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**ORDINANCE NO. 488 AMENDING CHAPTER 12 OF THE WALLA WALLA COUNTY COMPREHENSIVE PLAN, THE BURBANK SUBAREA PLAN, AND THE WALLA WALLA COUNTY ZONING CODE, TITLE 17, TO ADOPT NEW RESIDENTIAL USES IN THE BURBANK URBAN GROWTH AREA (DOCKET ZCA18-003)**

Auditor File Number(s) of document being assigned or released:

Grantor

1. **Walla Walla County Commissioners**
- 2.
- 3.

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Grantee

1. **The Public**
- 2.
- 3.

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Legal description (i.e.: lot and block or section township and range)

n/a

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Assessors Parcel Numbers

n/a

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**BOARD OF COUNTY COMMISSIONERS  
WALLA WALLA COUNTY, WASHINGTON**

**ORDINANCE NO. 488**

**AMENDING CHAPTER 12 OF THE WALLA WALLA COUNTY COMPREHENSIVE PLAN, THE BURBANK SUBAREA PLAN, AND THE WALLA WALLA COUNTY ZONING CODE, TITLE 17, TO ADOPT NEW RESIDENTIAL DEVELOPMENT STANDARDS FOR URBAN RESIDENTIAL USES IN THE BURBANK URBAN GROWTH AREA (DOCKET ZCA18-003).**

**WHEREAS**, the Board of County Commissioners directed Community Development Department staff to study and prepare draft amendments to the Walla Walla County Comprehensive Plan and development regulations in order to establish limits and standards for urban residential development in the Burbank Urban Growth Area (UGA); and

**WHEREAS**, the Board of County Commissioners may amend development regulations more often than once per year as determined by a majority vote of the Board of County Commissioners to be in the long-term interests of the County pursuant to WWCC 14.15.030; and

**WHEREAS**, the Walla Walla County Planning Commission, after a public hearing on May 5, 2021, recommended that the Board of County Commissioners approve the proposed amendments presented in Option 3B, docket No. ZCA18-003; and

**WHEREAS**, the Board of County Commissioners held a public hearing on May 17, 2021 to consider the proposed amendments and to receive public comment pursuant to Walla Walla County Code 14.10.070C(2) and 14.15.070C(2); and

**NOW THEREFORE,**

**BE IT ORDAINED**, by the Walla Walla County Board of County Commissioners that:

**Section I. The Board of County Commissioners Makes the Following Findings of Fact.**

1. Planning in the Burbank area began in the 1960's with the development of the 1968 Development Plan. The Western Walla Walla County Comprehensive Plan identified Burbank as the community "having the greatest potential for population growth of all communities in the County." (Burbank Subarea Plan)
2. In the early 1990's, the process for evaluating the land use plan and zoning regulations for Burbank was based on extensive public participation. "The County distributed surveys, formed citizen advisory committees, and hosted a series of community workshops for local residents and property owners to share their concerns and desires regarding the future of

the county and the Burbank community. In 1996, 1999, and 2007 the County hosted additional community workshops to reaffirm the vision for the community as established in earlier surveys and workshops.” (Burbank Subarea Plan)

3. Past planning going back to the 1960’s anticipated the development of full urban services over time and consequently lands were designated and zoned for an urban level of development.
4. During the 2018 Comprehensive Plan Update the County held two open houses in Burbank and received numerous comments and concerns from residents of the Burbank area regarding the potential for a manufactured/mobile home park to be located in the Burbank area.
5. The Burbank Subarea Plan has not been substantially modified for more than 10 years.
6. The Port’s sewer system in the Burbank Urban Growth Area has been in place since late 2015.
7. The Port’s infrastructure provides a needed service to the Burbank community, and the sewer system is a benefit to the area.
8. The sewer system will allow for an increased density of development than would have been allowed previously. Before, development density was limited primarily by on-site septic requirements set by State law and local health codes (Walla Walla County Code Chapter 8.16). Generally, absent special conditions, those codes required new development to be located on at least 12,500 square feet if a connection to a public water system was made. One acre or more was required if there was no public water system connection.
9. The County has received inquiries regarding placement of mobile/manufactured home parks in Burbank.
10. County Code currently limits maximum density of multifamily housing and townhouses to four dwelling units per acre in the Burbank Residential Zone. WWCC 17.18.050(D).
11. The existing land use designation assigned in the Comprehensive Plan for residential uses in the Burbank UGA is Residential Single Family. The amendments to the Burbank Subarea Plan would assign Low and Medium Density Residential land use designations within the area that is currently Residential Single Family.
12. County Code currently has a minimum density of three dwelling units per acre in the Burbank Residential Zone. WWCC 17.18.020. There is currently no maximum density, except by interim ordinance.
13. County Code does not have a minimum lot size in the Burbank Residential Zone. WWCC 17.18.020.
14. County Code allows for mobile/manufactured home parks in the Burbank area, by conditional use permit.
15. The County Code does not currently have development standards for high density mobile/manufactured home parks. The County has received numerous letters and comments from residents of the Burbank area noting concerns about a proposed mobile/manufactured home park.
16. The County Code has standards for Planned Unit Developments in Chapter 17.37. The purpose of these provisions is “to provide greater flexibility and encourage more design creativity than is generally done under traditional lot by lot development, while insuring substantial compliance with the goals and policies of the comprehensive plan; and permitting more advantageous use of sites through the arrangement of structures, circulation, parking, open spaces, and transfer of development rights” per WWCC

17.37.170. Residential projects may propose concepts like four-unit single-family clusters with party walls, varied lot sizes, establishment of greenbelts, open space, or community buildings or recreation facilities. PUDs are already allowed in the Burbank UGA but the amendments would add a provision to allow a PUD development within the UGA to propose a small medium density increase to 6 dwelling units per acre of buildable site area. This could result in developments of approximately 4 dwelling units per acre of gross site area.

17. As stated in the Comprehensive Plan, based on growth rates between 2010 and 2017, Burbank can be expected to grow by approximately 120 people by 2038.
18. The County passed Ordinance 471 on August 7, 2018 in response to public comments and concerns submitted during the 2018 Periodic Update. The Ordinance declared an emergency and enacted interim zoning that set the maximum density for all residential uses at 4 dwelling units per acre.
19. A public hearing on Ordinance 471 was held on October 1, 2018.
20. On May 13, 2019, the Board of County Commissioners executed a contract amendment with The Watershed Company. The Contract amendment called for The Watershed Company to assist in community outreach and planning for the Burbank Subarea, this was identified as 'Phase 1' of the Burbank residential density review.
21. On June 29, 2019, the Community Development Department and The Watershed Company held an open house workshop to gather comments from the public in the Burbank area.
22. On July 29, 2019, the Board of County Commissioners held a public hearing to determine whether to renew the interim zoning regulations for six months. Four members of the public spoke at the public hearing. All of the speakers were supportive of capping the density in the Burbank area, although one speaker wished for a lower maximum density, in order to have larger lots.
23. On August 5, 2019, the Board of County Commissioners passed Ordinance 480, renewing the interim zoning regulations adopted by Ordinance 471 for a period of six months, ending on February 5, 2020.
24. On September 4, 2019, the Planning Commission held a workshop meeting to review the interim regulations, the existing development regulations for the Burbank UGA and other UGAs, the Burbank Subarea Plan, and the public comments that had been received at the June 29, 2019 outreach meeting in Burbank. The Planning Commission asked staff to investigate a few issues prior to further review by the Commission.
25. On November 18, 2019, the Board of County Commissioners entered into an agreement with LDC, Inc. for On-Call Professional Planning Services through December 31, 2020.
26. On November 26, 2019, the Board of County Commissioners held a workshop meeting to discuss possible long-range planning projects and issues and provide direction regarding priorities for 2020. Four projects were identified as priorities for early 2020; one of these was the Burbank residential density review.
27. On January 8, 2020, Community Development Department and Public Works Department staff met with representatives of the Port of Walla Walla to discuss the availability of utilities in the Burbank UGA and residential uses and density.
28. On February 3, 2020, after holding a public hearing, the Board of County Commissioners extended Ordinance 471's interim regulations for six months via Ordinance 483.



