

## Tamara Carolfi

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**From:** Melinda Hawes <PatandMelinda@msn.com>  
**Sent:** Thursday, May 13, 2021 1:50 PM  
**To:** Community Development Planning  
**Subject:** Burbank Urban Growth

**Importance:** High

We are writing again in regards to the three proposed amendments to the Burbank Urban Growth project. We are opposed to all three!

**We do not want high density development in our community.** We do not want zoning for more than 2-3 single family stick -built homes per acre. High density development (including a manufactured home park) will have a negative impact on the school system, police and fire protection and our infrastructure.

We have asked Walla Walla County over and over again to listen to the residents living here and keep our rural lifestyle. We do not want future high density developers who are only in it for profit to destroy our little community.

It seems that you could come up with zoning amendments to address what we want, not what will draw in more tax dollars!

Pat and Melinda Hawes  
64 Harold Avenue  
Burbank, WA 99323  
patandmelinda@msn.com

## Tamara Carolfi

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**From:** CATHY RICARD <ricardcat@msn.com>  
**Sent:** Monday, May 10, 2021 9:14 PM  
**To:** Community Development Planning  
**Subject:** Burbank Urban Growth Area (UGA)

May 10, 2021

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

Commissioners:

The Walla Walla Planning Commission is considering an amendment proposal addressing residential density in the Burbank Urban Growth Area (UGA). You commissioners are considering three different general options, but all of them exceed the guidelines that Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why are you proposing options which fly in the face of our stated vision? Why have you not acted to implement the restrictions we have asked for? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,  
Cathy Ricard

## Tamara Carolfi

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**From:** Diane Bagley <creative@dee-lightful.com>  
**Sent:** Monday, May 10, 2021 7:17 PM  
**To:** Community Development Planning  
**Subject:** Public hearing on Burbank residential zoning proposal

May 10, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Commissioners:

The Walla Walla Planning Commission is considering an amendment proposal addressing residential density in the Burbank Urban Growth Area (UGA). You commissioners are considering three different general options, but all of them exceed the guidelines that Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of **more than two single family dwellings per acre**. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than **two single family dwellings per acre** will negatively impact this entire area. My questions to you are: Why are you proposing options which fly in the face of our stated vision? Why have you not acted to implement the restrictions we have asked for? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Thomas Bagley

Diane Bagley

## Tamara Carolfi

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**From:** Elaine Wilbert <IEWilbert@msn.com>  
**Sent:** Monday, May 10, 2021 9:15 PM  
**To:** Community Development Planning  
**Subject:** Public hearing on Burbank Urban Growth Area Residential project

Commissioners:

The Walla Walla Planning Commission is considering an amendment proposal addressing residential density in the Burbank urban Growth Area(UGA). You commissioners are considering three different general options, but all of them exceed the guidelines that Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the commission.. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why are you proposing options which clearly are far from our stated vision? Why have you not acted to implement the restrictions we have asked for? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake , we will remain vigilant and engaged.

Sincerely,

Elaine and Irvin Wilbert

## Tamara Carolfi

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**From:** mstonecobb@aol.com  
**Sent:** Thursday, May 6, 2021 6:51 AM  
**To:** Community Development Planning  
**Subject:** urban growth area

Here we are again-lot size should be limited to 4 lots per acre-Burbank does not need and cannot support high density housing-thank you Mike Cobb

## Tamara Carolfi

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**From:** Sarah Dexter <firefly779@gmail.com>  
**Sent:** Monday, May 10, 2021 2:52 PM  
**To:** Community Development Planning  
**Subject:** Burbank UGA

This process has been drawn out so far, that frankly I got lost trying to keep up with it, but here are my remarks in regards to the zoning/density issues for Burank's UGA. I am still firmly against any sort of mobile home park that is being proposed, as I don't believe that it will benefit anyone living in it, but rather only benefit those running it (for financial purposes). I feel that stick built homes, even less expensive ones, are far more beneficial to those buying and living in them. That being said, if there is no way to avoid allowing such a housing plan, then at the very least there should be in place density no more than 3 (or at the most, 4) homes per acre, although I believe 2 per acre is really the ideal size. This is in keeping with current housing in surrounding areas, and in keeping with the rural nature of Burbank. This is also to keep the schools from being overrun, to keep the emergency services from being overrun (we already have a hard time with not enough deputies patrolling our large, spread out areas), and to keep traffic from escalating (another issue we have out here, where people speed on rural roads, endangering all manners of life). Burbank is rural and should stay rural. Adding in high density housing takes away from that "feel", and adds too many people too fast. Additionally, the tax base of all those people won't be reflected in the property taxes because the property is taxed differently for a mobile home park than it is for each individual homeowner on separate land parcels. It would be an imbalance of persons to taxes, which would make the burden heavier on schools and emergency services and anything else that relies on individual property taxes to support the community.

