



# Walla Walla County Community Development Department

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## WALLA WALLA COUNTY PLANNING COMMISSION

### Meeting Minutes

**DRAFT**

Meeting Location: VIRTUAL

**May 5, 2021**

**5:30 PM**

**Regular Meeting**

#### A. CALL TO ORDER

Meeting was called to order by Jon Hopper at 5:30 PM.

#### B. ROLL CALL

Members Present: Chair Jon Hooper  
Vice Chair Richard L. (RL) McFarland  
Chuck Carruthers  
Antionette (Toni) Rudnick  
Wayne Langford  
Bruce McCaw

Members Not Present: Michelle Liberty

Staff Present: Lauren Prentice, Director  
Don Sims, Associate Planner  
Jennifer Ballard, Senior Planner  
Tamara Ross, Planning Technician

C. ESTABLISH A QUORUM: A quorum was established.

D. CONFLICT OF INTEREST/APPEARANCE OF FAIRNESS: None.

#### E. APPROVAL OF AGENDA

**MOTION:** To approve by Chuck Carruthers; RL McFarland seconded. Motion passed unanimously.

#### F. PUBLIC HEARING - Burbank Residential Density Amendments (ZCA18-002)

Chair Jon Hooper read the public hearing rules. Ms. Prentice gave an overview of this proposed amendments and the Planning Commission members discussed the applications.

After discussion by the Planning Commission, the Chair opened the public hearing for public comments and allowed for those who attended virtually on Cisco WebEx to speak first, then moved to those who attended the Public Hearing Meeting at Columbia School District in person.

**PUBLIC COMMENT:**

1. **Jeremiah Harris** – Likes PUD flexibility; not opposed to 3 dwelling units per acre. Costs of utilities for 1/3-acre lot results in home prices of \$400,000. PUD option that allows for 7-8 dwelling units per acre and range of density/housing prices for example including manufactured home park with \$100,000 homes, quarter-acre lots for \$250,000, and large lots for \$400,000.
2. **Brad Beauchamp** – Options presented are consistent with GMA and Burbank Subarea Plan goals and policies. Specifically cited policy encouraging range of housing options serving all income levels; suggested that the undeveloped area should be zoned to allow for range of lot sizes. In favor of PUD amendments. Wondered where in Burbank multi-family residential development would be allowed (i.e. duplexes).
3. **Sandra Gonzalez** – no specific comments; in favor of small site-specific zoning change included in Options 2 and 3.
4. **Jane Bell** – Concerned about impacts of new development including traffic, Fire Department, sewer capacity. Also worried that if new development occurs that property taxes would increase.
5. **Gary Stratton** – Representing a few individuals who could not attend. Concerned about high taxes. In favor of maximum of 3 units per acre for new development, specifically Option 3B. Concerned about density bonus proposed in PUD amendments.

Chair Jon Hooper closed the hearing to public comment and opened it to Planning Commission discussion.

**MOTION:** To approve Option 3B by Wayne Langford with modifications:

1. PUDs be limited to 6 units per acre.
2. Manufactured Home Park code does not include 'special consideration' for Burbank.

This motion was not seconded. Members discussed proposed modifications presented by Mr. Langford.

**MOTION:** To approve Option 3B as presented, without modifications) by Toni Rudnick; RL McFarland seconded. Motion passed unanimously.

**G. ADJOURNMENT**

The Chair adjourned the meeting at 7:27 PM.

Prepared By: Tamara Ross, Planning Technician

Submitted By:

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Lauren Prentice, Secretary/Community  
Development Department Director