29. On February 17-19, 2020 LDC staff visited the county to assist CDD staff with multiple projects, including the Department's response to a flood earlier in the month and background work for the Burbank residential project.
30. On February 26, 2020, LDC completed a final draft of a scoping document for the Burbank Residential Density Review project which included a tentative plan for an informational public meeting to be scheduled in April followed by public hearings by the Planning Commission and Board of County Commissioners.
31. On February 29, 2020, Governor Jay Inslee declared a statewide emergency related to the COVID-19 pandemic. The COVID-19 pandemic and Statewide emergency, Governor's stay at home orders, and phased reopening has presented challenges with regard to enacting zoning regulations, including inability to schedule open houses, Planning Commission meetings and public hearings, and other public gatherings to ensure public participation as required by the Washington State Growth Management Act (GMA).
32. On March 10, 2020, LDC provided CDD staff with a proposed Change Order which included work on the Burbank Residential Density Review based on the February 26 scoping document.
33. On March 20, 2020, the Community Development Department implemented modified operations under the direction of the Board of County Commissioners acting as the Walla Walla County Board of Health as a result of the COVID-19 pandemic. The CDD office closed to the general public and has not yet re-opened. In limited situations, in-person appointments are scheduled, but only if deemed necessary and strict adherence to social distancing requirements can be met.
34. On July 6, 2020, the Community Development Department staff and LDC prepared a revised scoping document outlining the remaining steps in the amendment process.
35. On July 13, 2020, the Board of County Commissioners adopted Resolution 20-142, setting a public hearing for July 27, 2020 for the purpose of considering renewal of the interim development regulations.
36. On July 27, 2020, the Board of County Commissioners held a public hearing to determine whether to extend Ordinance 471's interim regulations for another six months. The hearing was held remotely, with participation allowed via video conferencing and telephone. Persons who were unable to participate by video conference or phone were asked to call the Clerk of the Board to arrange to participate at a remote location.
37. From April 2019 through December 2020 the Community Development Department had significant senior-level staff vacancies which impacted workload in the Department and delayed certain projects.
38. On July 27, 2020, the Board of County Commissioners passed Ordinance 484, renewing the interim zoning regulations adopted by Ordinance 471 for a period of six months, ending on January 27, 2021 at 12:01 a.m., unless an ordinance is adopted rescinding or amending the interim zoning.
39. As stated in Ordinance 484, the purpose of this ordinance renewal was "...to allow the County adequate time to study the Burbank Urban Growth Area and potential development regulations... [and] draft zoning and other possible regulations to address such developments and uses, to hold public hearings on such draft regulations and to adopt such regulations..." Ordinance 484 also noted that "... much of this work may not occur due to the restrictions of the ongoing COVID-19 pandemic."

40. On August 10, 2020, the Board of County Commissioners reviewed a memorandum prepared by planning consultant LDC outlining a general plan with six components to conduct public outreach in compliance with WWCC 14.10.050 under the State's COVID-19 restrictions. Typically, public outreach would be conducted, and was originally anticipated for this project, through in-person public meetings. The COVID public outreach plan relied on virtual public meetings and states that the County will develop a small number of amendment options for consideration in final public hearings.
41. On October 14, 2020, the Planning Commission held a Special Meeting to review and discuss revised background information and scoping documents prepared by staff and the planning consultant including five varied amendment options in order for the Planning Commission to provide input in order to identify a small number of amendment options to be developed and disseminated for public review.
42. Staff and the planning consultant worked in November and December to develop three options based on the Planning Commission's feedback and prepared maps, SEPA documents, and other project documents.
43. On January 11, 2021, the Board of County Commissioners adopted Resolution 21-007, setting a public hearing for January 25, 2021 for the purpose of considering renewal of the interim development regulations. Notice was distributed by mail, email and published.
44. On January 25, 2021, the Board of County Commissioners held a public hearing to determine whether to renew Ordinance 471's interim regulations for six months. Staff presented a project schedule which stated that the project could be completed in four months, by the end of May.
45. On January 25, 2021, the Board of County Commissioners enacted Ordinance No. 487 extending the interim zoning regulations until May 25, 2021 at 12:01 AM.
46. On February 3, 2021, the Planning Commission reviewed the following documents during a virtual workshop meeting: Revised Scope of Work and Schedule dated January 12, 2021; Memorandum on Utility Capacity; Memorandum with Summary of Options dated February 3, 2021 including Option 3 which would split the Burbank Residential zone into three districts allowing up to 8 dwelling units per acre of buildable site area, and enact Manufactured/Mobile Home Park standards; proposed zoning maps for Option 2 and 3; and written Public Comments submitted prior to the January 25, 2021 BOCC public hearing.
47. On March 19, 2021, Community Development Department staff sent a letter to the Port of Walla Walla requesting additional information regarding sewer and water utilities based on public comments and Planning Commission comments regarding the utility availability information that was previously provided by the Port.
48. On March 19, 2021, Community Development Department staff sent a letter to the Columbia School District requesting information about school capacity.
49. On April 5, 2021, Community Development Department staff prepared a handout with a project update and a summary of the options under consideration including Option 3, which would enact multiple residential districts in the Burbank UGA, enact new Manufactured/Mobile Home Park standards, and allow development of up to 8 dwelling units per acre of buildable site area. This handout also provided information on how to comment and a link to the project website. This handout was distributed to interested members of the public by the Commissioner's office and Community Development Department.



50. On April 5, 2021, the Port of Walla Walla responded to the County's information request.
51. On April 9, 2021, the Columbia School District responded in writing to the County's information request. The School District has experienced a significant decline in enrollment over the past fifteen years and "has the capacity to sustain growth" within the community, although the District expressed concern about "sudden or large growth."
52. On March 20, 2021, copies of the proposed amendment were sent to the Department of Commerce for expedited review (Submittal ID# XX).
53. No written comments were submitted by the Department of Commerce or any other State agency.
54. On April 23, 2021, a SEPA Determination of Non-Significance (DNS) was issued by the County. This threshold determination was filed with the Department of Ecology, emailed to the consulting local and state agencies, and published in the Walla Walla Union Bulletin and on the Community Development Department's website. No comments on, or appeal of, the threshold decision were received.
55. On April 23, 2021, an email was sent to interested parties by Community Development Department staff reminding them of the April 27 informational meeting.
56. On April 23, 2021 a Notice of Informational Public Meeting and PC Public Hearing was mailed to interested parties via regular mail.
57. On April 23, 2021, a Notice of Informational Public Meeting and PC Public Hearing was posted on the Community Development Department website.
58. On April 25, 2021, a Notice of Informational Public Meeting and PC Public Hearing was published in the Walla Walla Union Bulletin, the Official Gazette. On April 26, 2021, this notice was published in the Tri-City Herald.
59. On April 27, 2021, an Informational Public Meeting was held by Community Development Department staff; this was a hybrid meeting provided virtually via Cisco WebEx and in-person in Burbank at the Fire Station. Approximately 7 members of the public and representatives of the following agencies participated in this meeting: Walla Walla County Public Works Department; Walla Walla County Board of Commissioners, Walla Walla County Community Development Department; Walla Walla County Sheriff; Washington State Department of Transportation; Walla Walla County Assessor; and the Port of Walla Walla.
60. As a result of comments heard at the Informational Public Meeting, a new variation on Option 3 was prepared to place the least dense zoning possible, R-96 Suburban Residential, on the undeveloped areas of the UGA (instead of R-72). This option was called Option 3B. Option 3B, like Option 3/3A, also included the proposed Manufactured/Mobile Home Park standards and PUD option allowing up to 8 dwelling units per acre of buildable site area.
61. On April 29, 2021, a Notice of Public Hearing for the Planning Commission hearing was published in The Times (Waitsburg).
62. On May 3, 2021, the Board of County Commissioners approved a resolution setting the date for a Public Hearing on the proposal.
63. On May 5, 2021, a public hearing was held by the Planning Commission virtually via Cisco WebEx and in person at Columbia High School.
64. The Planning Commission voted 6-0, with one member absent, to recommend that the Board of County Commissioners approve Option 3B proposed amendments.

65. On May 5, 2021, a Notice of BOCC Public Hearing was published on the Community Development Department's website.
66. On May 5, 2021, a Notice of Public Hearing was mailed to parties who had previously commented on the interim development regulations and provided their mailing address.
67. On May 6, 2021, a Notice of BOCC Public Hearing was published in the Tri-City Herald and in the Walla Walla Union Bulletin, the Official Gazette.
68. On May 13, 2021, a Notice of BOCC Public Hearing was published in The Times (Waitsburg).
69. On May 13, 2021, the BOCC Notice of Public Hearing and Staff Report were distributed to an email list of interested parties.
70. On May 17, 2021, the Board of County Commissioners held a public hearing to consider the proposed amendments and to receive comments from the general public. The hearing was held remotely, with participation allowed via video conferencing and telephone. Persons who were unable to participate by video conference or phone were asked to call the Clerk of the Board to arrange to participate at a remote location.
71. After hearing testimony from a few members of the public, the Commissioners voted to close the public hearing and to leave the record open until 7:00 PM for submittal of written comments by email.
72. On May 18, 2021, staff presented a revised version of the amendments containing a few minor clarifications in wording to the Board of County Commissioners. The Board, after deliberating, voted 3-0 to approve the Option 3B with the clarifications presented and with a modification to reduce the PUD density increase from 8 dwelling units per acre of buildable site area to 6, and requested Community Development Department staff and the Prosecuting Attorney's office to prepare an ordinance for approval.