Thank you,  
Sarah Dexter  
674 Lake Rd.

## Tamara Carolfi

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**From:** Shirley Kelly <365toby@charter.net>  
**Sent:** Monday, May 10, 2021 7:42 PM  
**To:** Community Development Planning  
**Subject:** Burbank Residential Density Proposal

May 10, 2021

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

Commissioners:

The Walla Walla Planning Commission is considering an amendment proposal addressing residential density in the Burbank Urban Growth Area (UGA). You commissioners are considering three different general options, but all of them exceed the guidelines that Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why are you proposing options which fly in the face of our stated vision? Why have you not acted to implement the restrictions we have asked for? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,  
Douglas and Shirley Kelly  
365 Basin Drive  
Burbank, WA. 99323

Sent from my iPhone

## Lauren Prentice

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**From:** Lauren Prentice  
**Sent:** Wednesday, April 7, 2021 10:10 AM  
**To:** Jennifer Ballard  
**Subject:** FW: FYI FW: Burbank trailer park

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**From:** Walla Walla County Commissioners <[wwcocommissioners@co.walla-walla.wa.us](mailto:wwcocommissioners@co.walla-walla.wa.us)>  
**Sent:** Wednesday, April 7, 2021 8:38 AM  
**To:** Lauren Prentice <[lprentice@co.walla-walla.wa.us](mailto:lprentice@co.walla-walla.wa.us)>  
**Subject:** FYI FW: Burbank trailer park

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**From:** wade haswell <[whaswell@hotmail.com](mailto:whaswell@hotmail.com)>  
**Sent:** Tuesday, April 6, 2021 8:20 PM  
**To:** Walla Walla County Commissioners <[wwcocommissioners@co.walla-walla.wa.us](mailto:wwcocommissioners@co.walla-walla.wa.us)>  
**Subject:** Burbank trailer park

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I am having a problem trying to understand how after two plus years of telling the commissioners NO that you continue to try and cram this disaster upon us.

We know that trailers will be taxed at such a rate that it will not pay for the infrastructure required for them to exist. The cost of all the NEW infrastructure will cost US the home owners. We will gain nothing by doing this.

The School can't absorb the many new students and we the people will NOT approve ANY school bonds so where you going to get the money for new schools? NOT FROM US!

Traffic is already a mess, DRUGS have been found in students BACKPACKS already so lets bring in hundreds more so we can expand the DRUG problem in the area!

This TRAILER PARK brings ZERO POSITIVES to our community so why not UNDERSTAND THE WORD NO and move on?

It is this behavior that makes a person say, FOLLOW THE MONEY!



## Lauren Prentice

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**From:** Wayne Langford <waynelangford@frontier.com>  
**Sent:** Friday, April 9, 2021 12:28 PM  
**To:** Walla Walla County Commissioners; Community Development  
**Subject:** Burbank zoning

Dear Commissioners,

After yesterday's workshop with Community Development Director Lauren Prentice, there were a couple of points made I feel compelled to write about, and specifically Commissioner Tompkins' question as to if there is a consensus of what Burbank is wanting regarding changes to the zoning and managed growth in the UGA. Director Prentice stated there is no consensus, and I would beg to disagree with that.

For several years, through meetings and workshops, and in hundreds of letters and comments, I believe the community has said loud and clear the desire of the community is to retain it's rural-like atmosphere first and foremost, and that any growth be managed and limited to the lowest density allowed. With the exception of the old downtown area, platted close to 100 years ago, in the "wild, wild west days" as Commissioner Tompkins so eloquently pointed out when there were no regulation, the vast majority of the Burbank area is divided into 1/2 acre and larger lots. The area directly abutting the NE border of the undeveloped area of the UGA is one acre lots.

While most of the residents would like to see the larger lots continue, they understand that is not an option with access of public utilities. They are, however, accepting of 1/4 acre lots, or an R96 zoning designation, which was one of the original options for the development of the UGA, and should be considered as a fair compromise between the one acre lots that would be allowed without sewer, and the proposed 6-8+ lots per acre that an R60 or R72 designation would bring. Last Tuesday's meeting with Commissioner Mayberry, well attended by people living in the "affected area" for such an impromptu event, will confirm that. When asked if 1/4 acre lots would be acceptable, the unanimous comment was yes.

