

Lauren Prentice

From: Community Development
Sent: Friday, July 26, 2019 10:53 AM
To: Lauren Prentice
Subject: FW: Rezoning proposal for Burbank

-----Original Message-----

From: Alison <arhoades21@gmail.com>
Sent: Friday, July 26, 2019 9:51 AM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: Rezoning proposal for Burbank

To whom it may concern,

I'm a resident of Burbank, WA, and I would like to know where I can find further details about the rezoning proposal. As I understand it, the proposal is to increase the residential density from 4 homes per acre as it sits today. To better understand what is being proposed can you please provide me with information detailing the proposed changes? I have concerns about city infrastructure, public safety and would like to understand the impact to population and strain on local services should this proposal proceed. I was also surprised to see that the public hearing on the 29th will be in Walla Walla and at 11 am a time which is during core working hours for most residents of Burbank, making it difficult to attend and voice any concerns or ask further questions.

I look forward to your response.

Alison

Sent from my iPhone

Lauren Prentice

From: Amy Quandt <amquandt@yahoo.com>
Sent: Monday, October 01, 2018 5:36 PM
To: Community Development
Subject: County Zoning

Hello,

I am writing to you as I am unable to make the meeting I planned to attend, held in Burbank tonight, regarding to the zoning requirements. As a long time resident of Burbank and Walla Walla County, I understand the need for growth but also appreciate the reason many people choose to live in Burbank. We are not a big city and don't want to be. Not to mention, our schools cannot handle the mass quantities this could potentially cause.

Coming from a residence that is currently working on zoning adjustments to my own property, I think the current requirements are fair the way they are. Furthermore, I don't think we should be welcoming a mobile home park to our community. The one that has already failed is quite the eyesore, as is. Let's grow and develop in a way that will not lower our values and maintain the beauty and grace that our little town currently possess. Affordable stick-built homes on 1/4 - 1/3 acre will add the value that we are all looking for and would be a fair compromise.

If you have any questions or concern, please feel free to email or call me at 5093803859.

Thank you for your time and consideration.

Sincerely,
Burbank Resident and mom of children in the district - Amy Quandt

Lauren Prentice

From: Anna Moffatt <DIAMONDM0367@msn.com>
Sent: Sunday, September 30, 2018 10:24 AM
To: Community Development
Subject: Ordinance No. 471 - ZCA18-002

Importance: High

To whom it may concern;

I have lived in Burbank for over 30 years and I like our community just the way it is. We have grown slowly which is the way it should be.

Now a mobile home park wants to come in and bring thousand of residents to our small community and I myself do not want. First off our schools are already bulging at the seams. Then all I have heard is where there septic is coming from NO ONE has stated where there water source is coming from. The two tanks barely hold enough for what's here and the old one seams to be contaminated every now and then. Do they plan to drill a huge well and suck from the current water table which is heavily used now? I hope not.

What about there only technically one way in and one way out of Burbank (round a bouts). Not very many people know there is another one way in or out. Burbank is in a fishbowl, so by adding thousands of more people our crime rate will rise, traffic will be a mess, our community will no longer be a friendly place for our children.

Also Burbank has only one deputy on duty at a time. The other night I watch on deputy show in our neighborhood and about 20 to 25 min later another office showed from City of Pasco (why are we using city of Pasco police) and then about 20 min later another deputy showed. If this would have turned out to be a bad call one deputy would not have survived before help would have been able to arrive.

My point would be by adding this unwanted mobile home park of a thousand plus people to our community will surely suffer and no one will feel safe.

I want my grandchildren to feel this is a safe small town to live in. I do not want this mobile home park in Burbank. If they want to sell acre to people to build a home then I would say let them do that.

Respectfully,

Anna Moffatt
Burbank resident

Lauren Prentice

From: brad beauchamp <bmbdevelopment@yahoo.com>
Sent: Tuesday, October 02, 2018 5:00 PM
To: Community Development
Subject: Ordinance 471

We are trying to provide a variety of options for potential homeownership but the 4max 3 min this ordinance caps, limits the options available to the public. We are prepared to submit a pre plat that includes 300 1/4 SFR lots along with some 1/2 acre and some 1 acre lots. At this time we are only requesting the min cap be dropped not the maximum. I didn't hear any objections to this last night at the meeting

Brad Beauchamp
BMB Development Inc
509-308-6556

Lauren Prentice

From: Carly Brogoitti <ckearney21@msn.com>
Sent: Monday, October 01, 2018 5:57 PM
To: Community Development
Subject: County Zoning

To whom it may concern,

As a current resident of Burbank I was deeply troubled by the potential of a mobile home park being added to our small rural community. I moved to Burbank to be away from the hustle and bustle to a more laid back quiet environment. By adding a mobile home park I feel it would take away from the beauty of Burbank. I understand there are plans in place with by-laws to regulate but at the same time code enforcement is stretched thin as it is. Will more jobs be created to ensure that this park will be maintained? Also how will this effect our community in the long run? Traffic? Water? Sewer? It all sounds good now but think long term.

In the end I want my children to go to school in a rural area where they are in smaller classrooms and a tight knit community feel. Please reconsider allowing this mobile home park into Burbank and keep our town small.

Thank you.
Carly Brogoitti

Sent from my iPhone

Lauren Prentice

From: Tom Glover
Sent: Wednesday, July 24, 2019 8:05 PM
To: Lauren Prentice
Subject: FW: Public Hearing Notice - Ordinance 471 - extension of timeline
Attachments: Walla Walla Community Development Department.docx

From: Cheryl Stone
Sent: Wednesday, July 24, 2019 8:05:03 PM (UTC-08:00) Pacific Time (US & Canada)
To: Tom Glover
Subject: Re: Public Hearing Notice - Ordinance 471 - extension of timeline

Attached please find our letter to the Walla Walla Community Development Department regarding the ZCA18-002 Interim Ordinance. We would prefer the ordinance be extended permanently.

Thank you,
Lloyd & Cheryl Stone

From: Tom Glover <tglover@co.walla-walla.wa.us>
Sent: Thursday, July 18, 2019 1:40 PM
To: Amy Grow <amy.grow@gmail.com>; Amy Quandt <amquandt@yahoo.com>; Andrea Berglin <aberglin@mindspring.com>; Anna Moffatt <diamondm0367@msn.com>; Arianna Shepard <ashep1994@gmail.com>; Ben Harris <jbenjaminharris@gmail.com>; Bill Sporcich <bsporcich@msn.com>; brad beauchamp <bmbdevelopment@yahoo.com>; Brandee Perazzo <brandeebrooks1989@gmail.com>; Brittany Hoover <toad0247@aol.com>; Bryon Johnson <bryon.johnson5@yahoo.com>; Carly Brogoitti <ckearney21@msn.com>; Carol Johnson <carol.johnson5@yahoo.com>; Cheryl Stone <cheryl_stone@msn.com>; Chris Leahy <dieseldog454@yahoo.com>; Crystal Maiden <mommamaiden@gmail.com>; Dan and Pam Lagervall <lagervall1@q.com>; Darrel Ellingson <darrelellingson@gmail.com>; Dave Riddle <rsleadership62@gmail.com>; David Ensunsa <densunsa@hotmail.com>; David Maiden <davidcmaiden@gmail.com>; Debbie Ford <debbiefordburbank@gmail.com>; Diane Bagley <creative@dee-lightful.com>; Duane Depping <ddepping@charter.net>; E <els360@aol.com>; Elaine Wilbert <iewilbert@msn.com>; Eric Berglin <arberglin@mindspring.com>; Frank and Arleen Shade <arleneshade5822@gmail.com>; Gayle Carrasco <gaylercarrasco@gmail.com>; Hayley Shepard <hayleydshepard@gmail.com>; Heather Keatts <hdkeatts@gmail.com>; Janell Beck <19callalily64@gmail.com>; Jerry Gridley <jdgridley@gmail.com>; John and Heidi Tufford <thetuffords@charter.net>; John Cleghorn <cleghornjr@aol.com>; John Wilson <jrwilson1950@gmail.com>; Josh Hoover <hooverjosh42@yahoo.com>; Judy Weitz <popatopjp@aol.com>; Karla Way <ckway@live.com>; Keith Teeters <keitee91@gmail.com>; Kellin Nielsen <kellinielsen30@gmail.com>; Kim Carptenter <pastalover@charter.net>; Lanie Cameron <replanie@gmail.com>; Larissa Capuli <larissacapuli@hotmail.com>; Mark Plummer <plummermark34@gmail.com>; Mary Johns <maryjohns2011@gmail.com>; Michael Scrimsher <Michael.Scrimsher@areva.com>; Mike McBride <71vipp@gmail.com>; Mike Taylor <Mike.Taylor@csd400.org>; Mike Taylor <mtaylor.burbank@gmail.com>; Naomi Maiden <naomilynmaiden@gmail.com>; Partnership For A Greater Burbank <greater.burbank@gmail.com>; Pat and Melinda Hawes <patandmelinda@msn.com>; Paul and Mary Power <balcohc@charter.net>; Ralph and Jane Bell <rbell@columbiaenergyllc.com>; Rayne Anderson <unravelingwithrayne@gmail.com>; Rob Grow <robgrow@outlook.com>; Robert Sorbel <chaycenhorses@gmail.com>; Roger Bairstow <rogerb@firstfruits.com>; Ruth Plummer <plumr369@gmail.com>; Ryan Maiden