## **Section II. The Board of County Commissioners Makes the Following Conclusions of Law.**

1. The proposed amendments have been reviewed pursuant to Walla Walla County Code Section 14.15.070, Final Docket – Review and Recommendation.
  - a. The amendment is consistent with the comprehensive plan as required by WWCC 14.15.070(B)(3)(a). The proposal to split the single Burbank Residential district into three urban residential districts is consistent with and supported by the Comprehensive Plan, which states in Policy BU 5.1 that the County should “Provide separate areas in the community for different types and densities of housing.”
  - b. The amendment is in the long-term interest of the county as required by WWCC 14.15.070(B)(3)(c).
  - c. The amendment meets a definable public need as required by WWCC 14.15.070(B)(3)(b) and WWCC 14.10.070(B)(3)(a). Per WWCC 14.10.070(B)(3)(b) 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 construction and planning for the Port of Walla Walla sewer and water systems is a significant change in circumstances for the community which opens up the possibility for new urban residential development.



2. The proposed amendments have been reviewed pursuant to Walla Walla County Code Section 14.10.070B(3).
  - a. The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies. The amendments are consistent with Countywide Planning Policy (CPP) 8.4 which states that “The County should provide appropriately zoned lands and location criteria to assure the inclusion of multi-family housing and manufactured home parks within UGAs.”
  - b. 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. The amendments to the Comprehensive Plan will simply replace the Residential Single Family land use designation with the Low Density Residential and Medium Density Residential designations. This will not require amendment of other areas of the Comprehensive Plan.
  - c. The proposed amendments are consistent with the Growth Management Act. The proposed amendments are consistent with the requirements of RCW 36.70A.070(2) which states that the County must plan for all housing types including “housing for low-income families, manufactured housing, [and] multifamily housing...[and make] adequate provisions for existing and projected needs of all economic segments of the community.”
3. The amendments are consistent with Goal LU-7 of the Comprehensive Plan that states that the County shall “require new development in UGAs to develop at higher intensities than in rural areas.”
4. Approximately 262.3-acres of land is available for residential development within the Burbank UGA. The estimated capacity of this land is 2,116 people. This meets the long-term goal of the Burbank Subarea plan for eventual incorporation pursuant to RCW 35.02.010. See Goal BU-6.
5. Although the amendments will place limits on the density of new urban residential development, compared to the existing zoning, the amendments will still allow for residential development to occur at a rate that is much higher than anticipated population growth and that is compliant with minimum requirements of the Comprehensive Plan.
6. The amendments to the Burbank Subarea Plan bring it into conformity with the rest of the Comprehensive Plan by adopting low density and medium density land use designations.
7. The amendments to the Burbank Subarea Plan are necessary to resolve the emergency declared by Ordinance 471, which enacted interim zoning. As such, the amendments to the Burbank Subarea Plan qualify, pursuant to WWCC 14.10.030(A), as an exception to the one Comprehensive Plan Amendment per year limitation.
8. The County has met the public participation requirements of WWCC 14.10.050, through public meetings, public hearings and notifications.
9. The new Manufactured/Mobile Home Park standards and Planned Unit Development density increase provides an incentive for new development within the Burbank UGA to include park and recreation amenities or open space in accordance with Comprehensive Plan Policy BU-9.5.

### **Section III. Adoption of amendments to the Walla Walla County Comprehensive Plan Burbank Subarea Plan.**

Based on its review of the requirements of RCW 36.70A and the Washington Administrative Code, the proposed amendments, staff analysis and recommendations, and the recommendation submitted by the Planning Commission, the Board of County Commissioners hereby adopts the amendments to the Walla Walla County Comprehensive Plan, as shown on the attached Exhibit A.

### **Section IV. Adoption of amendments to Chapters 17.12, 17.16, 17.18, and 17.37 and adoption of new chapter 17.38 – Development Standards – Mobile/Manufactured Home Parks:**

Based on its review of the requirements of RCW 36.70A and the Washington Administrative Code, the proposed amendments, staff analysis and recommendations, and the recommendation submitted by the Planning Commission, the Board of County Commissioners hereby adopts the amendments to Walla Walla County Code, as shown on the attached Exhibit B.

### **Section V. Effective Date and Savings.**

This Ordinance is effective upon signing.

### **Section VI. Severability.**

If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

### **Section VII. Publication.**

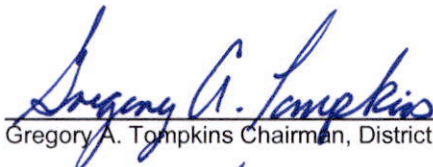
This Ordinance will be published by an approved summary consisting of the title.

PASSED by the Walla Walla County Board of County Commissioners at Walla Walla, Washington, then signed by its membership and attested by its Clerk in authorization of such passage this 24<sup>th</sup> day of May 2021.

Attest:



Diane L. Harris, Clerk of the Board



Gregory A. Tompkins Chairman, District 3



Todd L. Kimball, Commissioner, District 2



Jennifer R. Mayberry, Commissioner, District 1

Constituting the Board of County Commissioners  
of Walla Walla County, Washington

Approved as to form:

Jesse D. Nolte  
Jesse D. Nolte, Chief Civil Deputy Prosecuting Attorney

## EXHIBIT A

### POPULATION & FUTURE LAND USE DESIGNATIONS

The latest population projections from the Washington State Office of Financial Management indicate that Walla Walla County can expect a population increase of over 10,000 people by the year 2038 (see Chapter 5, Land Use Element). From 2010-2017, the Burbank population increased by 40 people. If a similar growth rate were to continue, Burbank would grow by approximately 120 people by 2038. It should be noted that population estimates are inexact and adjustments to these figures will be made periodically as part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA.

The intent of the Burbank Subarea Plan and the Walla Walla County Comprehensive Plan are to encourage new growth to occur in UGAs and to a lesser extent in the Rural Activity Center. Basic assumptions were used to determine the land uses depicted on the Burbank Subarea land use map, as identified below (Map BSA-1).

Actual use is the primary indicator of where lands are most suitable and desirable for small acreage single-family development, hobby farms, and other uses that can be developed in harmony with the community vision.

Generally, the lower density land use designations are on lands with the highest development constraints (e.g., steep slopes, critical areas, floodplains, and near active commercial agriculture). The highest densities are in areas already platted to smaller lots (the UGA) or in Rural Activity Centers.

The County Department of Community Health requirements for water and domestic waste disposal will continue to dictate minimum lot size in the absence of full public utilities.

The approximate amount of land devoted to the different land use designations in the Burbank subarea are as follows (Map BSA-1):

Agriculture Residential: 1,272 acres

Rural Agriculture: 820 acres

Rural Residential 2-5 (Burbank Rural Activity Center): 1,382 acres

Residential Single Family: 1,073 acres

Low Density Residential: 1,001

Medium Density Residential: 72 acres

Commercial: 23 acres

Industrial: 368 acres

Public Reserve: 1,173 acres

## **BURBANK URBAN GROWTH AREA LAND USE DESIGNATIONS**

### **Industrial**

The purpose of the Industrial designation in Burbank is to provide for industrial and business park developments in a way that protects nearby residential uses and public schools. The designation allows a broad range of industrial, distribution, wholesale, assembly, manufacturing, office, and commercial uses. Heavy industrial uses are located on properties near the Snake and Columbia Rivers and U.S. Highway 12 for convenient access and minimal impacts on residential uses. Light industrial and business park uses are intended to provide a transition between heavy industrial uses and residential land uses. The business park includes retail commercial uses intended to help meet future long-term needs of the community and the anticipated employees of the business park.

The essential functions the Industrial land use designation is intended to fulfill are to:

- provide employment,
- expand and diversify the tax base, and
- sustain and enrich the local and regional economy.