Regarding home choices, that, too, has been well answered, but there is confusion and misunderstanding between what staff considers home type choices and what the community considers them. The last major housing development done in Burbank is the Arlene's Addition, which was built out primarily in the 1980's and 1990's, over 30 years ago. This is an area with a community water system and septic tanks, on half, 3/4 and 1 acre lots. The community has said time and again that a real neighborhood of site built homes emulating Arlene's Addition is what is not only desired, but needed if the community is going to grow smartly. It's obvious that Burbank is starving for such a development, and would be highly popular.

Developing the UGA with 1/4 acre lots that have public water and sewer, there can be a mix of home sizes and types that will give plenty of options for new and existing residents who want to live in a new home, and remain in the Burbank community. It would effectively be making permanent the current interim ordinance of not less than 3 but not more than 4 lots per acre, while keeping the zoning simple for Community Development staff to manage. It also would be similar to suburban zoning that is surrounding the City of Walla Walla, per the report discussed at the Planning Commission workshop last October.

It is my belief that Burbank is at a crossroads, and it is up to the Commissioners to make the final decision as to which road the community will take. We can continue to live in mediocrity with high density and limited home choices, or we can take a different path, offer options and opportunity for people with good paying jobs that want to have a nice home, enjoy a better quality of life in Burbank, that will also raise the bar for the entire community, and the County. This is all we ask.

Wayne Langford  
Burbank

## Lauren Prentice

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**From:** Wanda Parks <parkswl@hotmail.com>  
**Sent:** Sunday, January 24, 2021 7:06 PM  
**To:** Community Development  
**Subject:** Hearing for ZCA18-002. Residential Density in Burbank

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Commissioners,

The residential rules for Burbank should not change from the current requirements. As a community, we value our space and our rural lifestyle. People move to Burbank to escape the city crowds and traffic and to raise their children in the open space we enjoy, for our small school environment and friendly neighborhoods.

To change our density requirements will affect those things we love about Burbank as well as overload them. Our infrastructure is not designed to handle the number of people that a new ruling would bring in.

Please listen to the Burbank people who have **repeatedly** requested that the rules for Burbank remain as they have been and not allow any high-density residential developments.

Thank you for your attention to this matter,  
Vic and Wanda Parks  
579 Tuttle Lane  
Burbank, WA

## Lauren Prentice

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**From:** Hazel Shepard <hashepard@gmail.com>  
**Sent:** Sunday, January 24, 2021 2:36 PM  
**To:** Community Development  
**Subject:** ZCA18-002 Interim ORdinance

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Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Dennis and Hazel Shepard  
452 Basin Drive - Burbank  
Burbank residents for 68 years

## Lauren Prentice

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**From:** Jill Munns  
**Sent:** Friday, January 22, 2021 8:47 AM  
**To:** Lauren Prentice; Jesse Nolte  
**Cc:** Diane Harris  
**Subject:** FW: Interim Ordinance No. 471

Fyi, For public comment.

---

**From:** Todd Kimball <[tkimball@co.walla-walla.wa.us](mailto:tkimball@co.walla-walla.wa.us)>  
**Sent:** Friday, January 22, 2021 8:44 AM  
**To:** Diane Harris <[DHarris@co.walla-walla.wa.us](mailto:DHarris@co.walla-walla.wa.us)>; Jill Munns <[jmunns@co.walla-walla.wa.us](mailto:jmunns@co.walla-walla.wa.us)>  
**Subject:** FW: Interim Ordinance No. 471

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**From:** brad beauchamp <[bmbdevelopment@yahoo.com](mailto:bmbdevelopment@yahoo.com)>  
**Sent:** Thursday, January 21, 2021 8:37 AM  
**To:** Todd Kimball <[tkimball@co.walla-walla.wa.us](mailto:tkimball@co.walla-walla.wa.us)>; Jim Johnson <[jjohnson@co.walla-walla.wa.us](mailto:jjohnson@co.walla-walla.wa.us)>  
**Subject:** Interim Ordinance No. 471

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All,  
Here we are again in the same place we have been since Aug 7th 2018. I have attempted to contact each of you by phone but have not received a call back. We understand well the restraints that Covid has placed on many cities and counties but we have also seen many other cities and counties move forward with annual comp plan amendments and other business as usual. The ball has been completely dropped on this Interim Ordinance. We attended a zoom meeting that the planning commission held a few months back to discuss this. Lauren had not provided staff with the information needed to have an informed discussion. 2 of the members asked great questions about availability of water and sewer, to which Lauren responded she didn't know about that. She does know about that. The port forwarded us an email that was sent to her well before the meeting explaining they can provide adequate capacity and our property is within the approved service zone. She didn't share any of this with the planning commission. After the meeting I forwarded a copy of this email to Lauren to remind her she most definitely had this info to which she replied. Yes I do have that.

