



Walla Walla County Community Development Department

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Date: October 14, 2020
Date Prepared: October 9, 2020
To: Walla Walla County Planning Commission
From: Lauren Prentice, Director
RE: **Workshop** – Burbank Residential Density Review Project (ZCA18-002)

Background

On July 27, 2020 the Board of County Commissioners enacted Ordinance 474, extending interim zoning regulations which limit the density of any new residential development in the Burbank Residential zoning district to no more than 4 dwelling units per acre (assuming availability of water and sewer utility services). This (interim) density cap applies to mobile/manufactured home parks, one-family, two-family, multi-family, townhouse and other residential uses. These regulations only affect the Burbank Residential zoning district which is located within the Burbank Urban Growth Area (UGA).

The purpose of renewing the interim ordinance is to allow the County additional time to study the Burbank Subarea Plan (Chapter 12 of the County’s Comprehensive Plan), including the Burbank Urban Growth Area and consider preparing potential development regulations related to density, zoning, lot size and mobile and manufactured home parks.

Policy issues, such as whether the County should have additional standards for manufactured home parks, what type of maximum density should be allowed in the Burbank Residential Zone, what lot sizes should be allowed in the zone and whether additional zoning classifications are needed in the Burbank Urban Growth Area, are addressed through a deliberative planning process with the Planning Commission, and through public workshops and hearings.

Attachments

- A. Revised Scoping Document
- B. Flowchart/Summary of Process
- C. Comparison of Residential Zoning Districts (existing code)
- D. Memo from LDC on Public Outreach Process during COVID-19 pandemic (July 2020)
- E. City of Walla Walla Municipal Code Chapter 20.184

Existing Regulations

Currently, without the interim zoning, there is no maximum density limit or minimum lot size in the development regulations for the Burbank area, except for multi-family residential housing. Previously, as stated in the Comprehensive Plan, lot sizes were governed by water and sewer availability. As noted in previous staff reports and ordinances, the availability of a public sewer system has increased the potential for more intense development.

The interim regulations fill a gap in the County zoning regulations by capping the maximum density at four dwelling units per acre for all residential uses, not just for multi-family and townhouses. The goal is to ultimately draft zoning and other possible regulations to address such developments and uses, to hold public hearings on draft regulations and to eventually adopt these regulations.

General Policy Topics for Workshop

In developing permanent amendments to the County Code and Comprehensive Plan, the following questions can be considered:

- 1) Should additional standards for manufactured homes be adopted?
- 2) What additional zoning classifications, if any, shall be included in the Burbank UGA?
- 3) What should the maximum density be in the BR Zone?
- 4) What lot sizes shall be permitted in the BR zone?

A list of potential amendments/options was developed by staff and planning consultant, these are outlined in Attachments A and B. The Commissioners have indicated that Option 1 (no action to adopt new regulations) is not desired.

Option 2 (enact low-density zoning allowing only residential density that is less than 3 dwelling units per acre) is likely to be problematic for several reasons, although many members of the public have indicated that this would be their desired level of development. A density of less than 3 dwelling units per acre in the UGA would conflict with existing policies and regulations which require a minimum residential density for new development in all urban growth areas (UGA) of 3 dwelling units per acre. Limiting development to densities this low may preclude Burbank from achieving incorporation as a city in the future, which is the stated vision for the community.

Option 3 (enact regulations allowing 3-4 dwelling units per acre) would essentially extend the status quo under the interim regulations. Options 4 and 5 would allow for mixed or higher residential density (consistent with current regulations).

For any of these five scenarios, the County could also consider adoption of a stand-alone Manufactured Home Park Chapter to the Walla Walla County Code. Standards could include, regulations for setbacks, open spaces, landscaping, parking, etc. A copy of the City of Walla Walla's manufactured home park regulations is included as Attachment E as an example.

The County could also consider innovative design techniques (e.g. PUD's, development agreements) to allow for development at varying densities.