



# Burbank Urban Growth Area Residential Density Review Project Update

Contact: Lauren Prentice, Director, Walla Walla County Community Development  
at (509)-524-2610 or [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us) to learn more and participate

## **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), there was no maximum density established by zoning for the Burbank Residential (BR) district, except for a limit on the density of multi-family dwellings.

However, any development is subject to other development standards including, but not limited to, environmental health regulations, subdivision regulations, setbacks, access requirements. Development review for any type or density of residential development would be subject to consideration of potential traffic impacts, nuisance conditions, school impacts, etc. These factors are considered through the PROJECT review process, where there is an opportunity for public input.

The amendments under consideration affect only the Burbank Urban Growth Area (UGA). The County has already established a minimum density requirement of 3 dwelling units per acre for residential development within all UGA's. Amendments which would limit density below 3 dwelling units per acre cannot be adopted in this area.

The Burbank Heights area will not be affected because it is outside the Urban Growth Area.

## **Potential Actions/Amendments (final options)**

### **Option 1: No Action**

1. Upon expiration of the interim ordinance, the existing Burbank zoning regulations would apply. Under the current regulations, there is no maximum density for single-family and manufactured home parks (except as limited by health department standards, if on well and/or septic, and setbacks).
2. Multi-family dwelling density would remain limited to 4 units/acre.
3. No Manufactured Home Park (MHP) zoning code added; manufactured home parks subject to conditional use permit review.

### **Option 2: One Burbank Residential (BR) zoning district, and adopt new development standards for MHP**

1. Retain existing zoning (Burbank Residential district).
2. Building setbacks would be retained or slightly modified to align with other residential districts.
3. Could add minimum lot size for new residential development (i.e. R-72 with 7,200 square foot minimum lot size).
4. Subject to additional development standards such as open space and landscaping requirements, allow an increase in the allowable maximum density may be permitted up to a maximum of approximately 8 dwelling units/acre. Minimum lot sizes and setbacks could be reduced when development standards are met to accommodate additional density.
5. Create new mobile/manufactured/tiny home regulations for new parks. Parks would be subject to the maximum density allowed in the underlying zone.

**Option 3: Implement three BR zoning districts, and adopt new development standards for MHP**

1. Add three new BR zoning districts (BR1, BR2, BR3).
2. Proposed BR1 and BR2 minimum lot size and density compatible with existing development; these zones would be located in existing developed areas only.
3. BR3 zone (currently undeveloped) would allow for higher density up to maximum of 8 dwelling units/acre, subject to additional development standards that improve site design and character.
4. Create new mobile/manufactured/tiny home regulations for new parks. Parks would be subject to the maximum density allowed in the underlying zone.
5. OPTIONAL: ADD NEW CHAPTER TO INCLUDE DENSITY BONUSES – Common open space (passive or active), increased perimeter buffers, sidewalks, improved lighting, other added site design elements/features.
6. ALTERNATIVE: Rather than add 3 new Burbank zoning districts, utilize urban residential districts used in other UGAs: R-60, R-72, R-96, RM.

***Providing Public Input/Participating***

At any time, you may submit written public comments by email or regular mail to the Community Development.

There will be three formal opportunities to participate in the process in April – May 2021 prior to the Planning Commission making a recommendation and the Board of County Commissioners making a decision. Dates, times, and details about these meetings will be posted online in the coming weeks.

If you have provided your email address, we will send you email updates. If you commented and provided your regular mailing address, you will receive public hearing notices.

1. A Public Informational Meeting
2. Planning Commission (PC) Public Hearing
3. Board of County Commissioners (BOCC) Public Hearing

Send email to: [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

Send regular mail to:

Lauren Prentice  
Walla Walla County CDD  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Maps, recommendations for participating in a public hearing, and other documents are available on the website.

Project website: [https://www.co.walla-walla.wa.us/government/community\\_development/burbank\\_density.php](https://www.co.walla-walla.wa.us/government/community_development/burbank_density.php)

Public input has been provided already on the general policy questions that are under consideration. The focus for public input at this time should be on the three final, specific options under consideration by the County.

***Due to the ongoing COVID-19 pandemic, meetings will be virtual via telephone or computer, but the County can make accommodations assist members of the public who are unable to participate virtually. More information will be available at the time that public meetings are announced, from Community Development Department staff. Call us with questions at 509-524-2610.***