



**NOTICE OF APPLICATION and
NOTICE OF PUBLIC HEARING**
Notice of Planning Commission Workshop



**City of Walla Walla
Comprehensive Plan Update**

**Walla Walla 2046 - Comprehensive Plan,
Comprehensive Plan Land Use Map Amendments and
Zoning Map Amendments**

Notice is hereby given on **May 12, 2026**, by the City of Walla Walla that a Public Hearing will be held on the City of Walla Walla Comprehensive Plan 2026-2046- Update to the City of Walla Walla Comprehensive Plan in accordance with the Washington State Growth Management Act (GMA), including revisions to plan elements and amendments to the Comprehensive Plan Land Use Map and Zoning Map.

Planning Commission workshop on the Comprehensive Plan: Additionally, the Planning Commission will conclude a workshop on the proposal starting at 6:00 P.M. before the public hearing.

On **June 1, 2026, at 6:30 P.M.**, the **City of Walla Walla Planning Commission** will hold a public hearing at City Hall in the Council Chambers, 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street). The purpose of this Public Hearing is to consider the City of Walla Walla Comprehensive Plan Update, adoption, and amendments of the Comprehensive Plan (under the provisions of RCW Chapters 35A.63 and 36.70A, and amendments to the official zoning map.

The Planning Commission shall, following the public hearing, forward its recommendation to the City Council for consideration and decision. The Walla Walla City Council shall conduct a Public Hearing upon a plan or amendment proposal before taking action thereon. The City Council's adoption shall constitute the final action. A separate hearing notice will be published and posted once the City Council public hearing date is scheduled.

All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein.

Identified below are the proposed Future Land Use Map Amendments and proposed rezone:

File # Applicant/	General Location /Parcel Number(s)	Current Land Use Designation and Zoning	Proposed Land Use Designation	Proposed Zoning Designation
CPA-25-0001 Tovah Ahdut	1500 The Dalles Military Road 360731210005	Residential and Multi-Family Residential	Commercial	Highway Commercial
PLN6-25-0001 Tarragon NW	171 Middle Waitsburg Road 360716636071665000550003, 360716650005	Industrial and Light Industrial/ Commercial	Commercial 360716650003 Residential 360716650004 360716650005	Highway Commercial 360716650003 Multifamily Residential 360716650004 360716650005

PLN6-25-0001a City of Walla Walla	Lower Waitsburg Road 360717440028 360716650002 360716320029	Commercial Industrial and Light Commercial	Residential Residential	Neighborhood Residential Neighborhood Residential
PLN6-25-0002 Tarragon NW and WinCo Foods	1700 Block of Highland Road, Hwy 125 at Myra Road 360731320071, 360731310052 360731310053, 360731510205	Residential and Neighborhood Residential 360731310053 360731320071 Commercial and Highway Commercial 360731510205 360731310052	Commercial 360731310053 360731320071 Residential 360731510205 360731310052	Highway Commercial 360731310053 360731320071 Multi-Family Residential 360731510205 360731310052
PLN6-26-0001 City of Walla Walla	1300 Block of The Dalles Military Road 360730560321-26 360730560401-05, 22-26	Commercial and Highway Commercial	Manufactured Home Park Community	Mobile/ Manufactured Home Park Community
PLN6-26-0002 City of Walla Walla	North of Rees Ave North & South of George Street 909 Jefferson 360720530209 911 Jefferson 360720530207 915 Jefferson 360720530206, 360720530205, 360720530204 927 Jefferson 360720530203, 360720530202 935 Jefferson 360720530201 503 (incorrect) Jefferson 360720530110 1009 Jefferson 360720530109 1011 Jefferson 360720530107 1017 Jefferson 360720530105 114 W George 360720530112 111 W George 360720530221 224 (incorrect) Burns 360720742149, 360720742150 236 (incorrect) Burns 360720742143, 360720742144 920 Burns 360720742128 926 Burns 360720742141 930 Burns 360720742142 931 Annie Laurie 360720742123 927 Annie Laurie 360720742125, 360720742126 924 N. 4th Ave 360720530217 928 N. 4th Ave 360720530218 930 N. 4th Ave 360720530220 1002 N. 4th Ave 360720530112	Industrial and Heavy Industrial	Residential	Neighborhood Residential
PLN6-26-0003 City of Walla Walla	North of Moore Street. 903 N 9TH AVE, 360719590501 916 N 9TH AVE, 360719590414 910 N 9TH AVE, 360719590415	Industrial and Heavy Industrial	Residential	Neighborhood Residential