### **Commercial**

There is a need for commercial development to serve the existing population. Most commercial development in the near future will be of the neighborhood commercial type as the established regional shopping centers in the Tri Cities area will continue to serve the residents of Burbank. The Subarea Plan acknowledges the historical commercial center of the community while recognizing the need to meet future long-term needs of the community at a location in the vicinity of Humorist Road and U.S. Highway 12. This area provides good arterial and highway access and can be efficiently and adequately served by urban services. Under existing conditions both areas are limited due to the lack of urban services. In light of the commercial opportunities also available at the mixed light-industrial/commercial business park, the land use plan map allows for sufficient commercial lands to accommodate the anticipated growth in the Burbank Subarea through 2038.

### **Residential Single Family**

~~Lands designated as Residential Single Family on the land use map are all located in the Burbank UGA. This designation permits a wide range of urban residential densities. This land use designation is the largest land use designation in the UGA.~~

### **Low Density Residential**

Low Density Residential lands are those lands designated for medium- and large-size urban lots in residential neighborhoods. The primary housing type is single-family detached dwellings. The Low Density Residential land use designation is typically located adjacent to low- or medium-density residential designated lands, rural lands, or public reserve lands. Non-residential uses are discouraged except for certain public facilities and institutions, provided their nature and location are not detrimental to the Low Density Residential environment.

The implementing zoning districts for the Low Density Residential land use designation are R-96 Suburban Residential and R-72 Single Family Residential.

### **Medium Density Residential**

Medium Density Residential lands are those lands designated for small- and medium-size urban lots in residential neighborhoods. The primary housing types are single-family detached dwellings and small-scale ground-related attached dwelling units such as duplexes and townhouses. The Medium Density Residential land use designation can be located adjacent to any other residential land use designation, commercial lands, rural lands, or public reserve lands. Non-residential uses are discouraged except for certain public facilities and institutions, provided their nature and location are not detrimental to the Medium Density Residential environment. The implementing zoning districts for the Medium Density Residential land use designation are R-72 Residential Single Family and R-60 Residential Single Family.

### **Public Reserve**

This district is exclusively reserved for public and semipublic uses in order to preserve and provide lands for those community facilities which serve the public health, safety, and general welfare of the County. In the Burbank UGA this designation is applied to lands used for schools and public facilities.

## **BURBANK RURAL ACTIVITY CENTER LAND USE DESIGNATIONS**

### **Rural Agriculture**

This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are allowed. A limited amount of commercial-tourism activities are allowed in this district, while limited commercial businesses that support agriculture are encouraged, with those uses having a high nuisance value, safety issues, or environmental implications allowed only by conditional use permit. Large-scale natural resource-processing industry is not considered a compatible use, except on a limited basis. The allowed density in this designation is one dwelling unit per five to

Exhibit A: Amendments to Chapter 12 - Burbank Subarea Plan

**Table 12-1. Burbank Land Use Designations and Implementing Zoning Districts**

| Land Use Designation  | Implementing Zoning Districts  |
|---|--|
| <u>Residential Single Family</u>  | <u>Burbank Residential</u>   |
| <u>Low Density Residential</u>  | <u>R-72 Single Family Residential</u><br><u>R-96 Suburban Residential</u>      |
| <u>Medium Density Residential</u>   | <u>R-72 Single Family Residential</u><br><u>R-60 Single Family Residential</u> |
| <u>Burbank Rural Residential: 2-5</u><br><u>(Burbank Rural Activity Center)</u> | <u>Rural Residential 2 acre</u><br><u>Rural Residential 5 acre</u>             |
| <u>Rural Agriculture</u>  | <u>Rural Residential 5 acre</u><br><u>Rural Agriculture 10 acre</u>            |
| <u>Agriculture Residential</u>  | <u>Agriculture Residential 10 acre</u>   |
| <u>Commercial</u>   | <u>Burbank Commercial</u>  |
| <u>Industrial</u>   | <u>Heavy Industrial</u><br><u>Industrial/Business Park</u>                     |
| <u>Public Reserve</u>   | <u>PR Zone</u>   |

## TRANSPORTATION

This section describes the transportation infrastructure in the Burbank community.

### Roadways

The Burbank community is greatly affected by pass through traffic on two highways: U.S. Highway 12 and SR 124. As stated previously, U.S. Highway 12 runs north and south effectively bisecting the community. This four-lane route provides easy access to nearby communities and serves as the major thoroughfare from the Tri Cities and the west into the City of Walla Walla and Umatilla, Oregon. SR 124 (Ice Harbor Drive) is a major east west roadway that traverses through the Burbank Rural Activity Center. It links Burbank and U.S. Highway 12 with the northern portion of the county, including the cities of Prescott and Waitsburg. The recent widening of U.S. Highway 12 made vehicular access to, from, and across the highway safer at the two major intersections in the community.

As indicated in Chapter 8, Transportation Element, all roads in the area currently operate at acceptable levels of service and are projected to remain operating at acceptable levels through 2038.

### Pedestrian & Bicycles

There are a limited number of sidewalks in Burbank, concentrated in proximity to the schools. Since most of the residential streets have fairly light traffic, no discernable conflict exists between automobile, pedestrians, and bicyclists. Pedestrian access across U.S. Highway 12 was improved with the widening of the highway to four lanes.

## EXHIBIT B

### Section 1: Amend WWCC 17.12.040 to remove Burbank Residential definition.

~~M. Burbank Residential. This district is primarily a single family residential district with provisions for multifamily dwelling units that are consistent with the height, bulk and scale of adjacent development.~~

MN. Burbank Commercial. This district is a general commercial designation that allows for commercial uses that serve the local retail needs of the community as well as passing travelers.

NO. Public Reserve District. This district is intended for open space uses such as parks, playgrounds, federal and state wildlife habitats, and greenbelts; public facilities such as schools, fire stations, and recreation centers; low intensity public cultural facilities; and limited low intensity general service uses such as utilities, cemeteries and mausoleums.

OP. Airport Development District. The purpose of the airport development district is to provide a zoning classification to regulate the use and development of land within the boundaries of the city-county airport, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviation facilities, and enhance the potential for future industrial development.

PQ. Light Industrial District. This district is exclusively for limited assembly, fabrication, processing and service facilities involving small or portable machinery and regulated with regards to dissemination of atmosphere, pollutants, noise, vibration, odors and the creation of physical hazards to adjacent uses.

QR. Industrial/Business Park District. This district allows for light industrial uses such as assembly, fabrication, and processing as well as compatible commercial, office, and recreation uses to serve the surrounding community.

RS. Heavy Industrial District. This district is primarily for manufacturing, processing, fabrication and assembling of products or materials, warehousing and storage, and transportation facilities.

ST. Neighborhood Commercial District. This district is exclusively a neighborhood business district for the provision of convenience shopping for limited residential area and which involves retail enterprises dispensing commodities, and providing personal services to the individual.

TU. Urban Planned Community. The purpose of the urban planned communities (UPC) zone is to provide greater flexibility and encourage more creative land planning solutions on large parcels of land than would be achieved by traditional lot by lot development using the other zoning districts in this title, while at the same time insuring substantial compliance with the goals and policies of the comprehensive plan and permitting more advantageous and efficient use of sites and infrastructure through the location and arrangement of structures, circulation, parking, and open spaces. The purposes of this district also are to provide flexibility to achieve public benefits and to respond to changing community needs.

UV. Rural Farm Worker Community District. The primary purpose of this district is to provide housing for employees of agricultural operations and limited services to support the residents in a planned community that includes or is located in close proximity to agricultural processing facilities. Residential uses can include permanent and temporary single family or multi-family housing for farm worker employees and their families. Limited recreational and cultural uses in support of residents also should be accommodated. The range of appropriate resident-related services may include uses such as: day care facilities, meeting rooms, laundry facilities, offices, recreation facilities, health services, convenience retail uses, and storage facilities for residents. Residential densities are limited by the capacity for on-site sewage disposal.

VW. Single Family Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on small and medium-size lots.

WX. Suburban Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on large lots.



XY. Multiple Family Residential District. The purpose of this district is primarily to accommodate high density residential dwellings, recreational facilities, schools, and low intensity service and cultural uses on large lots in close proximity to major streets.

YZ. General Commercial District. The purpose of this district is primarily to accommodate regional retail enterprises, offices, service uses, institutions, and recreational and cultural uses which require close proximity to major streets and arterials for trade or transportation.



