

Lauren Prentice

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

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

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From: wade haswell <whaswell@hotmail.com>
Sent: Tuesday, April 6, 2021 8:20 PM
To: Walla Walla County Commissioners <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

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