<rmaiden3@gmail.com>; Sarah Dexter <firefly779@gmail.com>; Seth McDowell <theleo91386@gmail.com>; Shirley Kelly <365toby@charter.net>; Stan and Joanna Case <stantoncase@msn.com>; Stephanie Duff <stephanieduff@icloud.com>; Suzanne Wilson <whitelancer52@gmail.com>; Tammy Smith <tammy.smith3934@gmail.com>; Thomas and Lacie Schreiber <teamschreiber@gmail.com>; Vicki Cleghorn <msvicki1958@aol.com>; Virginia Gutierrez <virginiamayg@aol.com>; Wayne and Cherree Langford <waynelangford@frontier.com>; Zach Ogle <ogle.zach@yahoo.com>; Diane Bagley <creative@dee-lightful.com>; Karla Way <ckway@live.com>; Duane Depping <ddepping@charter.net>; andrew@lybbertfielding.com <andrew@lybbertfielding.com>; cherree49@gmail.com <cherree49@gmail.com>; Cheryl Stone <cheryl_stone@msn.com>; E <els360@aol.com>; district2@portwallawalla.com <district2@portwallawalla.com>; John Cleghorn <cleghornjr@aol.com>

Cc: Lauren Prentice <lprentice@co.walla-walla.wa.us>; Donald Sims <dsims@co.walla-walla.wa.us>; Diane Harris <DHarris@co.walla-walla.wa.us>; Gregory Tompkins <gtompkins@co.walla-walla.wa.us>

Subject: Public Hearing Notice - Ordinance 471 - extension of timeline

Sharing public meeting notice with you:

Public Hearing to consider extension of the duration of Ord. 471, interim residential density for the Burbank Urban Growth Area. Meeting is at Board of County Commissioners' Chambers in Walla Walla.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.

310 W. Poplar St., Suite 200

Walla Walla, WA 99362

tglover@co.walla-walla.wa.us

(509) 524-2621

To participate in a survey regarding County Services click here: <https://www.surveymonkey.com/r/22L2CG8>

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

July 24, 2019

Re: ZCA18-002 – Interim Ordinance

To Whom It May Concern;

All of the people that I have spoken to in Burbank regarding this subject do not want a high density development (trailer park) in our community. We enjoy open spaces, country style living, farm land and enjoying owning the property we live on.

This is a very small community and we don't want a crowded development. Our school system is over-crowded now. The traffic on Hanson Loop, Humorist, and the Frontage road as well as other streets is very busy now.

None of you folks or the young men that want to build this mobile park will see the ramification if this is allowed to go through.

Please permanently extend the ZCA18-002 ordinance.

Thank you,

Lloyd & Cheryl Stone

Lauren Prentice

From: Chris Leahy <dieseldog454@yahoo.com>
Sent: Tuesday, October 02, 2018 3:31 PM
To: Community Development
Subject: Burbank density

Hello my name is Chris Leahy and I live at 174 snake river drive burbank wa. I am a property owner and concerned for the future of our small town. I like the idea of some new lots for sale and houses going on them. I really don't want to see more than one house per 1/2 acre. I don't want low priced small houses on little lots, and definitely do not want a trailer park environment. Myself and people of this community live here because we don't have these kinds of housing developments. Another concern I have is the strain on our community services this would be(schools, fire,Ems,sheriffs). I would much rather see nice homes and bunches of new property owners who contribute to our tax base. Just to be clear I am totally against 3-4 trailers per acre. Thanks for listening. If need be you can reach me by email or 509-948-3137

Sent from my iPhone

Lauren Prentice

From: Clint Jordan <cjbandit@gmail.com>
Sent: Tuesday, October 02, 2018 9:23 AM
To: Community Development
Subject: Ordinance 471

To whom it may concern,

My name is Clint Jordan, my address is 257 Basin Dr in Burbank. I would just like to express my concerns about the possible ramifications of such an ordinance being enforced in our community. I understand that growth in Burbank is going to happen. I would like to ask that we take into serious consideration the infrastructure of our roadways, our access on and off the freeway, our capacity in our public schools and the impact that this may have on our law-enforcement and fire department support.

Burbank's small community cannot support such growth as proposed in ordinance 471. As Burbank develops in the future I would propose larger lot sizes, low density development. Minimum one house per acre and a maximum of two houses per acre. It is this type of infrastructure that draws many of us in this community to Burbank. My family and I choose to live in Burbank because of its rural setting and it's location away the high density development that is happening in Pasco, Kennewick and Richland. Just because Benton county and Franklin County are approving high density development does not mean that we must follow suit.

Please take into consideration all of these concerns we have as a community when conducting your study for this proposed ordinance 471. I thank you for your time.

Best Regards,
Clint Jordan

Sent from my iPhone

Lauren Prentice

From: Karla Way <ckway@live.com>
Sent: Friday, July 26, 2019 7:21 PM
To: Lauren Prentice
Subject: Re: Ordinance No. 471 Extension - July 29 Public Hearing

I live in Burbank and would like to see the ordinance extended. I am very concerned about density. Even at the current ordinance of four households per acre. That could equal an additional 800 cars, 800 to 1600 additional children depending upon family dynamic per 100 acre development. This would completely overwhelm our schools, our police, fire, and medical services. It would overwhelm our roads as we have only two roads in and out of Burbank please extend the ordinance.

Colby way
5098658918

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From: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Sent: Friday, July 26, 2019 4:26:49 PM
Subject: Ordinance No. 471 Extension - July 29 Public Hearing

Attached is a staff report for the hearing on Monday. The purpose of the hearing is to consider extending the ordinance which expires in August to allow for additional time to work on the Burbank Subarea plan, which would be expected to include outreach to Burbank residents and property owners. This decision would just extend the current status quo.

You can submit written comments by email if you unable to attend the hearing on Monday.

Lauren Prentice
Principal Planner
Walla Walla County Community Development Department
310 W. Poplar, Suite 200
Walla Walla, WA 99362
509-524-2620 direct
509-524-2610 main

To participate in a survey regarding County Services click here: <https://www.surveymonkey.com/r/22L2CG8>.

**Questions Regarding Interim Ordinance ZCA18-002 – Residential Density in Burbank
Residential Zone**

Comments Submitted by: Darrel Ellingson, 170 Basin Dr, Burbank WA 99323

Darrel Ellingson 9/25/18

The intent of the meetings is not immediately obvious but given the absence of time between the public information, public hearing, and the closure of comments; it is apparently not to solicit involvement or concurrence from the impacted public.

The information on change to ordinance 471 is to be provided at a meeting held Oct 1, 2018 from 5 PM until 6 PM followed immediately by a public hearing which is scheduled to start at 6 PM the same evening at the Burbank Fire Station. As stated in the notice, this is the “final opportunity to comment and public comments will not be accepted after the public hearing.”

