set forth in Sections 14.09.065 and 14.09.070 of this title.
  - 3. Recommendations. Following the hearing, the planning commission shall make a recommendation to the board of county commissioners on each proposed amendment as to whether or not the amendment should be placed on the final docket. The planning commission's recommendation shall be based upon the following criteria:
    - a. The amendment is consistent with the comprehensive plan; and
    - b. The amendment is consistent with other development regulations, unless accompanied by amendments to such other development regulations; and
    - c. The amendment is appropriate for consideration at this time.
- E. Board of County Commissioner's Decision—Adoption of Final Docket.
  - 1. Review and Decision Process. The board of county commissioners shall review and consider the planning commission's report and recommended final docket at a regularly scheduled commissioner's meeting. The board of county commissioners may adopt the planning commission's recommended final docket without a public hearing; however, in the event that a majority of the board of county commissioners decides to add or subtract proposed amendments, it shall first conduct a public hearing as set forth in Sections 14.09.065 and 14.09.070 of this title.
  - 2. Effect of Final Adopted Docket. The decision of the board of county commissioners to adopt the final docket does not constitute a decision or recommendation that the substance of any recommended amendment should be adopted. No additional amendments shall be considered after adoption of the final docket for that year except for exceptions as set forth in Section 14.15.030