**Section 2: Amend WWCC 17.16.014, Permitted uses table, to remove BR district and make MOBILE/MANUFACTURED HOME PARK a conditional use in the R-60, R-72, R-96 districts with new Residential Development Condition 10 specifying that this use is only allowed in the Burbank UGA.**

**Residential Land Uses**

| Key;   |      |      |      |    |      |       |     |     |
|--|------|------|------|----|------|-------|-----|-----|
| P = Permitted use  |      |      |      |    |      |       |     |     |
| C = Conditional use permit required                        |      |      |      |    |      |       |     |     |
| AC = Administrative conditional use permit required        |      |      |      |    |      |       |     |     |
| * = Definition of this specific land use see Chapter 17.08 |      |      |      |    |      |       |     |     |
| PA = Primary Agriculture                                   |      |      |      |    |      |       |     |     |
| EA = Exclusive Agriculture                                 |      |      |      |    |      |       |     |     |
| GA = General Agriculture                                   |      |      |      |    |      |       |     |     |
| AR = Agriculture Residential                               |      |      |      |    |      |       |     |     |
| RR = Rural Remote  |      |      |      |    |      |       |     |     |
| RA = Rural Agriculture                                     |      |      |      |    |      |       |     |     |
| RRMC-5 = Rural Residential Mill Creek-5                    |      |      |      |    |      |       |     |     |
| RR = Rural Residential                                     |      |      |      |    |      |       |     |     |
| R-96 = Suburban Residential                                |      |      |      |    |      |       |     |     |
| R-72 = Single Family Residential                           |      |      |      |    |      |       |     |     |
| R-60 = Single Family Residential                           |      |      |      |    |      |       |     |     |
| RM = Multiple Family Residential                           |      |      |      |    |      |       |     |     |
| RD-R = Rural Development-Residential                       |      |      |      |    |      |       |     |     |
| RD-CI = Rural Development-Commercial/Industrial            |      |      |      |    |      |       |     |     |
| RFC = Rural Farmworker Community                           |      |      |      |    |      |       |     |     |
| RAC = Rural Activity Center                                |      |      |      |    |      |       |     |     |
|  | R-96 | R-72 | R-60 | RM | RD-R | RD-CI | RFC | RAC |
| Dwelling Units   |      |      |      |    |      |       |     |     |
| * One Family   | P    | P    | P    |    | P    |       | P   | P   |

|  |            |            |            |    |     |  |     |     |
|--|------------|------------|------------|----|-----|--|-----|-----|
| * Two Family (duplex)                        | P6         | P6         | P6         |    | P6  |  | P6  | P6  |
| * Multi Family                               |            |            |            | P  |     |  | C   | P   |
| * Townhouse                                  | P6         | P6         | P6         | P  |     |  | P   | P   |
| * Mobile Home                                | P          | P          | P          |    | P   |  | P   | P   |
| * Manufactured Home                          | P          | P          | P          |    | P   |  | P   | P   |
| *<br>MOBILE/MANUFACTURED<br>HOME PARK        | <u>C10</u> | <u>C10</u> | <u>C10</u> | C  |     |  |     | C   |
| GROUP RESIDENCES                             |            |            |            |    |     |  |     |     |
| * Adult Family Home                          | P          | P          | P          | P  | P   |  |     | P   |
| * Long Term Care Facility                    |            |            |            | P  |     |  |     | C   |
| * Senior Citizen Asst. Housing               |            |            |            | P  |     |  |     | AC  |
| TEMPORARY LODGING                            |            |            |            |    |     |  |     |     |
| * Bed & Breakfast Type I                     | P          | P          | P          | P  |     |  |     | P   |
| * Bed & Breakfast Type II                    | C          | C          | C          | C  |     |  |     | C   |
| * Bed & Breakfast Type III                   |            |            |            |    |     |  |     |     |
| * Hotels/motels                              |            |            |            |    |     |  |     | P   |
| Mobile/Manufactured<br>Home—Medical Hardship | AC1        | AC1        | AC1        |    | AC1 |  | AC1 | AC1 |
| * Transient Labor Camps                      |            |            |            |    |     |  |     | C7  |
| ACCESSORY USES                               |            |            |            |    |     |  |     |     |
| * Accessory Dwelling Units                   | P2         | P2         | P2         |    | P2  |  | P2  | P2  |
| * Accessory Use                              | P3         | P3         | P3         | P3 | P3  |  | P3  | P3  |
| * Home Occupation Type I                     | P4         | P4         | P4         | P4 | P4  |  |     | P4  |
| * Home Occupation Type II                    |            |            |            |    |     |  |     | AC4 |
| * Caretakers Quarters                        |            |            |            |    |     |  |     |     |
| * Farmworker Dwellings                       |            |            |            |    |     |  | AC5 | AC5 |

## Residential Land Uses

| Key  |                           |      |    |    |      |    |    |    |       |    |
|--|---------------------------|------|----|----|------|----|----|----|-------|----|
| P = Permitted use  |                           |      |    |    |      |    |    |    |       |    |
| C = Conditional use permit required                        |                           |      |    |    |      |    |    |    |       |    |
| AC = Administrative conditional use permit required        |                           |      |    |    |      |    |    |    |       |    |
| * = Definition of this specific land use see Chapter 17.08 |                           |      |    |    |      |    |    |    |       |    |
| IA-M = Industrial Agriculture Mixed                        |                           |      |    |    |      |    |    |    |       |    |
| IA-H = Industrial Agriculture Heavy                        |                           |      |    |    |      |    |    |    |       |    |
| HI = Heavy Industrial                                      |                           |      |    |    |      |    |    |    |       |    |
| LI = Light Industrial                                      |                           |      |    |    |      |    |    |    |       |    |
| I/BP = Industrial/Business Park                            |                           |      |    |    |      |    |    |    |       |    |
| NC = Neighborhood Commercial                               |                           |      |    |    |      |    |    |    |       |    |
| CG = General Commercial                                    |                           |      |    |    |      |    |    |    |       |    |
| BC = Burbank Commercial                                    |                           |      |    |    |      |    |    |    |       |    |
| BR = Burbank Residential                                   |                           |      |    |    |      |    |    |    |       |    |
| PR = Public Reserve  |                           |      |    |    |      |    |    |    |       |    |
|  | Zone                      |      |    |    |      |    |    |    |       |    |
|  | Industrial and Commercial |      |    |    |      |    |    |    | Misc. |    |
|  | IA-M                      | IA-H | HI | LI | I/BP | NC | CG | BC | BR    | PR |
| SPECIFIC USE   |                           |      |    |    |      |    |    |    |       |    |
| DWELLING UNITS   |                           |      |    |    |      |    |    |    |       |    |
| * One Family   | AC                        |      |    |    |      |    |    |    | P     |    |
| * Two Family (duplex)                                      |                           |      |    |    |      |    |    |    | P6    |    |
| * Multi Family   |                           |      |    |    |      |    |    |    | P6    |    |
| * Townhouse  |                           |      |    |    |      |    |    |    | P6    |    |
| * Mobile Home  | AC                        |      |    |    |      |    |    |    | P     |    |
| * Manufactured Home  | AC                        |      |    |    |      |    |    |    | P     |    |

|  |     |     |     |     |     |     |     |     |     |  |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| * Mobile/Manufactured Home Park                          |     |     |     |     |     |     |     |     | E   |  |
| GROUP RESIDENCES   |     |     |     |     |     |     |     |     |     |  |
| * Adult Family Home                                      |     |     |     |     |     |     |     |     | P   |  |
| * Long Term Care Facility                                |     |     |     |     |     |     | P   | P   | E   |  |
| * Senior Citizen Asst. Housing                           |     |     |     |     |     |     | P   | P   | AE  |  |
| TEMPORARY LODGING  |     |     |     |     |     |     |     |     |     |  |
| * Bed and Breakfast Type I                               |     |     |     |     |     |     |     |     | P   |  |
| * Bed and Breakfast Type II                              |     |     |     |     |     |     |     |     | E   |  |
| * Bed and Breakfast Type III                             |     |     |     |     |     |     |     |     |     |  |
| * Hotels/Motels  |     |     |     |     | P   |     | P   | P   |     |  |
| * Mobile/Manufactured Home—Medical Hardship              | AC1 |     |     |     |     |     |     |     | AC1 |  |
| * Transient Labor Camps                                  |     |     |     |     |     |     |     |     |     |  |
| ACCESSORY USES   |     |     |     |     |     |     |     |     |     |  |
| * Accessory Dwelling Units                               | P2  |     |     |     |     |     |     |     | P2  |  |
| * Accessory Dwelling Units, Industrial and Business Park |     |     |     |     | AC8 |     |     |     |     |  |
| * Accessory Use  | P3  |     |     |     |     |     | P3  | P3  | P3  |  |
| * Home Occupation Type I                                 | P4  |     |     |     |     |     |     |     | P4  |  |
| * Home Occupation Type II                                | AC4 |     |     |     |     |     |     |     | AC4 |  |
| * Caretakers Quarters                                    | P   | P   | P   | P   | P   |     | P   | P   |     |  |
| * Farmworker Dwellings                                   | AC5 | AC5 | AC5 | AC5 | AC5 | AC5 | AC5 | AC5 | AC5 |  |