General issues that are of utmost concern and do not appear to have been addressed or, at least, not well publicized include each of the following:

- The ordinance is to apply to the “Burbank Residential Zone” but the boundaries of this residential zone are undefined. What are the specific boundaries wherein the Ordinance is applicable?
- Traffic flow and traffic safety resulting from the increased residential density. What roads and traffic patterns (e.g. school bus) will be impacted by the proposed increase in residential density? What road/traffic flow improvements are planned to provide continued safety or to offset the increased hazards resulting from the increased residential density?
- Residential irrigation water availability/limitations. Increased residential density will place additional demands on existing water resources. Currently, most of the water (both irrigation and drinking water) in Burbank comes from wells; either single residence wells or local community coop wells. What measures will be provided to mitigate the decreased water availability to existing residents (residential irrigation and local livestock)? Will the proposed change to the ordinance preclude having livestock/horses in the Burbank Residential area?
- Drinking water quality impacts. Currently there tend to be issues with marginal levels of nitrates and, in some cases, coliform bacteria in the Burbank water. These conditions, as well as additional water pollution issues, are likely to be exasperated by an increase in residential density. What measures will be provided to assure water quality for both existing and potential new residents.
- Sewer issues. Most residents currently have sewage treatment that consists of a local septic system. Any significant increase in residential density will likely impact ground water quality in future years. What plans will be developed to assure continued viability of existing sewer systems and minimizing impact to current residents?
- Financial impacts. Considerable funds will be needed to implement changes and improvements to the Burbank community infra-structure as a result of the proposed modification to Ordinance 471. Where does the money come from to pay for all the changes needed to implement the direct and indirect impacts resulting from the proposed increased residential density?

RECEIVED

SEP 27 2018

Lauren Prentice

From: Tom Glover
Sent: Thursday, September 27, 2018 2:52 PM
To: Walla Walla County Commissioners
Cc: Lauren Prentice
Subject: FW: FW: Comments on Proposed Mobile home park

From: Dave Riddle <rsleadership62@gmail.com>
Sent: Thursday, September 27, 2018 2:49 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: FW: Comments on Proposed Mobile home park

Tom... thanks... I do not wish to submit my previous comments on this matter and am officially retracting these comments.

Dave Riddle

On Thu, Sep 27, 2018, 2:36 PM Tom Glover <tglover@co.walla-walla.wa.us> wrote:

Public comments = public testimony.

Tom

From: Dave Riddle <rsleadership62@gmail.com>
Sent: Thursday, September 27, 2018 2:31 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: FW: Comments on Proposed Mobile home park

Ok... what kind of testimony is being sought and on what topic?

On Thu, Sep 27, 2018, 2:13 PM Tom Glover <tglover@co.walla-walla.wa.us> wrote:

Hi Dave.

I can't direct you on what kind of public comments should be made, but comments (verbal and written) can be accepted by the Commissioners up until they bang the gavel and close the hearing (testimony part).

Tom

From: Dave Riddle <rsleadership62@gmail.com>
Sent: Thursday, September 27, 2018 2:12 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: FW: Comments on Proposed Mobile home park

Thanks Tom.... we are unable to attend the meeting due to other commitments. Th as t said what kind of public comments are helpful in this situation and what should they be focused on?

Tree banks

Dave Riddle

On Thu, Sep 27, 2018, 8:44 AM Tom Glover <tglover@co.walla-walla.wa.us> wrote:

Good morning Mr. Riddle.

Ordinance 471 provides a "cap" of four units per acre for residential uses. And, it only applies to areas zoned "Burbank Residential." Prior to adoption of the ordinance, there was no cap on density, so someone could have developed property at ...10 units per acre (for example) if they had access to municipal type water and sewer systems.

As well, currently, some areas of Burbank, particularly around the school and fire station, are already developed at about four units per acre.

I hope you're able to attend the public informational meeting and the public hearing on Monday. I've attached the staff report and the ordinance here if you want to peruse it prior to the meeting.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.

310 W. Poplar St., Suite 200

Walla Walla, WA 99362

tglover@co.walla-walla.wa.us

(509) 524-2621

****Office Hours for our Customers****

8:00 AM – 4:00 PM Monday, Tuesday, Thursday, and Friday (open during lunch)

8:00 AM – 3:30 PM Wednesday (open during lunch)

From: Dave Riddle <rsleadership62@gmail.com>

Sent: Thursday, September 27, 2018 7:44 AM

To: Community Development <commdev@co.walla-walla.wa.us>

Subject: Comments on Proposed Mobile home park

Hi... these are my concerns for any subdivision or development in the Burbank area.

The proposed density of 4 units per acre is too high and will bring a multitude of problems to the Burbank community. These problems include insufficient water and sewer services, the need for additional sheriff's patrols and enforcement, more fire protection, an increase in social problems such as domestic abuse and violence, environmental concerns from illegal dumping and the need for oversight and enforcement, declining home and property values, and general overcrowding and the problems that arise.

All of these issues, and others that have not been mentioned here, will significantly reduce the quality of life that Burbank residents now enjoy. Burbank is a safe and enjoyable place to live which will be greatly diminished should the county allow any building or development where the density is as high as proposed.

I urge the county to take measures that would ensure the community of Burbank remains as it is... a safe and enjoyable place to raise children, where a strong sense of community exists, and the residents and homeowners take responsibility and pride in their homes and places of business.

Thanks

Dave Riddle

Burbank, WA.

Public comment on ordinance 471 and chapter 12 of the county's comprehensive plan.

David Ensunsa

Mon 10/1/2018, 4:01 PM

To: David Ensunsa <densunsa@hotmail.com>

To whom it may concern,

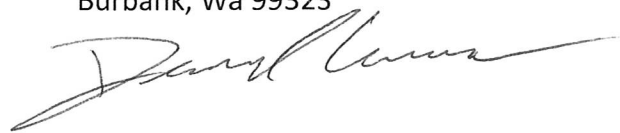
I would like to take this chance to give my concerns about the residential density of the Burbank area. I would like to start by saying that Burbank is a popular housing market because of its rural nature. People move to Burbank and want to stay in Burbank because of the great community atmosphere and the space that one gets when moving out of the city. Our school system is also a great attraction for people wanting there kids to get a great education in a small rural school district. Burbank is popular for people who want there kids to have room to have animals and participate in 4-H. Unfortunately I understand that there is a demand for more housing in the Burbank area, but please understand why that demand is there and why the people are here. Most but not all lots in Burbank are an acre in size, and prior to the Ports changing our services needed to be that size for water and septic reasons. I would like for that number not to change just because the Port has put services to Burbank. Besides of the feeling of completely changing the whole dynamic of a very popular and happy community, more importantly there are other MAJOR issues with a densely populated growth. Currently we have approximately 858 students that attend our wonderful school district. If we were to throw in a trailer park type development on a four or six houses per acre then that would completely flood our schools without adding the money or the time to compensate for the growth. Think about it for a minute. If you add 400 houses in a new 100 acre housing park, and each have 2 kids (which is probably a low figure) then that is adding 800 kids to our school system. This even at a low figure would double the size of our school system over night. I currently pay \$5600 per year in property taxes on my home in Burbank. If you have to build new schools and double the amount of teachers and staff, there is NO WAY the little bit of extra tax base from a mobile home park is going to pay for the school doubling in size. We currently have approximately 1608 residential parcels in our district and not all of those have homes built on them. If we were to build a 400 home development on a 100 acre parcel we would be increasing our residential homes by 25% overnight. Again we are not a city and our local schools and our local sheriffs department and taxpayers can not handle a 25% increase overnight. In conclusion, I understand that there is a need for more housing in Burbank, but it needs to be done responsibly. The residential density needs to be kept at 1 house per acre which it was before when it was bound by water services. Or go down to one house per 3/4 acre since we have services now. Please as officials trusted with making sound decisions, please see the negative impact that this would have on our community and change chapter 12 of the county's comprehensive plan and ordinance 471 on residential density to 3/4 or 1 acre per home. This would represent responsible growth for our community without breaking all that the community is.

Thanks for your time,

David Ensunsa Jr.

