



# Burbank Urban Growth Area Residential Density Review Project Update

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## Project Background

In August 2018 the Board of County Commissioners adopted interim regulations for the Burbank Residential (BR) zoning district limiting the density of residential uses. Prior to the interim zoning adopted by the Board of County Commissioners (Ordinance 471), and extended (Ordinance 480/483), there was no maximum density in the development regulations for the Burbank Residential (BR) zoning district, except for a limit on the density of multi-family dwellings. A permanent zoning ordinance addressing minimum density or minimum lot size requires an update to the Walla Walla County Comprehensive Plan and the County’s development regulations (zoning code).

## Policy Issues Under Consideration

Walla Walla County (County) is considering changes to the County’s land use and zoning maps in the Burbank Subarea Plan related to residential development within the Burbank Urban Growth Area (UGA). The following questions are being 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?

## Potential Actions/Amendments (beyond the interim regulations)

1. **No Action (to adopt new regulations)** – When the interim ordinance expires, prior standards (no maximum density or minimum lot size) would once again be in effect for single-family residential uses and manufactured home parks. Proposed manufactured home parks would require conditional use permit review and compliance with setbacks and other development standards. Multi-family dwelling density would remain limited at 4 units/acre in BR zone.
2. **Adopt Low-Density Regulations** – Adopt regulations reducing density for all residential uses to no higher than 2 or 3 units/acre within the BR zone. A density lower than 3 units/acre conflicts with the existing policies of the Walla Walla County Comprehensive Plan. A density of 2 or 3 units per acre is lower than what the Burbank UGA is currently developed at, most similar with scale of existing adjacent single-family development in the BR zone (Columbia/Adair roads between Reinken and Ray), and similar to suburban zoning that is surrounding the City of Walla Walla (R-96).
3. **Adopt Medium-Density Regulations** – Manufactured home parks, residential subdivisions, and all residential land uses are currently limited a maximum of 4 units/acre under the interim ordinance; the County could adopt permanent regulations to accommodate this level of development. This is similar with the density of existing adjacent single-family development in the BR zone (Hanson Loop/Columbia Rd between Reinken and Ray), and similar to suburban zoning that is surrounding the City of Walla Walla (R-60 or R-72).
4. **Adopt High-Density Regulations** – This option would consider densities over 4 units/acre, depending on expected allowance for water/sewer by Port. This is most similar to the oldest section of Burbank (downtown), and similar to zoning surrounding the City of Walla Walla (Multiple Family Residential).
5. **Adopt Mixed-Density Regulations** – This option could consider densities over 4 units/acre, depending on expected allowance for water/sewer controlled by the Port of Walla Walla. Rather than implementing a single residential zoning district, like the BR district, within the Burbank Residential UGA, low, medium, and/or high-density zoning could be adopted within different areas of the UGA.

For any scenario listed above, the County may also consider:

- a. Adoption of a revised **stand-alone Manufactured Home Park Chapter** of the Walla Walla County Code (WWCC). Standards may include, but are not limited to, setbacks, open spaces, buffer strips, landscaping, signage, parking, lighting, and HOAs to be established to help maintain long-term appearance.
- b. Consider other **innovative design techniques** (PUDs, development agreements) to allow for development at varying densities, while still protecting character.

## Updates and COVID-19 Considerations

The information in this document is a summary of a revised project scope prepared by Community Development Department (CDD) staff and the County’s planning consultant, LDC, Inc. The following page outlines the steps in amendment process. In order to comply with Walla Walla County Code and Washington State regulations and ensure that the general public can provide input on proposed policy changes, the final steps of this process should be delayed until after additional COVID-19 re-opening occurs. **The interim regulations will expire on August 3, 2020 unless extended by the Commissioners by ordinance.**

# The Amendment Process: Beyond Burbank's Interim Residential Density Ordinance

START

## PRIOR TO ORDINANCE 471 (AUGUST 2018)

- **Maximum** limit of density for multi-family dwellings (e.g. apartments) within the Burbank Residential (BR) zone: 4 dwelling units per acre.
- **No maximum** limit on density of other residential uses (e.g. single-family development, manufactured home parks). No minimum lot size (area).
- **Minimum density** for all residential development in Burbank UGA of 3 dwelling units per acre.

## ORDINANCE 471 – ENACTION OF INTERIM REGULATIONS (TEMPORARY, AUGUST 2018 TO PRESENT)

- Made the density for other residential uses in the BR zone the same as multi-family development: **4 dwelling unit per acre maximum.**
- **Purpose:** Stop-gap measure to preserve the status quo to allow the County time to develop potential development regulations related to density, zoning, lot size and mobile and manufactured home parks through a deliberative and public planning process.
- **Expires August 3, 2020 unless extended by the Commissioners.**

*COVID-19 Impacts:* Moving beyond Step 6 should be delayed until additional re-opening occurs.

Steps 7-10 are the public outreach and hearing process, which is the final review process. This process typically takes at least 60 days to complete given State and County procedural requirements.

*Public Participation:* In 2018 and 2019 members of the public provided general feedback to the County on how Burbank neighborhoods should develop in the future. This input is being used by the County to develop proposed amendments to existing plans and regulations.

### Other Considerations:

- State Regulations
- Walla Walla County Code
- Environmental Impacts
- Walla Walla County Comprehensive Plan
- Other State and Local Agency Regulations

### 1. Planning Commission Workshop(s)

An open public meeting occurring in-person or online for Planning Commission members to discuss proposed amendments and options for consideration.

### 2. Board of County Commissioners (BOCC) Workshop(s) – OPTIONAL

May be held at any point in the process.

### 3. Identify and Prepare Final Amendment Proposal(s)

May include options for consideration.

### 4. Submit to WA State Department of Commerce

Proposed amendments are sent to the State at least 60 days before the expected date of final action by the BOCC.

### 5. Washington State Environmental Policy Act (SEPA) Review

Responsible Official: Walla Walla County Community Development Department (CDD) Director

### 6. Public Notice

The proposed amendments must be broadly disseminated to the public & outside agencies for review and comment pursuant to County Code and State regulations. This is done by newspaper publication, email, postal mail, and publication on County website.

### 7. Informational Public Meeting

At least one informational public meeting will be held to allow members of the public to get information regarding the specific proposed amendments prior to the public hearings (requirement of [WWCC 14.10.050.B.2](#)).

### 8. Planning Commission Public Hearing

### 9. Planning Commission Makes Recommendations to BOCC

Following the public hearing, the Planning Commission will make a recommendation to the Commissioners on whether each proposed amendment should be approved, approved with modifications, or denied based on the criteria in [WWCC 14.10.070.B.3-5](#) and [WWCC 14.15.070.B.3](#).

### 10. BOCC Public Hearing

### 11. Board of County Commissioner's Decision

After conducting a public hearing the Board will take action to approve, approve with modifications, or deny each of the proposed amendments. This action *may* occur at the same meeting as the public hearing.

### 12. BOCC Adoption via Ordinance

Adoption of permanent amendments to the Walla Walla County Comprehensive Plan and development regulations replace the interim regulations.

orange = opportunities for public participation

END