A. Residential Land Uses—Development Conditions.

1. The temporary placement of mobile/manufactured homes only applies to situations where there exists a personal hardship related to the aged, infirm or to persons incapable of maintaining a separate residence, whereby it is necessary to have someone living on the same premises. The following provisions are also required:
  - a. A signed doctor's statement indicating the need for care shall be submitted with the application;

- b. The permit shall be issued for a specific person(s) and for a period of one year, requiring annual review and renewal. No change in occupancy shall take place without review of the planning commission. The mobile/manufactured home shall be removed within ninety days after the original need has ceased;
  - c. The county health department shall approve the provisions of water and sewer service to the temporary dwelling unit;
  - d. Each granting does not constitute an approval to divide land. The location of a temporary dwelling unit on a parcel of land shall not be considered the creation of a separate dwelling site and the lot area, frontage and access requirements of the applicable zoning district shall not apply.
2. See the definition of accessory dwelling unit in ch. 17.08.
  3. An accessory use, structure or activity clearly incidental to the permitted use and which will not create a nuisance or hazard if permitted.
  4. Proposed home occupations shall be subject to the review process and requirements described in sections 17.08.260 and 17.08.261.
  5. Farmworker dwellings to accommodate agriculture employees and their families employed by the owner of the premises are permitted, provided that only three accessory farmworker dwelling units are permitted on a lot in addition to the owner's single-family residence and that each lot has a minimum of twenty acres and; provided further that such housing facilities shall be considered accessory to the main dwelling and shall conform to the provisions of the district pertaining to required yards and open spaces for dwellings. Verification of half time or greater employment is required before issuance of building permit.
  6. Only permitted within an approved Planned Unit Development. Increased density for two-family dwellings (duplex) and townhouses is a recognized public benefit in the R-96, R-72, R-60, RD-R, RFC, RAC, ~~and BR~~ zoning districts.
  7. Transient labor camps are permitted provided they meet the state's minimum health and safety requirements for temporary worker housing (246-3 58 WAC Temporary Housing Rules).
  8. The accessory dwelling unit, excluding any garage area and other non-living areas, is prohibited on the first floor of the primary building.
  9. Any lot with a Type II bed and breakfast shall be limited to a total of three residential buildings, including the primary dwelling unit and any accessory building containing guest rooms or farmworker dwellings.
  10. Only allowed within the Burbank urban growth area.

### Retail/Wholesale Land Uses

| Key                       |      |    |    |      |    |    |    |    |       |  |
|---------------------------|------|----|----|------|----|----|----|----|-------|--|
| BR – Burbank Residential  |      |    |    |      |    |    |    |    |       |  |
| Zone                      |      |    |    |      |    |    |    |    |       |  |
| Industrial and Commercial |      |    |    |      |    |    |    |    | Misc. |  |
| IA-M                      | IA-H | HI | LI | I/BP | NC | CG | BC | BR | PR    |  |

### Government/General Services Land Uses

| Key                              |      |    |    |      |    |    |    |    |       |   |
|----------------------------------|------|----|----|------|----|----|----|----|-------|---|
| BR – Burbank Residential         |      |    |    |      |    |    |    |    |       |   |
| Zone                             |      |    |    |      |    |    |    |    |       |   |
| Industrial and Commercial        |      |    |    |      |    |    |    |    | Misc. |   |
| IA-M                             | IA-H | HI | LI | I/BP | NC | CG | BC | BR | PR    |   |
| SPECIFIC USE                     |      |    |    |      |    |    |    |    |       |   |
| EDUCATION SERVICES               |      |    |    |      |    |    |    |    |       |   |
| * Schools, public and private    |      |    |    |      |    |    | P  | P  | P     | P |
| GOVERNMENT SERVICES              |      |    |    |      |    |    |    |    |       |   |
| Fire Station                     | C    | C  | P  | P    | P  | P  | P  | P  | C     | P |
| GENERAL SERVICES                 |      |    |    |      |    |    |    |    |       |   |
| * Animal Hospital                |      |    |    |      | P  | P1 | P1 | P1 |       |   |
| Animal Shelter                   |      |    | P  | C    |    |    | P  | P  |       |   |
| * Automotive Repair and Services | P    | P  | P  | P    | P  |    | P1 | P1 |       |   |
| * Automotive Parking             |      |    |    |      | P  |    | P  | P  |       |   |
| Automobile Wrecking Yard         | C    | C  | C  | C    |    |    |    |    |       |   |
| * Business Services              |      |    | P  | P    | P  | P1 | P  | P  |       |   |
| Catering Establishments          |      |    |    | P    | P  | P1 | P1 | P1 |       |   |

|   |    |    |    |    |    |          |    |    |    |    |
|---|----|----|----|----|----|----------|----|----|----|----|
| Cemeteries, Mausoleums                    |    |    |    |    |    |          |    |    |    | C  |
| Churches and Places of Worship            |    |    |    | C  |    | P1       | P  | P  | E  |    |
| * Clinic                                  |    |    |    |    | P  | P1       | P  | P  |    |    |
| * Day Care, Family                        |    |    |    |    |    |          |    |    | P  |    |
| * Day Care Center                         |    |    |    |    | P  | P1       | P  | P  |    |    |
| * Electronic message center sign          |    |    |    |    |    |          |    |    |    | P  |
| * Finance, Insurance, Real Estate         |    |    |    |    | P  | P1       | P1 | P1 |    |    |
| * Funeral Services and Crematories        |    |    |    |    |    |          | C  | C  |    |    |
| * Hospitals                               |    |    |    |    | P  | C1       | C  | C  |    |    |
| * Kennel, Commercial                      | C4 |    |    | C4 |    | C1,<br>4 |    |    |    |    |
| Laboratories, Research and Testing        | P  | P  | P  | P  | P  |          |    |    |    |    |
| * Offices                                 |    |    | P  | P  | P  | P1       | P  | P  |    |    |
| Orphanage/Charitable Institutions         |    |    |    |    | P  | P1       | P  | P  |    |    |
| * Personal Services                       |    |    |    |    | P  | P1       | P  | P  |    |    |
| * Repair Shops and related services       | P  | P  | P  | P  | P  |          | P  | P  |    |    |
| Storage, Self Service                     | P  |    | P  | P  |    |          | P  | P  |    |    |
| * Utility Facilities                      | C  | C  | C  | C  | C  | C        | C  | C  | E  | C  |
| * Warehousing and Storage                 | P  | P  | P  | P  | P  |          |    |    |    |    |
| * Wedding and Event Center, Type I        |    |    |    |    |    |          | P  | P  |    |    |
| * Wedding and Event Center, Type II       |    |    |    |    |    |          | P  | P  |    |    |
| ACCESSORY USE                             |    |    |    |    |    |          |    |    |    |    |
| * Accessory Use                           | P3 | P3 | P3 | P3 | P3 | P3       | P3 | P3 | P3 | P3 |
| Electric Vehicle Battery Charging Station | P  | P  | P  | P  | P  | P        | P  | P  |    | P  |



### Industrial/Manufacturing Land Uses

| Key                       |      |    |    |      |    |    |    |    |       |  |
|---------------------------|------|----|----|------|----|----|----|----|-------|--|
| BR – Burbank Residential  |      |    |    |      |    |    |    |    |       |  |
| Zone                      |      |    |    |      |    |    |    |    |       |  |
| Industrial and Commercial |      |    |    |      |    |    |    |    | Misc. |  |
| IA-M                      | IA-H | HI | LI | I/BP | NC | CG | BC | BR | PR    |  |