65 Snake River Drive

Burbank, Wa 99323



Lauren Prentice

From: Debbie Ford <debbiefordburbank@gmail.com>
Sent: Tuesday, October 02, 2018 1:33 PM
To: Community Development
Subject: Interim Ordinance No.471 residential density in the Burbank residential zoning district. Docket No.ZCA18-002

To Tom Glover, director Lauren Printice principal planner, my name is Debbie Ford I live at 25463 Ice Harbor Dr. Burbank Washington.

I would like to request that you keep the residential density, that applies to the mobile/manufactured home parks to two family units per 1 acre. I Believe that this will cause problems in the Burbank area as our infrastructure cannot accommodate any more family units than that. Thank you and please consider my email. With regards to Debbie am Ford

Lauren Prentice

From: Elaine Wilbert <IEWilbert@msn.com>
Sent: Monday, October 01, 2018 6:46 PM
To: Community Development
Subject: Residential Density in Burbank residential zone

To whom it may concern,

We were not able to make it to the meeting at the firehouse on this day Oct. 1 2018 but we do want to voice our opinion on the matter of the residential density zoning change. The idea of packing houses, trailer or not into more than 2 per acre is against the very nature of our community. We at this time are a rural area our schools are not capable of handling an enormous amount of kids that this proposal will bring. We do not want to loose the way of living that we sought out and make this another mess like Pasco has created with no regard to traffic, and roads for people to get to all of these houses. Even at 2 houses per acre that's 200 more houses with the possibility that we could add 800 more kids which would more than double the amount of kids that are in our school district at this time. If you go through with this proposal are you going to foot the bill to increase the size of our schools or do you expect this to be a burden that the tax payer will have to foot again in another school levy or bond. Please consider this when you are voting to change the residential density of Burbank.

Sincerely,
Irvin and Elaine Wilbert

Sent from [Mail](#) for Windows 10

Lauren Prentice

From: Tom Glover
Sent: Friday, September 28, 2018 3:49 PM
To: Connie Vinti; Lauren Prentice
Subject: FW: Invite to Oct 1st Meeting -

Follow Up Flag: Follow up
Flag Status: Flagged

Actually, this came from Jim Duncan ...he cc'd me on his response to Gayle.

From: Jim Duncan <jduncan196924@gmail.com>
Sent: Monday, September 24, 2018 6:21 PM
To: Gayle Carrasco <gaylercarrasco@gmail.com>
Cc: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: Invite to Oct 1st Meeting -

Good evening Gayle,

The proposed manufactured home park is 512 units on about 80 acres. The new interim ordinance stops that development while the county takes the next year to reevaluate or zoning rules with a lot of public input and involvement. I understand your skepticism but your accusations that the county is only interested in tax revenue and will hurt our Burbank community is way over the top. I look forward to continued conversations and our communities input in this process.

Thanks,
Jim Duncan
County Commissioner and Burbank Resident

On Mon, Sep 24, 2018, 4:59 PM Gayle Carrasco <gaylercarrasco@gmail.com> wrote:

Good Afternoon,

I am emailing each one of you this today to request your presence in an upcoming meeting that our town Burbank could you all your help and support. (The information on that meeting is attached.) Each one of you hold a current position as representative to our community either in the legislative district level, or as our senators, as a house representative, congressmen or commissioner, and I had included those of you who are seeking in these seats in the current elections as well, and of course our local media.

I am a resident of Burbank, WA which our town is governed by the county seat of Walla Walla 47 miles away. We are not a city, nor do we have any other form of government besides Walla Walla County. The residents of Burbank are currently facing an uphill battle on the issue of being forced to accept a new construction of a Mobile Home Park which will contain over 400 mobile homes. Many of our local government agencies are in high favor of this new Mobile Home development but continue to support the construction of the Mobile Home Park Development without the consent or consideration to the residents of Burbank.

Each one of the residents do have their own reasoning to which they highly disapprove of this development being considered. I personally disapprove the constructing this new Mobile Home Park, based on the size, and my disapproval is based on the research and articles I have outlined below.

The following will be the exact statements taken from the website of Frank Rolfe www.mobilehomeuniversity.com who is the largest Mobile Home Park Developer. Mr. Rolfe has been an investor in mobile home parks for almost two decades. Mr. Rolfe has owned and operated hundreds of mobile home parks and his business is located in Castle Rock, Colorado. Mr. Rolfe states. "Virtually every city in the U.S. no longer allows new mobile home park construction." Here's me. Well since we all know that Burbank, WA is not a city and Burbank happens to be non-incorporated (off the grid) then we the people of Burbank are all being eaten alive by the money hungry wolves around us. Here is another statement by Frank Rolfe. "You have to build a new park way out in the county, where nobody can block your project." "This location will be so remote that nobody will even know you exist unless you spend a fortune on advertising." Mr. Rolfe goes on to say, "Because of this remote location, you won't have access to something that is essential for success - municipal water and sewer. So, you'll end up having to put in a well and a private sewer treatment plat. This will cost you about \$500,000 to \$750,000 - and even then, you'll have to spend this again over time, as these systems wear out. If that's not bad enough, you'll have to worry constantly about whether or not the systems are working, and then spend a bunch of money fixing every problem. If you can find a banker today that will finance your construction of a new mobile home park, then you are the LeBron James of bank dog and pony shows." This was taken from the #1 ranked Mobile Home Park Developer!! These are simple facts about constructing a new Mobile Home Park. How Mr. Rolfe states on finding an ideal location of seclusion "out of the county" which happens to be the tiny community of Burbank and this is what we are up against. We are as Mr. Rolfe states, and describes how to locate a premier community and we the people of Burbank have little to no power to "block the project." And when this project fails, as predicted by Mr. Rolfe, who then will take the responsibility to remove the old, condemned and abandoned manufactured homes as example, all the abandoned mobile homes that were left behind from the Harrison Mobile Home Park fiasco? Did our Walla Walla County government enforce any health or safety code violations of ordinances to protect the children playing within the hazardous abandoned homes and lots? Was the Mobile Home property owner held responsible to have these homes removed by Walla Walla County? Or was it finally the Washington State DOT who removed these condemned homes only due to the fact they had the construction project of the intersection? I ask, why on earth would the people of Burbank put faith and trust in the government who has shown very little respect or concern to the people of Burbank who are currently living here? The remains from the last Mobile Home Park did not only included the abandoned homes, there was old appliances, cement blocks, garbage, overgrown trees, weeds and to this day it is an ugly reminder of a Mobile Park Owner not taking responsibility of cleaning up the failed money making venture.

Speaking of the conditions within Mobile Home Parks. I went on with my research on what the current conditions of existing mobile home parks and I did not base my conclusion solely on the failed mobile home park which was attempted in Burbank by Mr. Harrison, and I came across this news article. Titled, "**Mobile Home Park Owners Can Spoil An Affordable American Dream**" The NPR which is a highly reputable news website wrote an article on December 26, 2016 this article describes in essence the following. Here is the web address to this article. <https://www.npr.org/2016/12/26/502590161/mobile-home-park-owners-can-spoil-an-affordable-american-dream>. A Mobile Home community in Syringa, Idaho with roughly 100 houses has been plagued repeatedly by drinking water problems — including periods with contaminated water or no water at all. Rivers of raw sewage have occasionally gushed out of the ground and formed stinky ponds around homes. One resident has filled a cardboard box with videocassettes that he shot to

document some of the incidents. Conditions in the neighborhood have become so bad that some people have abandoned their houses and moved out. The community and residents of Burbank, WA have already experienced this same scenario. The residents of Syringa, Idaho say there's one main reason why they have had problems for so many years, and it is mainly because of the legal and financial ways in which manufactured housing communities are set up often turn the residents and surrounding communities into victims. **Carolyn Carter, an attorney and deputy director of the National Consumer Law Center based in Boston, says the heart of the problem with manufactured home communities "is that the residents don't own or control the land beneath their homes."** When you buy a home in a manufactured housing community, you own only the home's structure — the walls, roof and floor. But a private company or investor owns all the land. Homeowners pay rent to hook up the house there. Typically, the community owner, not the local government, is also responsible for its roads and utilities. The poor state within the majority of mobile home parks is an obvious fact. The less money the community owner spends maintaining them, the more profit and money their business can make. Syringa's Mobile Home community owner lives in Vancouver, Wash., hundreds of miles from his business. The owner is the "lord of the manor," Carter says, "and basically doesn't have to pay much attention to the folks who are living there." The chronic problems at Syringa Mobile Home community echo what has been happening at manufactured housing communities across the country.