Obviously we are beyond frustrated at this point. Lauren isn't capable to do her job when it comes to this small comp plan. We have been parts of many comp plan amendment changes and know the policies and practices well. This has been a disaster from the beginning. I know from your comments at the last meeting this doesn't sit well with you. We request you adjust the interim ordinance to allow for up to 7 units per acre until the comp plan is complete. The standard for higher densities is 13 units per acre medium density and 23 units per acre High density so we are well under those. We plan to do a phase 1 of Single Family Residence Lots, with a local builder. Their ideal lot is around 5000 sf. It allows them to offer a new home starting at \$250,000. Phase 2 would be applying for a Manufactured Home Park.

Please find the time to call me prior to the meeting on Monday.

Brad Beauchamp  
BMB Development Inc  
509-308-6556

## Lauren Prentice

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**From:** Gary Stratton <stratton\_g@msn.com>  
**Sent:** Thursday, January 21, 2021 7:57 AM  
**To:** Community Development  
**Subject:** Burbank Trailer park

Caution! This message was sent from outside your organization.

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Hello

I am writing in response to this park. I have seen the letter circulating now and agree with it. I would ask you to also look into this companies other parks in Benton Co. These people have been made to pay for improvements to the property or loose their place to live.

The citizens have spoken about their opposition to this addition time and time.

Please listen to the people who live in this part of Walla Walla country who pay taxes and vote.

Thank you,

Gary Stratton  
573 Harrison Rd  
Burbank Wa.

Sent from my Verizon, Samsung Galaxy smartphone

## Lauren Prentice

---

**From:** Melinda Hawes <PatandMelinda@msn.com>  
**Sent:** Tuesday, January 19, 2021 1:19 PM  
**To:** Community Development  
**Subject:** Residential Density in Burbank

Caution! This message was sent from outside your organization.

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RE: ZCA18-002

We are writing to comment on the finalization of the residential density zoning ordinance.

As we have stated numerous times in our letters to the Board of commissioners, we are opposed to any more than the interim ordinance of a maximum of four dwellings per acre.

However, we would prefer having the maximum density at two or three dwellings per acre, single family stick-built homes in order to preserve the rural lifestyle that we all love.

We feel any more than the 2-4 dwellings per acre will have a negative impact on our school system, roads, fire and police protection. Please protect us from future high-density developers that will destroy our peaceful rural atmosphere with manufactured homes and apartments.

I personally have lived in Burbank my entire life (71 years). It seems our wishes as "Burbankians" are usually ignored by Walla Walla County until it comes to paying our property taxes or changing our zoning and ordinances. The overwhelming consensus is that we do not want a lot of growth. You keep asking and we keep telling you that but you do not hear us!

Sincerely,

Pat and Melinda Hawes  
64 Harold Avenue  
Burbank, WA 99323  
patandmelinda@msn.com

## Lauren Prentice

---

**From:** Sonee Reilly <soneereilly@gmail.com>  
**Sent:** Monday, January 18, 2021 3:40 PM  
**To:** Community Development  
**Subject:** Opposition to any development f more than two single dwelling on an acre here in Burbank WA

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January 17, 2021  
Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice,

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Sonya Reilly  
221 Paradise Dr  
Burbank, WA 99323  
425-478-1919



## Lauren Prentice

---

**From:** mstonecobb@aol.com  
**Sent:** Monday, January 18, 2021 5:56 AM  
**To:** Community Development  
**Subject:** Interim zoning

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My name is Mike Cobb my wife and i have been Burbank residents for over 40 years-I am in favor of continuing the interim zoning so we can get to a permanent zoning ordinance-thank you Mike and Sandee Cobb

## Lauren Prentice

---

**From:** Anna Moffatt <diamondmo367@gmail.com>  
**Sent:** Sunday, January 17, 2021 7:39 PM  
**To:** Community Development  
**Subject:** Ordinance for Burbank development

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice:

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Sincerely,

Anna Moffatt  
2169 Hanson loop  
Burbank Washington 99323

## Lauren Prentice

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**From:** Diane Bagley <creative@dee-lightful.com>  
**Sent:** Sunday, January 17, 2021 6:56 PM  
**To:** Community Development  
**Subject:** public hearing letter for interim ordinance 471

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Thomas Bagley

Diane Bagley

## Lauren Prentice

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**From:** Dee Dee and Ken FJELD <FJELDL@msn.com>  
**Sent:** Sunday, January 17, 2021 10:43 PM  
**To:** Community Development  
**Subject:** Ordinance 471

