



Burbank Urban Growth Area Summary of Proposed Amendment Options

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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.

Purpose of Amendments

There is currently no limit on the density of single-family residential development in the Burbank UGA; the general goal of the County in considering amending the Burbank Residential zoning regulations is to consider placing appropriate limits on residential development.

Potential Actions/Amendments (options)

__ **Option 1: No action (amendment):** Retain existing Burbank Residential zoning district with no limit on single-family residential (SFR) development.

__ **Option 2: One district:** Adopt Low Density Residential zoning for all Burbank Residential lands in UGA. Also adopt provision for density increase based on public benefit and development standards for Manufactured Home Parks.

__ **2A:** All lands assigned **R-96** zoning with minimum lot size of 9,600 square feet. Actual density (site utilization) would be approximately **3 dwelling units per acre**, depending on site utilization.

__ **2B:** All lands assigned **R-72** zoning with minimum lot size of 7,200 square feet. Actual density (site utilization) would be approximately **4 dwelling units per acre**, depending on site utilization.

__ **Option 3: Multiple Districts:** Adopt up to three Low Density Residential zoning districts for Burbank Residential lands in UGA, allowing denser infill development in existing developed areas and lower density development in areas that are currently vacant (**approximately 3-7 SFR dwelling units per acre**). Also adopt provision for density increase based on public benefit and development standards for Manufactured Home Parks.

Concerned about impacts of development?

Currently the County is doing long-term planning for an approximate period of 20-years. It is important to keep in mind that through the individual project review process, issues like school impacts, utility availability, traffic impacts, etc. will be considered, via a public process.

A **conditional use permit for a new Manufactured Home Park** would require a conditional use permit; the applicant/developer will have to demonstrate compliance with the following criteria, plus other development standards (e.g. parking, setbacks, stormwater regulations, road standards). There would be a public hearing.

1. That the use will not endanger the public health or safety; and
2. That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and
3. That the use meets all required conditions and standards set forth in the district where it proposes to locate; and
4. That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and
5. That the use is in conformance with the comprehensive plan; and
6. That the use will be supported by adequate public facilities or services.

A **preliminary plat application for a new residential subdivision (long plat)** would have to meet the following criteria, plus other development standards (e.g. parking, setbacks, stormwater regulations, road standards). There would be a public hearing.

1. The proposed subdivision of land complies with the applicable codes, plans and policies in Chapter 16.04.050 or their successors; and
2. The proposed lots are served with adequate means of access, fire protection, water supplies and means of sanitary sewage disposal; and
3. The proposed division of land provides adequate measures for the control of drainage and stormwater; and
4. The public health, safety and general welfare will be served by permitting the proposed division of the land.

Environmental review would also be required under the State Environmental Policy Act (SEPA) and the County's critical areas regulations (Chapter 18.08).

More Information

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

Public Hearings: A Planning Commission Public Hearing is scheduled for Wednesday, May 5, at 5:30 PM. A Board of County Commissioners Public Hearing is expected to occur later in May.

Project website: https://www.co.walla-walla.wa.us/government/community_development/burbank_density.php