With the proposal of placing 400 mobile homes within Burbank would increase our traffic congestion, interfere and bring noise and pollution to a vacant site entrance. The problems *with the current existing mobile home communities is that the Park* owners have a difficult time enforcing traffic. The monstrosity of future traffic problems that would plaque the residents commuting into the Tri Cities to work or the parents who commute children using Jantz Road and along the Columbia Burbank School District is a priority one has to consider. The horrific congestion of getting in and out of Burbank is also a priority that the residents will have to be forced to endure. The on of & off ramps would be increased for the current residents of Burbank by how much? Is Washington State, Walla Walla County, Port of Pasco, City of Pasco or even the Property Owner currently designing or constructing new freeway access to accommodate for this size of transportation increase? I had not seen within the Walla Walla Comprehension Growth Management Plan any such freeway development or was is brought forth to include a new Mobile Home Community of this size and magnitude with the Walla Walla Comprehension Growth Management Plan.

In conclusion it is the Mobile Home Park owner which is of concern, and Walla Walla County, Port of Pasco, and the City of Pasco will be affected by the proposed increase of population nor next to this 400 Mobile Home Park, but yet it will be the Mobile Home Park owner and the mentioned government agencies who will sit back and count their revenue monies as they will accumulate these dollars with their lot rents and their taxes. This is Mobile Home Park will not increase the income levels of the current residents of Burbank. It will cost the current residents of Burbank more than money. It will cost each one of us our way of living. I ask each of you to please attend this meeting because the small towns like Burbank are becoming less and less and it is because the government keep allowing the deep pocket investors wanting to make a buck, and it is also the lack of consideration by our local governments who want to up their intake of revenue by taxes and sales of utilities.

Respectfully,

Gayle Carrasco
195 Ray Blvd
Burbank, WA 99323

Lauren Prentice

From: hayleydshepard <hayleydshepard@gmail.com>
Sent: Monday, October 01, 2018 4:42 PM
To: Community Development
Cc: hashepard@gmail.com
Subject: Fwd: ZCA18-002 - Interim Ordinance - Residential Density in Burbank Residential Zone

Good afternoon,

My family are three generation Burbank residents starting with both sets of grandparents who settled in the Burbank Heights in the 1950s. We have enjoyed raising our kids in a rural environment with small schools and a community where you know the majority of your community. I have been a 4-H leader for sixteen years, helping kids learn about rural life and raise animals to show at local fairs. Burbank has long been characterized by kids walking their sheep in the summers and riding bikes down our roads. There aren't many places like Burbank anymore unfortunately.

The current proposal of a mobile home park but forth by the Ben and Jerry Harris and BMB Development is very concerning to many in this community. I attended the last meeting and understand the issues surrounding the zoning the state has implemented. I also can understand that growth means more money for the county. After talking with many community members over the past few months I think the concerns are many associated with this development.

1. Having up to 4 to 8 mobile homes per acre will make the space extremely crowded.
 - per the developer these will be homes set up by him, bought by the consumer, and the land will be rented
 - The concern is that it will end up like many trailer parks in town, with people abandoning trailers that they cannot afford to move or pay the lot rent on.
 - While they indicate that there will be high standards for this park, I am sure every park in town had high standards at one point, we the community will live with the consequences moving forward.
 - Note: financing a mobile home that has been moved more than once is VERY difficult.
 - I think most residents would be okay with lots of an acre or even a half acre that would be owned by the buyer, even if they put a mobile home on it.
 - I myself live in a mobile home so it isn't a bash on mobile homes, it is not wanting a "high density trailer park"
2. Burbank needs some development, but it needs to be the correct kind. Downtown Burbank isn't the model of what Burbank should be moving forward and it seems that the designation of Urban Growth Area seems to make that the model moving forward in these areas.
 - Zoning in Burbank is all over the map – Some areas not under 3 acres, others not under 10, some only 1 acre and now having heard up to 7 to 8 an acre seems crazy.
 - What we need is a Westborne or Arlene's Addition type development, not a trailer park.
 - What about the property owners surrounding this park and the impact it will have on their property values.
3. Community issues

- School space – I am a school board member and our numbers have declined in the high school within the district, however currently with a huge influx of students, our schools would be quickly over capacity.
- These new students' families wouldn't be "tax payers" as they are renting the land they live on.
- We are on the edge of the county and often don't have adequate coverage from our Sheriff's Department. With additional high density housing the calls for service is sure to rise.
- How will our fire department handle the growth both due to population and possible issues with traffic in that area as well.

While the Harris family has been members of the community in the past, Ben no longer lives here and has no vested interest in our town other than the money he can make on this trailer park. His father lives near this land, but I cannot see him staying in this area once this goes in, he is a man who once threatened my daughter and her friend with a gun while they rode their horses on the ditch bank. I doubt he will stay once there is additional people in the area. The only other family that lives here is his daughter who is extremely unhappy about this development and what it will do to this town.

I understand it is their land, but it is our community and town and I am afraid we will lose the good we have here unless something is done.

Thank you,

Hayley Shepard
Gilbert Hernandez
315 Basin Drive
Burbank, WA 99336

Lauren Prentice

From: Karen Scott <ttocsanerak@gmail.com>
Sent: Tuesday, October 02, 2018 2:47 PM
To: Community Development
Subject: ZCA 18-002 Interim Burbank Residential Density Ordinance

County Representatives:

Thank you for holding a public Q&A in Burbank last night regarding the proposed interim residential density ordinance in Burbank. Although I attended, time ran out before I was able to ask my question, and it was not addressed by any other attendee.

First, however, I would like to voice my support of removing the minimum number of houses allowed per acre, and decreasing the maximum to two. As several other community members stated at the meeting, we live in Burbank because we are not comfortable living in a city or suburb. I agree that increased traffic and insufficient emergency response services are valid concerns, but my main concern is the loss of our rural community. I think many of us didn't realize in time that the sewer line being piped under the river to Pasco opened an ominous door to developers and contractors and now we're trying to play catch-up. Please consider the concerns of Burbank community members, not residents of other towns, when making decisions in this matter.

Second, I have a specific question about how the ordinance (Either the interim one, or permanent one later on), will be enforced. Will there be a loophole that exempts property owners from the ordinance if they owned the land prior to the ordinance going into effect?

I ask this because Walla Walla county has allowed this in the recent past next door to our home.

In 2011 the county allowed our now deceased neighbor to put both a well and septic at 67 E. Maple St (Two lots combined for .66 acres), and 153 Lake Rd (A .38 acre lot), even though at that time one acre of land was required for a well and septic. He then purchased two inexpensive used mobile homes and placed them on the properties, before we realized what was happening it was a done deal. He sold one, and his son still lives in the other (This one happens to be just two houses down from where County Commissioner Jim Duncan now lives). We questioned the legalities of this at the time and were told by Walla Walla county that they allowed it because the property owner purchased the land before the one acre lot was required for a well and septic. If that is the counties standard approach, then it doesn't really matter how the final ordinance reads, because it really won't be worth the paper it's written on.

I strongly encourage you to put an end to loopholes like the one described above, and be open and honest about any new ordinance that affects our community.