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged. Sincerely,

Ken & Leta Fjeld

Sent from my Sprint Samsung Galaxy Note10+.  
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## Lauren Prentice

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**From:** Ronda Biaggi <rondabiaggi@icloud.com>  
**Sent:** Sunday, January 17, 2021 8:21 PM  
**To:** Community Development  
**Subject:** Ordinance No. 471 Burbank Urban Growth Area

January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99363

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Ronda A Biaggi  
Ronald Jerri Harrison  
725 Ringhoff rd  
Burbank Wa 99323

Sent from my iPhone

## Lauren Prentice

---

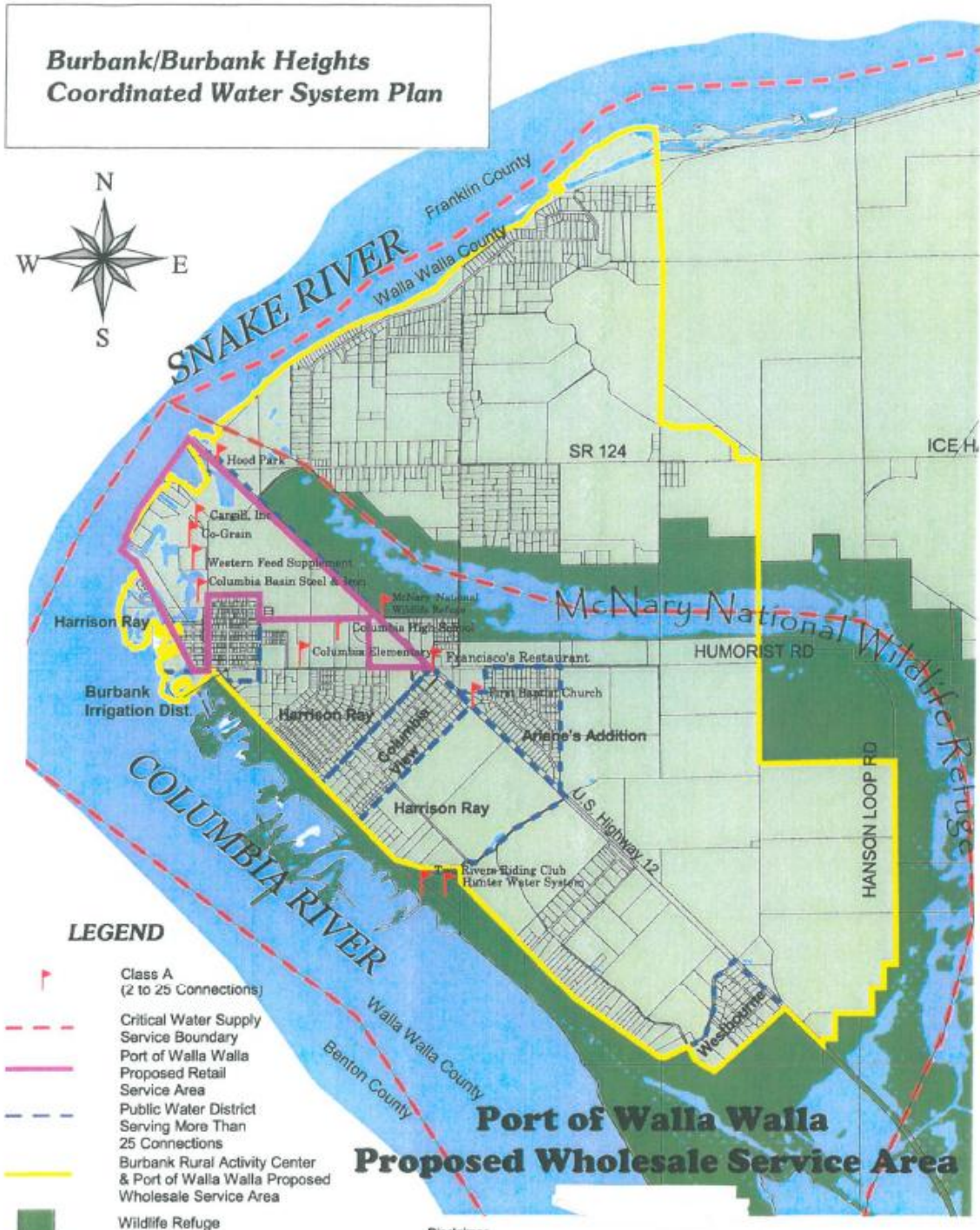
**From:** brad beauchamp <bmbdevelopment@yahoo.com>  
**Sent:** Thursday, January 7, 2021 10:00 PM  
**To:** Lauren Prentice; Walla Walla County Commissioners  
**Subject:** Port-Pasco swr srvc area map.pdf  
**Attachments:** Port-Pasco swr srvc area map.pdf

Lauren,

Please share with the planning commission. Also when will there be a follow up meeting? We are coming up on 2.5 years of a 6 month interim ordinance?