925 N 8TH AVE, 360719590405 913 N 8TH AVE, 360719590403 919 N 8TH AVE, 360719590404 932 N 8TH AVE, 360719590312 934 N 8TH AVE, 360719590311 904 N 8TH AVE, 360719590316 910 N 8TH AVE, 360719590315 914 N 8TH AVE, 360719590314 508 W MOORE ST, 360719590318 502 W MOORE ST, 360719590317 807 N 7TH AVE, 360719590320 809 N 7TH AVE, 360719590319 825 N 7TH AVE, 360719590305 821 N 7TH AVE, 360719590321 810 N 7TH AVE, 360719590216 and 360719590215 816 N 7TH AVE, 360719590214 820 N 7TH AVE, 360719590213 and 360719590218			
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All interested persons and parties may comment on the application, receive notice of hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any. Appeal rights are outlined in Chapter 20.38 of the Walla Walla Municipal Code and other code provisions referenced therein.

Comments upon these applications must be submitted in writing to the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, WA 99362, or by email to permits@wallawalla.gov. The comment period will start on May 12, 2026.

Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: June 1, 2026. Comments may also be submitted at the Public Hearing on Monday, June 1, 2026, at 6:30 P.M. Additionally, the Planning Commission will conclude a workshop on the proposal starting at 6:00 P.M. before the public hearing.

A public hearing on the proposals will be held by the City of Walla Walla Planning Commission on Monday, June 1, 2026.

The following permits and/or authorizations have been requested in the application: Comprehensive Plan Land Use Map amendment and Municipal Code (Zoning Map) amendment. The following permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: None identified.

The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code Level V and VI review process. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan/Environmental Impact Statement and the following code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: Walla Walla Municipal Code 19, 20, and 21.

The City of Walla Walla has preliminarily determined that the proposal is consistent with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan/Environmental Impact Statement.

Washington State Environmental Policy Act (SEPA) Environmental Review: SEPA lead agency: City of Walla Walla. The proposals are subject to the requirements of Walla Walla Municipal Code Chapter 21.08, and Washington Administrative Code (WAC) 197-11, as a non-project action. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: State of Washington. The SEPA responsible official has determined that the application, proposal checklist(s), Walla Walla Comprehensive Plan/Environmental Impact Statement, and the following listed environmental documents and/or studies may be used to evaluate the proposal: The City of Walla Walla Comprehensive Plan, Walla Walla 2040, and the Final Environmental Impact Statement (FEIS), The City of Walla Walla issued an Adoption/Addendum of an existing Environmental Document, the FEIS, on April 30, 2026. Copies of these materials may be reviewed at Development Services, 55 East Moore Street, Walla Walla, WA.

The Department has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: available on request.

NOTICE OF PUBLIC HEARING: Notice is hereby given by the City of Walla Walla Development Services Department that a Public Hearing will be held on the applications described in this notice by the **City of Walla Walla Planning Commission** on Monday, **June 1, 2026**, at **6:30 P.M.** at the **City Hall of Walla Walla** in the Council Chambers, 15 N. 3rd Avenue, Walla Walla, WA (N. 3rd Avenue and Rose Street).

Members of the public may also attend and participate in the public hearing and public workshop virtually by using this Zoom meeting link <https://bit.ly/3OWEn6i> or may listen to the meeting by calling (253) 215-8782 and entering meeting ID 886 8187 4302.

The purpose of this Public Hearing and Workshop is to consider the draft Comprehensive Plan 2026-2046 and the proposed Comprehensive Plan Land Use Map Amendments and Municipal Code (Zoning Code) Map Amendments, as listed above. All interested persons and parties may participate in the public hearing. The public hearing shall be open to consideration of the environmental impacts of the proposal. Interested persons and parties may also receive a copy of any decision(s) made on the proposal by filing a special notice request with the Development Services Department as provided in the Walla Walla Municipal Code (WWMC) Section 20.14.015.

Appeal rights are outlined in WWMC Chapter 20.38 and other code provisions referenced therein.

A staff report and information packet, including all submitted documents, will be available for review on the City of Walla Walla website at www.wallawallawa.gov/government/development-services/public-notice before the Public Hearing.

Additional information on the application is available at: City of Walla Walla Development Services, 55 E. Moore Street, Walla Walla, WA 99362 (509) 524-4710; Email: permits@wallawallawa.gov