Sincerely,

Karen A. Scott
19 Maple St
Burbank, WA 99323
(509)543-9919
ttocsanerak@gmail.com

Lauren Prentice

From: Keith Teeters <keitee91@gmail.com>
Sent: Tuesday, October 02, 2018 5:48 AM
To: Community Development
Subject: Burbank zoning

My name is keith teeters 447 merry ln. One of my concerns is the rv part of the zoning. I would like to see the rv part taken out of this zoning if possible. Everywhere an rv is temporarily living space except in a mobile home park. Everyone know what that brings into a park. I have a 1/2 acre with a house,shop,fenced yard. My friend has 1 acre shop,fenced yard with a double wide. I pay over 1000 more a year in taxes. How will 4 per acre be taxed? Will it be taxed high enough to pay for the infrastructure that a mobile home park bring in? You can sit at the store in burbank and look across the river at a mobile home park and see what it is like. You can drive down A street and see what a development with 100k houses look like. We pay higher prices for our houses and taxes for a reason. To live away from slum living. We have enough of that in Burbank now. We dont need more. Thank you

Lauren Prentice

From: Keith Teeters <keitee91@gmail.com>
Sent: Friday, July 26, 2019 4:38 PM
To: Community Development
Subject: Burbank zoning

Yes please extend the temporary zoning ordinance for the 6 months. We are not ready and the studies need to be done. Majority of the Burbank residents want 1/2 acre lots. Not 1/4
Thank you
Keith Teeters
447 merry lane burbank

Lauren Prentice

From: Kim Carpenter <pastalover@charter.net>
Sent: Monday, October 01, 2018 9:07 PM
To: Community Development
Subject: Burbank public hearing comment/question

Thank you for holding the public hearing tonight in Burbank. It was very informative and it is excellent to know that our county commissioners want to hear from the community and are looking out for our best interest.

Due to the large attendance and the number of questions I was unable to get my question asked and answered. It involves the boundaries of the urban growth area. I am left wondering how those boundaries have been determined. Most of that area is obvious, as there are already housing developments present in the designated area. But, I am left wondering specifically about two areas that seem to be an extension past what I would logically think are the urban growth areas. These areas are the undeveloped areas of land east of Arlene's Addition and the area southwest of Arlene's Addition (across Highway 12). Looking at the map these areas seem like they should logically have an agricultural designation. How did these areas get the urban growth designation? Can this be changed?

Thank you for your time and service. I believe that you are trying to look out for the residents in this community and it is greatly appreciated.

Sincerely,

Dr. Kimberly Carpenter
515 Edith St.

Lauren Prentice

From: Larissa Capuli <larissacapuli@hotmail.com>
Sent: Monday, October 01, 2018 5:04 PM
To: Community Development
Subject: Public Hearing Oct 1st.

Dear Board of County Commissioners,

As a long time resident of Burbank WA, this is my plea to keep Burbank a small, safe community. I have grown up here. From my childhood, all the way to graduation and now, I am raising a family here. If the true plan is to add mobile homes, please consider keeping them to one per acre. If the proposed plan is three-four units per acre this will cause a huge influx in our schools. Not to mention the crime rate will most likely go up, and it will turn our safe community into a junk yard. While I am all for a bit of growth. I do not want our small town turned into a city. That is why we live here, that is why we all live here. To live in the country. Please consider our thoughts. Thank you for your time.

Larissa Capuli-Reihs

Lauren Prentice

From: Cheryl Stone <Cheryl_Stone@msn.com>
Sent: Friday, September 28, 2018 5:29 PM
To: Community Development
Subject: Interim Ordinance No.471, relating to residential density in the Burbank Residential zoning district.
Docket No.ZCA18-002

In regards to the subject zoning changes Lloyd & Cheryl Stone, 2955 Hanson Loop, Burbank, WA would like to be added to the protest list of the development of any and all mobile home parks in Burbank. We moved to Burbank for the rural location and country atmosphere. If the multi-home or mobile home parks are allowed to be added we will not only loose that but will have increased level of people, traffic, safety for the children to walk or even be out like they are now, violations of existing homes and properties and farm animals, increased trash and chances of violence.

Thank you for your consideration of our concerns and that of all of our neighbors in Burbank.

Lloyd & Cheryl Stone
2955 Hanson Loop
Burbank, WA 99323
509-547-7086

Lauren Prentice

From: Marilyn Lott <marilynlott@gmail.com>
Sent: Tuesday, October 02, 2018 11:36 AM
To: Community Development
Subject: Burbank Zoning Issues

To the Walla-Walla County Commissioners and community development committee,

I was present at last night's meeting in Burbank and appreciate the opportunity that was given to many to voice their concerns about the new zoning ordinance. My biggest concern is that the minimum requirement of 3 units per acre eliminates the opportunity for developers to offer half acre, one acre, (and possibly larger) lots for sale. So much of what is great about Burbank is the ability to have larger lots and room for livestock, which also gives Burbank a very rural feeling.

This minimum of 3 units per acre seems to go against what many in our community desire for the growth and expansion of Burbank. I personally am not opposed to some reasonable development of 4 units per acre because I know a handful of people who would love to move to Burbank and live on smaller lots without acreage to maintain. However, a mixed development offering larger and smaller lots makes the most sense for the Burbank community and will help us keep that small town rural atmosphere.

Please consider removing the minimum requirement so that larger lot sizes may be available for developers to offer. I think the maximum 4 units per acre is a good number, and will still allow for some reasonable growth in Burbank.

Sincerely,
Marilyn Lott
26658 Ice Harbor Dr
Burbank, WA 99323
509.528.1116
marilynlott@gmail.com

Lauren Prentice

From: Marjzon Lopez-Wade <MarjzonL@aol.com>
Sent: Tuesday, October 02, 2018 9:56 AM
To: Community Development
Subject: Follow Up Comment to Public Hearing on Interim Ordinance No 471

In listening a lot to last nights passion and comments, it appears some education about a few of the concerns voiced would be helpful to the community.

A few topics to start seem to be:

Septic/sewer education - There seem to be a lot of concerns about the sewer system problems this may cause. Mr Harris seemed quite frustrated that there wasn't better understanding of how the "Port System" works and that it is indeed pumped out and doesn't impact the current tables already in place. Possibly having someone from the Port system and then inviting someone from the local Septic company (one of the Rada's). This community isn't very trusting of those outside of Burbank it appears. The fear that current residents will be REQUIRED to hook up to a city sewer system. That has not been my experience in living in other areas that had city sewer available. It was offered, but not REQUIRED. Many neighbors opted to wait. Possibly when they have their own septic problems they would reconsider.

Of course, you won't please ALL of the people ALL of the time.

Zoning education - Possibly not understood is that getting the Industrial Park REQUIRES the Urban Growth Area to be in place. And if I understood correctly, Urban Growth area zoning requires a minimum of 3 per acre. The interim ordinance caps, for now, the maximum to be 4 per acre. Possibly having an education meeting on zoning would be helpful.

Tax Assessments – The other concern and possibly the one I have is how the additional sales of mobile homes will impact the taxes for current Burbank Residents. I would appreciate a better understanding of how comparisons are made on properties. Having the assessors bring the rules and equations used would be helpful.

I support the interim Ordinance 471 and am glad I was able to attend the meeting

Sincerely,
Marjzon Lopez-Wade

Sent from [Mail](#) for Windows 10

Lauren Prentice

From: Mary Johns <maryjohns2011@gmail.com>
Sent: Monday, October 01, 2018 6:38 PM
To: Community Development
Subject: ZCA18-002 – Interim Ordinance – Residential Density in Burbank Residential Zone

Do not change the zoning. I do not want high density housing in Burbank. The area near the School and Post Office is already dense, much of it trashy and will never be cleaned up.

A mobile home park may look good for a few years than they all decline.

This is a bad idea for our small community!

Thank you,
Mary Johns

Lauren Prentice

From: SCRIMSHER Michael (Framatome) <Michael.Scrimsher@framatome.com>
Sent: Wednesday, September 26, 2018 3:24 PM
To: Tom Glover
Cc: Lauren Prentice; Jim Duncan; Connie Vinti
Subject: RE: Written comments for the October 1 meeting

Tom:

Thank you for this clarification

Why don't we consider a cap or zoning in areas in Burbank where trailers are allowed, and where not?

If we can limit residences per acre, (which I fully agree with) why can't we give some thought to limiting / prohibiting trailers in certain areas? Burbank has far too many trailers already, we don't need any more.

Thanks

Michael Scrimsher
Manager, Uranium, U Recovery and Cylinders
O = 509-375-8238
C = 509-392-9722
Michael.Scrimsher@framatome.com



Blessed are those who can give without remembering and receive without forgetting.

From: Tom Glover [mailto:tglover@co.walla-walla.wa.us]
Sent: Wednesday, September 26, 2018 3:15 PM
To: SCRIMSHER Michael (FRA-FL)
Cc: Lauren Prentice; Jim Duncan; Connie Vinti
Subject: FW: Written comments for the October 1 meeting

Security Notice: Please be aware that this email was sent by an external sender.