Sent from my iPhone

Exhibit 2  
 Port of Walla Walla Burbank Sewer Service Area Map



Disclaimer  
 The data contained in Walla Walla County's Geographic Information System (GIS) is subject to constant change. Walla Walla County does not guarantee that the information presented is accurate, precise, current or complete. All data contained in the County's GIS is provided by the County AS IS without warranty of any kind, implied or expressed. By proceeding to use the County's GIS, each user agrees to waive, release and indemnify Walla Walla County, its agents, consultants, contractors or employees from any and all claims, liability, actions, or causes of action for damages or injury to persons or property arising from the use or inability to use Walla Walla County's GIS data.



## Lauren Prentice

---

**From:** Anna Moffatt <diamondmo367@gmail.com>  
**Sent:** Sunday, January 17, 2021 7:39 PM  
**To:** Community Development  
**Subject:** Ordinance for Burbank development

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice:

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Anna Moffatt  
2169 Hanson loop  
Burbank Washington 99323

## Lauren Prentice

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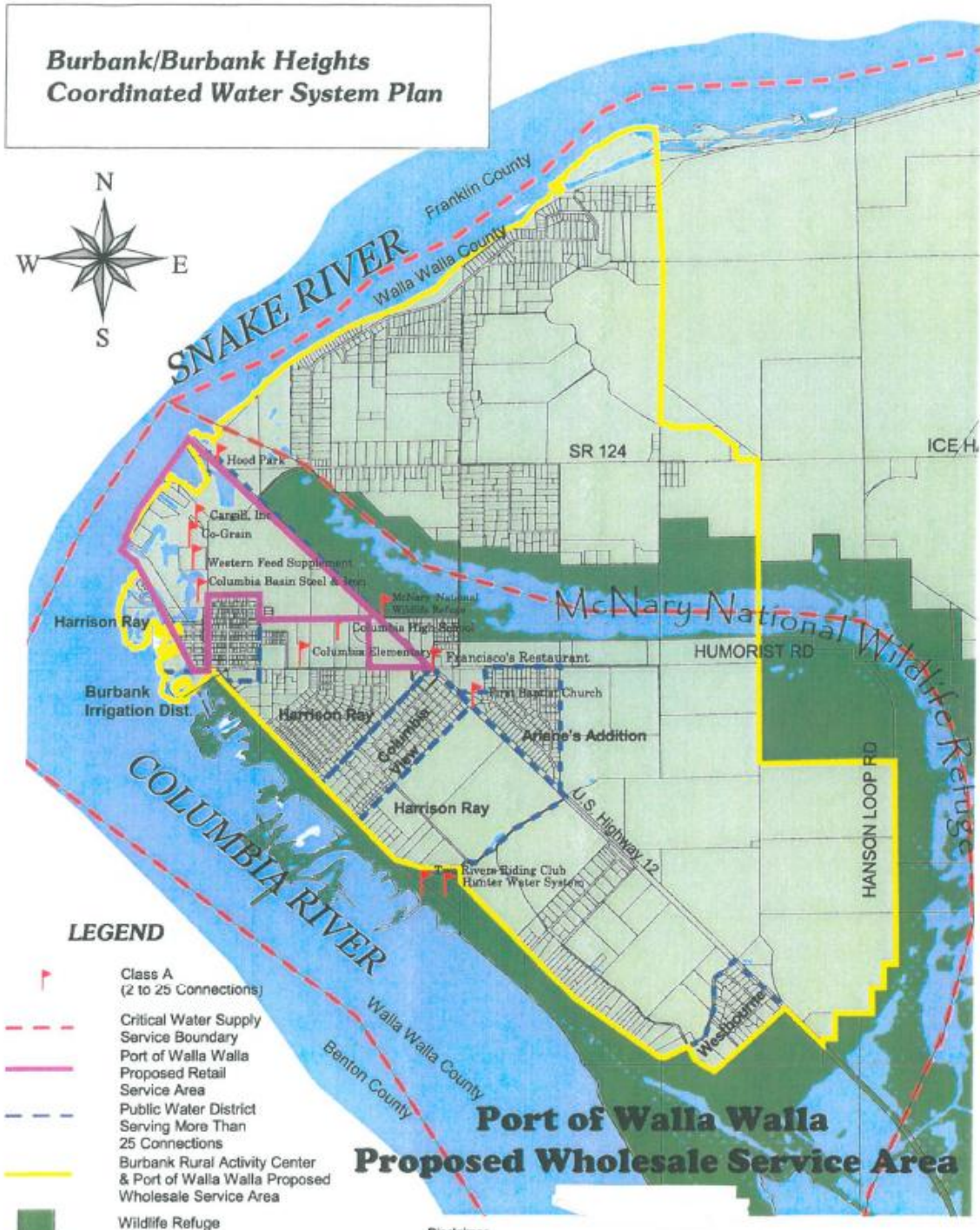
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**To:** Lauren Prentice; Walla Walla County Commissioners  
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## Lauren Prentice

