

Donald Sims

From: Patrick Reay <pr@portwallawalla.com>
Sent: Monday, April 5, 2021 2:36 PM
To: Lauren Prentice
Cc: Paul Gerola; Jennifer Ballard; Tamara Carolfi
Subject: RE: Information Request - Burbank Urban Growth Area
Attachments: BBP Master Sewer Fee Schedule 2017.pdf; BBP_Master_Water_Fee_Schedule_2017.pdf

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Good Monday afternoon Lauren and staff-

Below if the Port's responses to the questions provided in your letter dated March 19th.

1. Is the Port considering providing sewer or water connections to new or existing subdivisions in the Burbank UGA?
The Port will provide or consider providing sewer and water connections to new and existing subdivisions, based on system capacities. These arrangements would be negotiated with the Port and would need Port Commission approval.
2. If so, how might extensions be financed?
The financing of new connections would be the property owner or project proponents responsibility. The Port has established connections and capital facility charges. See attached Fee Schedules (Water and Sewer). If there is a proposed health hazard, there may be state or federal funding that may assist in an extension of service in certain situations.
3. How has the newly completed/permitted reservoir and treatment building affected the Burbank Water System's water availability/capacity?
The new Wallula Dodd Water System (WDWS) is a completely separate Industrial Water system that is not connected in anyway with the Burbank Water System. The WDWS will serve properties located within the Attalia UGA.
4. What is the funding/timing for capital improvements (sewer and water) over the next 20 years?
There is no defined timeframe for improvements on the Burbank Water and Sewer Systems. The Port will make the necessary investments in improvements that are required due to regulatory requirements, capacity expansion or demand from customers. The funding may consist of Port funds, state or federal funds, or developer driven project funds.
5. Under the current zoning regulations, some residential development is allowed in the Port's Burbank Business Park, specifically the use "Accessory Dwelling Units, Industrial and Business Park" as defined in WWCC 17.08.016. Does the Port anticipate this type of residential development occurring with the Burbank Business Park?
The Port Commissioners believe that "residential use" on the second story of building was to be permitted outright within the Burbank Business Park. In addition, the Port Commissioners have discussed the option of allowing approximately 10-15 acres of residential use and development within the Burbank Business Park. The Port has received multiple inquiries regarding the ability to develop residentially within the Burbank Business Park. The Port Commissioners would consider residential development and would determine the best location within the BBP for the development activity to occur. The Port recognizes the need for housing in the Burbank

UGA and western Walla Walla County, as several large employers workforce commute from other locations to work within the county.

6. Is the Port interested in the County considering amendments that would allow additional residential development within the Industrial Business Park (IBP) zoning district? If so, what type and location?
Yes, I believe that that Port of Walla Walla would be supportive of allowing residential development within this zone. If located within the Port's Burbank Business Park, the two locations that could be considered are near the intersection of Jantz and Humorist on the east side of Jantz and located across the roadway from the Burbank Public Schools along Maple Street. Both locations could be considered. The Port Commissioners would still reserve the right to approve the developments within the Burbank Business Park, which can be done through our normal purchase and sale agreement processes.

Hopefully this addresses the questions. If you need further explanation or clarification, please let me know and we can provide or discuss.

Thanks. Pat

Patrick H. Reay
Executive Director
Port of Walla Walla
310 A. Street
Walla Walla, WA 99362
509-525-3100 Ext. 102 Work
509-525-3101 Fax
pr@portwallawalla.com
www.portwallawalla.com

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From: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Sent: Friday, March 19, 2021 5:47 PM
To: Patrick Reay <pr@portwallawalla.com>
Cc: Paul Gerola <pg@portwallawalla.com>; Jennifer Ballard <jballard@co.walla-walla.wa.us>; Tamara Carolfi <tcarolfi@co.walla-walla.wa.us>
Subject: Information Request - Burbank Urban Growth Area

Pat –

We are working to complete the Burbank Residential Density project. As were preparing final amendment proposals, a few additional questions came up regarding the Port's Burbank sewer and water systems and the Burbank Business Park. Please see attached letter and summary of three current amendment options.

Thank you in advance for your assistance. If you have questions, let me know.

Best,

Lauren Prentice
Community Development Director
Walla Walla County
509-524-2620 direct / 509-524-2610 main