Michael:

Thank you for your comments, below. I will forward this to the Board of County Commissioners so they will have it prior to the hearing on Monday. Ordinance 471 sets a cap on density for residential uses in the area zoned Burbank Residential (we'll bring maps to the meeting on Monday). Before the County Commissioners adopted Ord. 471 there was no cap on density in that zone. Someone could have, if they had access to a viable water and sewer system, developed land in that zone at a much higher density than just four units per acre. Under Ord. 471, they are now limited to not more than four dwelling units per acre.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.
310 W. Poplar St., Suite 200
Walla Walla, WA 99362
tglover@co.walla-walla.wa.us
(509) 524-2621

****Office Hours for our Customers****

8:00 AM – 4:00 PM Monday, Tuesday, Thursday, and Friday (open during lunch)

8:00 AM – 3:30 PM Wednesday (open during lunch)

From: Lauren Prentice
Sent: Wednesday, September 26, 2018 2:59 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: FW: Written comments for the October 1 meeting

From: SCRIMSHER Michael (Framatome) <Michael.Scrimsher@framatome.com>
Sent: Wednesday, September 26, 2018 2:51 PM
To: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Cc: Community Development <commdev@co.walla-walla.wa.us>
Subject: Written comments for the October 1 meeting

Dear Lauren: Please confirm receipt and that this will be considered and accepted as written comment. I'm sorry I cannot make the Oct 1 meeting in person.

To: Walla Walla Port District, Planning department and County Commissioners:

Date 10-1-18

Subject: Available and affordable housing in Burbank

Dear Walla Walla County and Port District Commissioners:

I have lived in Burbank since 1974, graduated from CHS in 1978, and have served on the Columbia School District school board since 1995.

I spent 5 years in LA and 2 years in Seattle in the late 80's prior to returning to my roots here in Burbank in 1991. Burbank is an excellent place with its small town feel to live and raise a family. It is why I returned.

Through the 80's, 90's and early 2000's Burbank had grade level sizes of 65-75 students in every grade. Beginning in ~ 2004, we have begun a trend of reduction of enrollment across

our school district. For the last 13 years, the district has declined in enrollment at an average of about 15-20 students per year across the whole district K-12.

Current class sizes in the younger grades of our elementary school are at about ½ of the number of students just 20 years ago.

If this sobering trend continues, Burbank will have a major problem in the medium to long term future in maintaining and offering the current programs and educational opportunities for our young people, our future. Plus we will have the issue of maintaining the fixed cost assets of our buildings, with smaller numbers of students to occupy them and thus lower revenue from the state. The local tax load connected with operating our schools would have to be increased, which is very undesirable.

The demographics of Burbank have changed. People are living longer, families who have empty nested are staying longer, and a significant number of people who move here are retired, and are empty nested already. We attest much of this demographic shift as growing evidence of the highly desirable area that the semi-rural “equestrian zone” atmosphere that Burbank is to live in. In addition, most young families now have fewer children and some have no children at all.

While none of us can change any of these demographic parameters, we constantly hear of the need in Burbank for affordable, site constructed single family homes, at the \$150-225k range, like what is now being built and sold every day in West Pasco. We need another Arlene’s addition, with 100 or more SITE CONSTRUCTED HOMES with ~ 1 acre to ½ acre lot sizes. But there is no property available. By the time a person can (and there are few left) find a minimum 2 acre parcel at today’s prices, drill a well and install an engineered septic system, they have spent nearing ~ \$100k before they have dug the foundation of their home.

While some might argue that affordable Burbank housing is not in the Port or the Walla Walla county job description, the Port recently spent a lot of \$ on a water supply and waste water treatment system, and sleeved a septic pipe under the Snake River to the City of Pasco for treatment. We are grateful as it solves some problems for the school, the downtown, perhaps even Harrison Ray; and will support future Port development of the property now in progress just north of Maple Street.

If the Port is going to all this effort to development commercial property in Western Walla Walla County, it makes no sense for the people who will work at these jobs to live in Pasco, since there is little housing available in Burbank, and much of what is available is not affordable to the average working class families. In addition, Pasco has the opposite problem than we do. They have schools bursting at the seams despite building them as fast as they

can. Plus, by the continued migration of families to Pasco due to no housing in Burbank, Walla Walla County would lose out on that tax revenue base of the homeowners.

I appeal to the Port and County to help us solve this problem of more affordable housing, and find a way to support, encourage and implement a system that would allow and promote future affordable development of site constructed single family homes on ½ to 1 acre lots.

I am absolutely opposed to the current proposal –interim ordinance # 471 to allow up to 4 residences PER ACRE and which would allow yet more of unsightly rental trailers in the Burbank Residential Zoning District as is now being debated and discussed. THE LAST THING THAT ANY PART OF BURBANK NEEDS IS ANOTHER “HARRISON RAY” Style TRAILER PARK, even one with curb and gutters and “New” Trailers.

In addition, can anyone point to the reason or mentality or “wisdom” behind the past, current and sadly future practice of allowing yet more trailers in the Burbank area? Established cities like Pasco, Kennewick, Richland and Walla Walla do not allow trailers except in specially designed, limited areas, not carte Blanc like now found in downtown Burbank, Burbank Heights and other areas in Burbank.

Trailers, especially rental trailers are not a good financial investment for the community or the people who live in them. They do not hold up as well or for as long as site built homes. Trailers don’t appreciate like a site constructed stick built home. Past experience has shown that trailers tend to limit the types of families who will come to live in Burbank, they are not suited to larger families or families who want something different from an appearance or architectural or style point of view. In short, trailers are often not for good long term residences or families who wish to stay long term. Burbank has more than enough trailers already, why do we want to have yet more?

Respectfully submitted.

Michael Scrimsher
104 Tuttle Lane
Burbank Hts. WA 99323

Lauren Prentice

From: SCRIMSHER Michael (Framatome) <Michael.Scrimsher@framatome.com>
Sent: Monday, July 22, 2019 3:20 PM
To: Tom Glover
Cc: Lauren Prentice; Jim Duncan; Connie Vinti; Community Development
Subject: Written comments for the July 29 meeting

Dear Lauren: Please confirm receipt and that this will be considered and accepted as written comment. I'm sorry I cannot make the July 29 meeting in person as I will be out of state.

To: Walla Walla Port District, Planning department and County Commissioners:

Date 7-22-19

Subject: Available and affordable housing in Burbank

Dear Walla Walla County and Port District Commissioners:

I have lived in Burbank since 1974, graduated from CHS in 1978, and have served on the Columbia School District school board since 1995.

I spent 5 years in LA and 2 years in Seattle in the late 80's prior to returning to my roots here in Burbank in 1991. Burbank is an excellent place with its small town feel to live and raise a family. It is why I returned.

Through the 80's, 90's and early 2000's Burbank had grade level sizes of 65-75 students in every grade. Beginning in ~ 2004, we have begun a trend of reduction of enrollment across our school district. For the last 13 years, the district has declined in enrollment at an average of about 15-20 students per year across the whole district K-12.

Current class sizes in the younger grades of our elementary school are at about ½ of the number of students just 20 years ago.

If this sobering trend continues, Burbank will have a major problem in the medium to long term future in maintaining and offering the current programs and educational opportunities for our young people, our future. Plus we will have the issue of maintaining the fixed cost assets of our buildings, with smaller numbers of students to occupy them and thus lower

revenue from the state. The local tax load connected with operating our schools would have to be increased, which is very undesirable.

The demographics of Burbank have changed. People are living longer, families who have empty nested are staying longer, and a significant number of people who move here are retired, and are empty nested already. We attest much of this demographic shift as growing evidence of the highly desirable area that the semi-rural “equestrian zone” atmosphere that Burbank is to live in. In addition, most young families now have fewer children and some have no children at all.