---

**From:** Jill Munns  
**Sent:** Friday, January 22, 2021 8:47 AM  
**To:** Lauren Prentice; Jesse Nolte  
**Cc:** Diane Harris  
**Subject:** FW: Interim Ordinance No. 471

Fyi, For public comment.

---

**From:** Todd Kimball <[tkimball@co.walla-walla.wa.us](mailto:tkimball@co.walla-walla.wa.us)>  
**Sent:** Friday, January 22, 2021 8:44 AM  
**To:** Diane Harris <[DHarris@co.walla-walla.wa.us](mailto:DHarris@co.walla-walla.wa.us)>; Jill Munns <[jmunns@co.walla-walla.wa.us](mailto:jmunns@co.walla-walla.wa.us)>  
**Subject:** FW: Interim Ordinance No. 471

---

**From:** brad beauchamp <[bmbdevelopment@yahoo.com](mailto:bmbdevelopment@yahoo.com)>  
**Sent:** Thursday, January 21, 2021 8:37 AM  
**To:** Todd Kimball <[tkimball@co.walla-walla.wa.us](mailto:tkimball@co.walla-walla.wa.us)>; Jim Johnson <[jjohnson@co.walla-walla.wa.us](mailto:jjohnson@co.walla-walla.wa.us)>  
**Subject:** Interim Ordinance No. 471

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All,  
Here we are again in the same place we have been since Aug 7th 2018. I have attempted to contact each of you by phone but have not received a call back. We understand well the restraints that Covid has placed on many cities and counties but we have also seen many other cities and counties move forward with annual comp plan amendments and other business as usual. The ball has been completely dropped on this Interim Ordinance. We attended a zoom meeting that the planning commission held a few months back to discuss this. Lauren had not provided staff with the information needed to have an informed discussion. 2 of the members asked great questions about availability of water and sewer, to which Lauren responded she didn't know about that. She does know about that. The port forwarded us an email that was sent to her well before the meeting explaining they can provide adequate capacity and our property is within the approved service zone. She didn't share any of this with the planning commission. After the meeting I forwarded a copy of this email to Lauren to remind her she most definitely had this info to which she replied. Yes I do have that.

Obviously we are beyond frustrated at this point. Lauren isn't capable to do her job when it comes to this small comp plan. We have been parts of many comp plan amendment changes and know the policies and practices well. This has been a disaster from the beginning. I know from your comments at the last meeting this doesn't sit well with you. We request you adjust the interim ordinance to allow for up to 7 units per acre until the comp plan is complete. The standard for higher densities is 13 units per acre medium density and 23 units per acre High density so we are well under those. We plan to do a phase 1 of Single Family Residence Lots, with a local builder. Their ideal lot is around 5000 sf. It allows them to offer a new home starting at \$250,000. Phase 2 would be applying for a Manufactured Home Park.

Please find the time to call me prior to the meeting on Monday.

Brad Beauchamp  
BMB Development Inc  
509-308-6556

## Lauren Prentice

---

**From:** Diane Bagley <creative@dee-lightful.com>  
**Sent:** Sunday, January 17, 2021 6:56 PM  
**To:** Community Development  
**Subject:** public hearing letter for interim ordinance 471

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Thomas Bagley

Diane Bagley

## Lauren Prentice

---

**From:** Gary Stratton <stratton\_g@msn.com>  
**Sent:** Thursday, January 21, 2021 7:57 AM  
**To:** Community Development  
**Subject:** Burbank Trailer park

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Hello

I am writing in response to this park. I have seen the letter circulating now and agree with it. I would ask you to also look into this companies other parks in Benton Co. These people have been made to pay for improvements to the property or loose their place to live.

The citizens have spoken about their opposition to this addition time and time.

Please listen to the people who live in this part of Walla Walla country who pay taxes and vote.