### Recreational/Cultural Land Uses

| Key                             |      |    |    |      |    |    |    |    |       |   |
|---------------------------------|------|----|----|------|----|----|----|----|-------|---|
| BR – Burbank Residential        |      |    |    |      |    |    |    |    |       |   |
| Zone                            |      |    |    |      |    |    |    |    |       |   |
| Industrial and Commercial       |      |    |    |      |    |    |    |    | Misc. |   |
| IA-M                            | IA-H | HI | LI | I/BP | NC | CG | BC | BR | PR    |   |
| SPECIFIC USE                    |      |    |    |      |    |    |    |    |       |   |
| PARKS/RECREATION                |      |    |    |      |    |    |    |    |       |   |
| * Crop Maze                     |      |    |    |      |    |    |    |    |       |   |
| * Equestrian Park               |      |    |    |      |    |    |    |    |       |   |
| * Golf facility                 |      |    |    |      |    | P  | P  |    |       |   |
| Gun/Archery Ranges (outdoor)    |      |    |    |      |    |    |    |    |       |   |
| Gun/Archery Ranges (indoor)     | C    |    | P6 | P6   |    | P6 | P6 |    |       |   |
| Hunting/Fishing Lodges          |      |    |    |      |    |    |    |    |       |   |
| * Marina                        |      |    |    |      |    |    |    |    |       |   |
| * Park                          | P    | P  | P  | P    | P  | P  | P  | P  | P     | P |
| * Recreational Facility, public |      |    | P  |      | P  | P  | P  | G  | P     |   |

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Karen Martin County Auditor, Walla Walla County WA

## Resource Land Uses

|                          |  |                           |      |    |    |      |    |    |    |       |    |
|--------------------------|--|---------------------------|------|----|----|------|----|----|----|-------|----|
| Key                      |  |                           |      |    |    |      |    |    |    |       |    |
| BR – Burbank Residential |  |                           |      |    |    |      |    |    |    |       |    |
|                          |  | Zone                      |      |    |    |      |    |    |    |       |    |
|                          |  | Industrial and Commercial |      |    |    |      |    |    |    | Misc. |    |
|                          |  | IA-M                      | IA-H | HI | LI | I/BP | NC | CG | BC | BR    | PR |
| SPECIFIC USE             |  |                           |      |    |    |      |    |    |    |       |    |
| AGRICULTURE              |  |                           |      |    |    |      |    |    |    |       |    |
| * Agritourism enterprise |  | P2                        | P2   |    |    |      |    |    |    |       |    |

|   |    |    |    |    |    |    |    |    |    |    |
|---|----|----|----|----|----|----|----|----|----|----|
| * Growing of Crops  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  |
| Raising Livestock, Large Scale Commercial   | P  | P  |    |    |    |    |    |    |    |    |
| Processor for Animal Killing and Dressing (large scale processing greater than 1,500 square feet of gross floor area) | C  | C  | C  |    |    |    |    |    |    |    |
| Processor for Animal Killing and Dressing (equal to or less than 1,500 square feet of gross floor area)               | P  | P  | P  | P  |    |    |    |    |    |    |
| * Small scale value-added agriculture processing  | P2 | P2 |    |    |    |    |    |    |    |    |
| FISH/WILDLIFE   |    |    |    |    |    |    |    |    |    |    |
| Hatcheries  | P  | P  |    |    |    |    |    |    |    |    |
| MINERAL   |    |    |    |    |    |    |    |    |    |    |
| Rock Crushers   |    |    |    |    |    |    |    |    |    |    |
| Quarries, gravel/rock extractions (designated mineral lands)  | AC | AC |    |    |    |    |    |    |    |    |
| Quarries, gravel/rock extractions (nondesignated mineral lands)   | C  | C  |    |    |    |    |    |    |    |    |
| Timber harvesting   |    |    |    |    |    |    |    |    |    |    |
| ACCESSORY USES  |    |    |    |    |    |    |    |    |    |    |
| * Accessory Use   | P1 | P1 | P1 | P1 | P1 | P1 | P1 | P1 | P1 | P1 |

### Regional Land Uses

| Key   |  |                           |      |     |    |      |    |    |    |       |     |
|---|--|---------------------------|------|-----|----|------|----|----|----|-------|-----|
| BR – Burbank Residential                          |  |                           |      |     |    |      |    |    |    |       |     |
|   |  | Zone                      |      |     |    |      |    |    |    |       |     |
|   |  | Industrial and Commercial |      |     |    |      |    |    |    | Misc. |     |
|   |  | IA-M                      | IA-H | H I | LI | I/BP | NC | CG | BC | BR    | P R |
| SPECIFIC USE                                      |  |                           |      |     |    |      |    |    |    |       |     |
| * Aircraft Landing Field—Private                  |  |                           |      |     |    |      |    |    |    |       |     |
| * Airports and Accessory Uses                     |  | C                         | C    |     |    |      |    |    |    |       |     |
| * Airport and Aircraft Landing Field—Agricultural |  | P                         | P    | P   |    |      |    |    |    |       |     |

|  |    |    |        |       |    |       |          |       |          |  |
|--|----|----|--------|-------|----|-------|----------|-------|----------|--|
| Bus Passenger Stations   |    |    | P      | P     |    |       | P        | P     |          |  |
| Colleges or Universities, public or private  |    |    |        |       |    |       | P        | P     |          |  |
| Colleges, business colleges, trade schools and similar organizations, all without students in residence offering training in specific fields |    |    | P      |       | P  |       | P        | P     |          |  |
| * Heliports  | C  | C  | C      | C     |    |       |          |       |          |  |
| * Helistops  | P  | P  | P      | AC    | AC |       | C        | C     |          |  |
| Jails and Penal Institutions   | P  | P  |        |       |    |       |          |       |          |  |
| * Junkyards  | P1 | P1 |        |       |    |       |          |       |          |  |
| Land fills   | C  | C  |        |       |    |       |          |       |          |  |
| Microwave Relay Stations   | P  | P  | P      | P     | P  |       |          |       |          |  |
| * Organic Waste Processing Facility  | P  | P  |        |       |    |       |          |       |          |  |
| Radio and Television Broadcasting Stations and Towers  | P3 | P3 | P<br>3 | P3    | P3 |       | C        | C     |          |  |
| Railroad Freight Yards   | P  | P  | P      | C     | P  |       |          |       |          |  |
| * Railroad Terminals   |    |    | P      | C     | P  |       |          |       |          |  |
| Wind Farm Power Generators, Commercial   | C  | C  |        |       |    |       |          |       |          |  |
| * Wireless Communication Facility  | P6 | P6 | P<br>6 | P6, 7 | P6 | C5, 6 | C5,<br>6 | C5, 6 | C5,<br>6 |  |
| * Wireless Communication Facility, Attached  | P6 | P6 | P<br>6 | P6, 7 | P6 | P6    | P6       | P6    | P6       |  |
| ACCESSORY USES   |    |    |        |       |    |       |          |       |          |  |
| * Accessory Use  | P2 | P2 | P<br>2 | P2    | P2 | P2    | P2       | P2    | P2       |  |

**Section 3: Amend WWCC 17.18.020 Table of density and dimensional requirements to remove Burbank Residential zoning district and modify development condition 15 to indicate that there is a maximum density for residential development.**

| Zone                           | Minimum Lot Area Requirements <sup>8,22,26</sup> |              | Residential Density per Acre <sup>15,16,17</sup> | Minimum Setback Requirements (in feet) <sup>22</sup> |              |                  | Maximum Coverage (in percent) | Maximum Height (in feet) |
|--------------------------------|--|--------------|--|--|--------------|------------------|-------------------------------|--------------------------|
|                                | Size   | Width (feet) |  | Front  | Side         | Rear             |                               |                          |
| Suburban Residential R-96      | 9,600 square feet                                | 75           | 3.0  | 20   | 10(7)        | 20(7)            | 35                            | 35                       |
| Single Family Residential R-72 | 7,200 square feet                                | 50           | 3.0  | 20   | 5            | 20(7)            | 40(11)                        | 35                       |
| Single Family Residential R-60 | 6,000 square feet                                | 50           | 3.0  | 15   | 5            | 20(7)            | 40(11)                        | 35                       |
| Multiple Family Residential    | —  | 50           | 3.0  | 15   | 5            | 20(7)            | 45                            | 50                       |
| <del>Burbank Residential</del> | <del>—</del>                                     | <del>—</del> | <del>3.0(15)</del>                               | <del>20</del>  | <del>5</del> | <del>25(7)</del> | <del>35</del>                 | <del>35</del>            |

**Density and Dimensional Requirements Development Conditions:**

15. See ch. 17.18.050(D) for the maximum allowed density for new residential development within the Burbank urban growth area.

16. In urban growth areas the residential density per acre is the minimum density required for residential uses. See ch. 17.18.050 and 17.18.070.

17. Outside of urban growth areas the residential density per acre is the maximum density allowed for residential uses. See ch. 17.18.060.

**Section 4: Amend WWCC 17.18.050(D), Residential density in urban growth areas, to remove existing density restricts for multi-family uses and add density limit of 8 dwelling units per acre of buildable site area for a PUD in the Burbank UGA.**

- A. The residential density per acre in ch. 17.18.020 shall be the minimum density required for residential uses.
- B. **Minimum Residential Density Calculation.** To calculate the minimum number of residential dwelling units required for any given property in an urban growth area, the buildable site area is multiplied by the residential density per acre that applies to the zone in which the property is located. The result is the minimum number of dwelling units that must be accommodated on that property. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5, rounded down).

Example for determining the minimum number of residential dwelling units required on a 2.2 acre buildable site area property in an R-96 zone:

|                                       |   |  |   |  |
|---------------------------------------|---|--|---|--|
| 2.2<br>(buildable site area in acres) | × | 3.0<br>(minimum<br>residential<br>density per<br>acre) | = | 6.6 rounded to 7 (minimum<br>number of required dwelling<br>units) |
|---------------------------------------|---|--|---|--|

- C. **Maximum Number of Dwelling Units.** The maximum number of dwelling units, allowed on a property shall be determined by dividing the buildable site area (in square feet) by the minimum lot area requirement for the zone in which the property is located. The result is the maximum number of dwelling units allowed on that property, provided that no lot shall be less than ninety-five percent (95%) of the minimum lot area requirement for the zone in which the property is located. For purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5 rounded down).

Example for determining the maximum number of residential dwelling units allowed on a 2.2 acre buildable site area property in an R-96 zone:

|   |   |  |   |   |
|---|---|--|---|---|
| 2.2 acres<br>(95,832 buildable site area in<br>square feet) | / | 9,600 square<br>feet<br>(minimum<br>lot area<br>requirement) | = | 9.98 rounded to 10<br>(maximum number of<br>allowed dwelling units) |
|---|---|--|---|---|

- D. In the Burbank urban growth area, the maximum number of dwelling units is calculated as described in Subsection C, except that the density may be increased to 6 dwelling units per acre via the planned unit development process in Chapter 17.37. Residential zoning district the density for multi-family, mobile/manufactured home park, one family, two family, town-house and other residential uses shall not exceed four dwelling units per acre.



**Section 5: Amend WWCC Chapter 17.37 to reference Chapter 17.18 and indicate that a density increase is allowed in the Burbank UGA in a residential PUD (Section 17.37.220).**

**CHAPTER 17.37 GENERAL PROVISIONS—PLANNED UNIT DEVELOPMENTS**

**17.37.220 Residential projects.**

In projects exclusively residential, the land area and characteristics shall be such that:

- A. Residential dwelling unit density shall be determined by the density permitted in the underlying zoning classification via the standards in Chapter 17.18.
- B. Residential projects may propose concepts such as:
  1. Four-unit single-family clusters with party walls, one side and one front yard for each unit;
  2. Single-family row houses with party side walls;
  3. Single-family double row houses with party side and rear walls;
  4. Public and private access lanes;
  5. Varied, lot size subdivisions;
  6. Establishment of greenbelts or other open areas, or community buildings or recreation facilities;
  7. Multiple ownerships may participate in a PUD provided all parcels are contiguous to at least one other parcel in the planned unit development;
  8. The transfer of residential dwelling units is permitted throughout the planned unit development provided the transfer does not occur from a higher density zone to a lower density zone;
  9. Every parcel must retain one residential dwelling unit, excluding open space tracts.
  10. Within the Burbank urban growth area, density increase up to 6 dwelling units per acre per WWCC 17.18.050(D).



**Section 6: Add new Chapter 17.38 containing development standards for  
Mobile/Manufactured Home Parks.**

**CHAPTER 17.38 – DEVELOPMENT STANDARDS –  
MOBILE/MANUFACTURED HOME PARKS**

**17.38.010 Purpose.**

This Chapter establishes standards and criteria for development and expansion of mobile/manufactured home parks within Walla Walla County. These standards are provided to ensure uniform, coordinated development of mobile/manufactured home parks and to ensure the general health, welfare and safety of the occupants of mobile/manufactured homes that may be located within a park developed under these standards.

**17.38.030 Density Requirements.**

The density of a park or park expansion shall not exceed the density of the underlying zoning district, with the exception of mobile/manufactured home parks proposed within the Burbank UGA that meet the PUD standards in Chapter 17.37. All required site improvements shall be installed prior to placement of units in the park. Additional site improvements may be required by the Community Development Department.

**17.38.040 Siting Criteria.**

The following minimum criteria apply to the siting of mobile/manufactured home parks.

- A. Minimum site development area: five acres
- B. Minimum perimeter buffer: 30 feet of dense vegetated screen
- C. Minimum unit site area: 4,200 square feet
- D. Minimum separation between units: 20 feet
- E. Minimum common open space area<sup>1, 2</sup>: 30 percent of gross site area
- F. Maximum density<sup>3</sup>: Subject to underlying zoning district. See Table 17.18.020
- G. Maximum height: dependent upon the zoning district standard

**17.38.040 Application Requirements.**

A. Each application shall contain detailed plans including the following:

- 1. Scale and north arrow of plan.
- 2. Boundaries and dimensions of the manufactured home park and number of acres included.
- 3. Vicinity map showing the relationship of the development to adjacent properties.
- 4. Location and dimensions of each space with such spaces designated by number or other designation.



5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian/bike ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.
10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.
17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by Title 11 - Stormwater.

**17.38.050 Development standards for manufactured home parks and manufactured home placement.**

The following standards and requirements shall govern the development of manufactured home parks:

A. Only manufactured homes meeting the criteria of WWCC 15.08 may be placed in a manufactured home park developed under the provisions of this Chapter. No mobile homes may be placed in a manufactured home park developed under the provisions of this Chapter.

**B. Development Standards.**

**1. Internal Roads.**

- a. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
- b. All drives within a park shall be constructed to private road standards as specified in Chapter 12.06, County Roads.
- c. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.

- d. Curbs and gutters may be required as part of an overall site plan.
2. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the Fire Marshal.
3. Stormwater Drainage. All stormwater drainage shall be retained on site, and a drainage plan shall be approved by the County.
4. Fire Flow. All mobile/manufactured home parks and subdivisions shall provide the minimum fire flow as required by IFC standards.
5. Wetlands/Critical Areas. All developments proceeding under this title shall comply with the requirements of Chapter 18.08 WWCC.
6. Parking. Two paved off-street parking spaces shall be provided for each unit under this Title and Chapter 17.20, Development Standards – Off Street Parking and Loading Areas, if provided shall be setback a minimum of 18 feet from the edge of the street or back of structure, sidewalks or pedestrian walkways. Additional parking for guest or service parking shall be grass-concrete or asphalt parking surface.
7. Street Lighting. A streetlight shall be provided at each intersection within the park.
8. Street Signs and Internal Directional Signs. All streets within the park shall be named utilizing street signs consistent with Walla Walla County standards, Chapter 12.38 – Addressing Standards and Guidelines. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.
9. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curbs, gutters, and street lighting. Improvements shall be installed prior to placement of units in the park, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements. All other development standards of this Title or regulations adopted by County, City or State, when applicable, (e.g. Title 12 – Streets, Sidewalks, and Public Space) shall be met, except when installation of permanent improvements would likely result in unnecessary future public cost; in which case the developer may be required to place a proportional share of funds in escrow to be applied to the future improvements.
10. Perimeter Site-Screening and Landscaping. The perimeter of a park shall be site-screened consistent with Walla Walla County standards. The community development director may require a higher screening and landscaping standard as needed to resolve land-use compatibility questions or issues of record. Trees shall be planted no more than thirty feet apart.
11. Interior Landscaping Requirement. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.



12. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use.

<sup>1</sup> Common open space consists of either an active or passive recreational area accessible and usable to all tenants within the park, including bike lanes. Common open space is exclusive of the required perimeter buffers, parking lots, dumpster areas drive lanes of roads

<sup>2</sup> Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas. All common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, shall be continuously maintained in good condition by the park owner or designated homeowner's association. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas that would normally require irrigation.

<sup>3</sup> MHP within Burbank Urban Growth Area (UGA). Density higher than the maximum allowed density for mobile/manufactured home parks within the Burbank Urban Growth Area may be accomplished subject to subject to PUD standards in Chapter 17.37.

#### **17.38.060 Final manufactured home park plan approval.**

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items 1 through 16 of Section 17.38.040 of this Chapter.

B. The plan shall provide certification of approval of the community development director and the county engineer.

#### **17.38.070 Issuance of an installation permit.**

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other county ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate development permit nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

#### **17.38.080 Adjustments.**

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

#### **17.38.090 Expiration of manufactured home park approval.**

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The community development director may approve a twelve (12) month extension provided:

1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

Walla Walla County Amended Zoning Map (Burbank Subarea)