Thank you,

Gary Stratton  
573 Harrison Rd  
Burbank Wa.

Sent from my Verizon, Samsung Galaxy smartphone

## Lauren Prentice

---

**From:** Hazel Shepard <hashepard@gmail.com>  
**Sent:** Sunday, January 24, 2021 2:36 PM  
**To:** Community Development  
**Subject:** ZCA18-002 Interim ORdinance

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Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

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Sincerely,

Dennis and Hazel Shepard  
452 Basin Drive - Burbank  
Burbank residents for 68 years



## Lauren Prentice

---

**From:** Dee Dee and Ken FJELD <FJELDL@msn.com>  
**Sent:** Sunday, January 17, 2021 10:43 PM  
**To:** Community Development  
**Subject:** Ordinance 471

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January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged. Sincerely,

Ken & Leta Fjeld

Sent from my Sprint Samsung Galaxy Note10+.  
Get [Outlook for Android](#)

## Lauren Prentice

---

**From:** Melinda Hawes <PatandMelinda@msn.com>  
**Sent:** Tuesday, January 19, 2021 1:19 PM  
**To:** Community Development  
**Subject:** Residential Density in Burbank

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RE: ZCA18-002

We are writing to comment on the finalization of the residential density zoning ordinance.

As we have stated numerous times in our letters to the Board of commissioners, we are opposed to any more than the interim ordinance of a maximum of four dwellings per acre.

However, we would prefer having the maximum density at two or three dwellings per acre, single family stick-built homes in order to preserve the rural lifestyle that we all love.

We feel any more than the 2-4 dwellings per acre will have a negative impact on our school system, roads, fire and police protection. Please protect us from future high-density developers that will destroy our peaceful rural atmosphere with manufactured homes and apartments.

I personally have lived in Burbank my entire life (71 years). It seems our wishes as "Burbankians" are usually ignored by Walla Walla County until it comes to paying our property taxes or changing our zoning and ordinances. The overwhelming consensus is that we do not want a lot of growth. You keep asking and we keep telling you that but you do not hear us!

Sincerely,

Pat and Melinda Hawes  
64 Harold Avenue  
Burbank, WA 99323  
patandmelinda@msn.com

## Lauren Prentice

---

**From:** mstonecobb@aol.com  
**Sent:** Monday, January 18, 2021 5:56 AM  
**To:** Community Development  
**Subject:** Interim zoning

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My name is Mike Cobb my wife and i have been Burbank residents for over 40 years-I am in favor of continuing the interim zoning so we can get to a permanent zoning ordinance-thank you Mike and Sandee Cobb

## Lauren Prentice

---

**From:** Ronda Biaggi <rondabiaggi@icloud.com>  
**Sent:** Sunday, January 17, 2021 8:21 PM  
**To:** Community Development  
**Subject:** Ordinance No. 471 Burbank Urban Growth Area

January 17, 2021

Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99363

Ms. Prentice.

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Ronda A Biaggi  
Ronald Jerri Harrison  
725 Ringhoff rd  
Burbank Wa 99323

Sent from my iPhone

## Lauren Prentice

---

**From:** Sonee Reilly <soneereilly@gmail.com>  
**Sent:** Monday, January 18, 2021 3:40 PM  
**To:** Community Development  
**Subject:** Opposition to any development f more than two single dwelling on an acre here in Burbank WA

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January 17, 2021  
Walla Walla County Community Development Department  
310 W. Poplar, Suite 200  
Walla Walla, WA 99362

Ms. Prentice,

The Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA). While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre. You have asked for the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, allowing more than two single family dwellings per acre will negatively impact this entire area. My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Sonya Reilly  
221 Paradise Dr  
Burbank, WA 99323  
425-478-1919

## Lauren Prentice

---

**From:** Wanda Parks <parkswl@hotmail.com>  
**Sent:** Sunday, January 24, 2021 7:06 PM  
**To:** Community Development  
**Subject:** Hearing for ZCA18-002. Residential Density in Burbank

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Commissioners,

The residential rules for Burbank should not change from the current requirements. As a community, we value our space and our rural lifestyle. People move to Burbank to escape the city crowds and traffic and to raise their children in the open space we enjoy, for our small school environment and friendly neighborhoods.

To change our density requirements will affect those things we love about Burbank as well as overload them. Our infrastructure is not designed to handle the number of people that a new ruling would bring in.

Please listen to the Burbank people who have **repeatedly** requested that the rules for Burbank remain as they have been and not allow any high-density residential developments.

Thank you for your attention to this matter,  
Vic and Wanda Parks  
579 Tuttle Lane  
Burbank, WA