While none of us can change any of these demographic parameters, we constantly hear of the need in Burbank for affordable, site constructed single family homes, at the \$150-225k range, like what is now being built and sold every day in West Pasco. We need another Arlene’s addition, with 100 or more SITE CONSTRUCTED HOMES with ~ 1 acre to ½ acre lot sizes. But there is no property available. By the time a person can (and there are few left) find a minimum 2 acre parcel at today’s prices, drill a well and install an engineered septic system, they have spent nearing ~ \$100k before they have dug the foundation of their home.

While some might argue that affordable Burbank housing is not in the Port or the Walla Walla county job description, the Port recently spent a lot of \$ on a water supply and waste water treatment system, and sleeved a septic pipe under the Snake River to the City of Pasco for treatment. We are grateful as it solves some problems for the school, the downtown, perhaps even Harrison Ray; and will support future Port development of the property now in progress just north of Maple Street.

If the Port is going to all this effort to development commercial property in Western Walla Walla County, it makes no sense for the people who will work at these jobs to live in Pasco, since there is little housing available in Burbank, and much of what is available is not affordable to the average working class families. In addition, Pasco has the opposite problem than we do. They have schools bursting at the seams despite building them as fast as they can. Plus, by the continued migration of families to Pasco due to no housing in Burbank, Walla Walla County would lose out on that tax revenue base of the homeowners.

I appeal to the Port and County to help us solve this problem of more affordable housing, and find a way to support, encourage and implement a system that would allow and promote future affordable development of site constructed single family homes on ½ to 1 acre lots.

As a compromise position, please extend the current interim ordinance # 471 to allow up to but no more than four residences PER ACRE and do not let it expire. If anything it should be two residences per acre, not four.

THE LAST THING THAT ANY PART OF BURBANK NEEDS IS ANOTHER “HARRISON RAY” Style TRAILER PARK, even one with curb and gutters and “New” Trailers.

In addition, can anyone point to the reason or mentality or “wisdom” behind the past, current and sadly future practice of allowing yet more trailers in the Burbank area? Established cities like Pasco, Kennewick, Richland and Walla Walla do not allow trailers except in specially designed, limited areas, not carte Blanc like now found in downtown Burbank, Burbank Heights and other areas in Burbank.

Trailers, especially rental trailers are not a good financial investment for the community or the people who live in them. They do not hold up as well or for as long as site built homes. Trailers don’t appreciate like a site constructed stick built home. Past experience has shown that trailers tend to limit the types of families who will come to live in Burbank, they are not suited to larger families or families who want something different from an appearance or architectural or style point of view. In short, trailers are often not for good long term residences or families who wish to stay long term. Burbank has more than enough trailers already, why do we want to have yet more?

Respectfully submitted.

Michael Scrimsher
104 Tuttle Lane
Burbank Hts. WA 99323

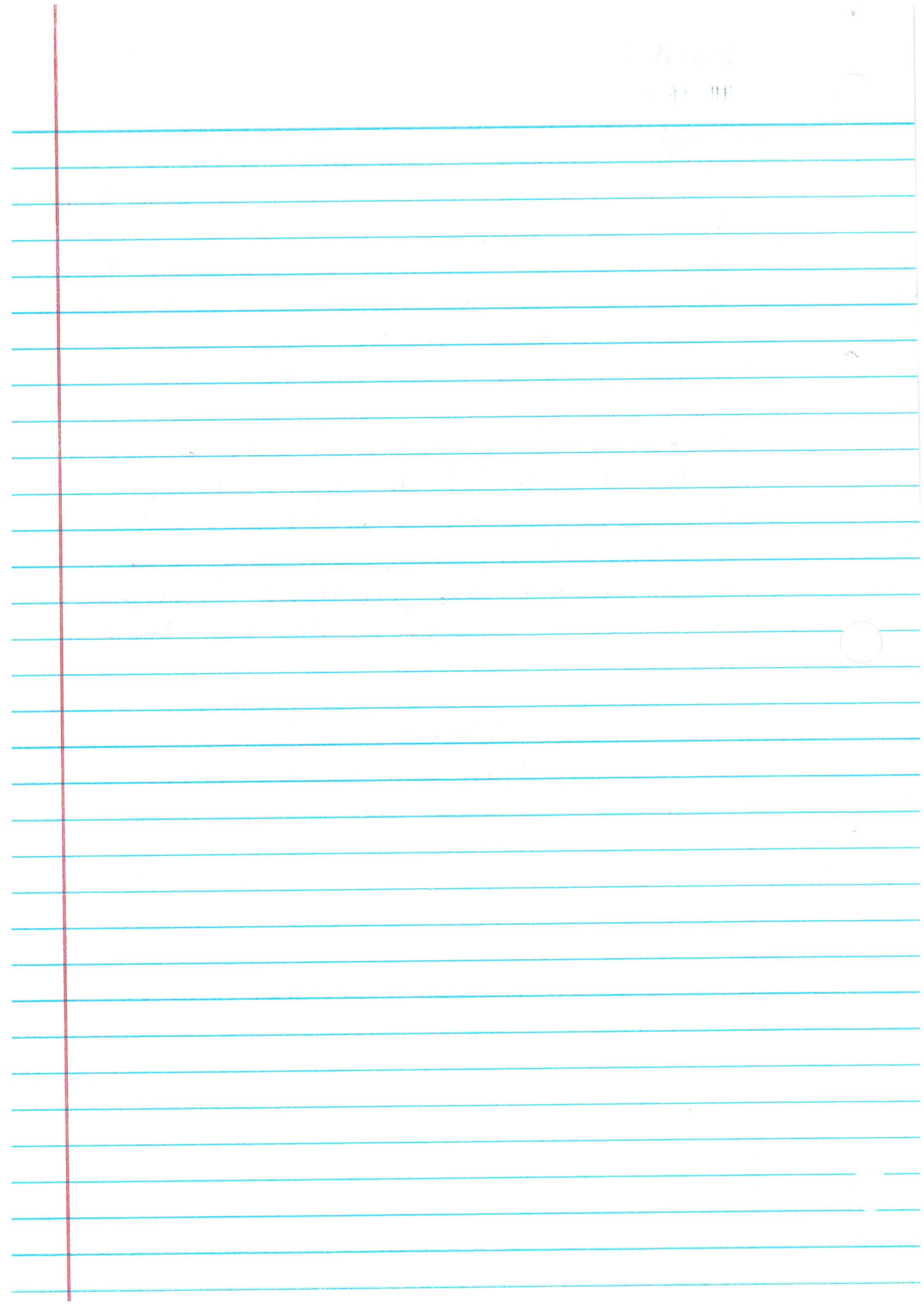
RECEIVED

JUL 26 2019

WW County Comm Dev.

My name is Mike Cobb my wife Sandee and I have lived in Burbank for over 40 years. I would like to see the minimum lot size to be at least $\frac{1}{2}$ acre. We do not need high density housing in Burbank. We have so far dodged the massive construction boom going on in the tri-Cities. Allowing small lot sizes only benefits a hand full of developers to the detriment of all the citizens of Burbank. I hope you will take into account all the problems development will cause in your decision making process.

Thank you
Mike and Sandee Cobb
Mike J. Cobb



Lauren Prentice

From: Community Development
Sent: Wednesday, July 24, 2019 6:55 AM
To: Lauren Prentice
Subject: FW: Lot sizes

From: mstonecobb@aol.com <mstonecobb@aol.com>
Sent: Wednesday, July 24, 2019 6:29 AM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: Lot sizes

My name is Mike Cobb-my wife and I have lived in Burbank for over 40 years-we would like the minimum lot size in Burbank be set at 1/2 acre-over development only benefits a handfull of developers to the detriment of an entire community-I hope you will consider the negative impact small lot sizes will have on the community of Burbank in your decision making process-Thank you

Lauren Prentice

From: Melinda Hawes <patandmelinda@msn.com>
Sent: Monday, October 01, 2018 3:49 PM
To: Community Development
Subject: Proposed zoning on residential density

TO WHOM IT MAY CONCERN,

As we are unable to attend the meeting on October 1, 2018 at the Burbank Fire Station, we are writing to give our opinion on the proposed zoning change to accommodate more than four residences per acre.

We have lived in Burbank for over 60 years. We love the rural lifestyle we have been able to raise our families in. We want to see future zoning to stay at no more than 2-3 homes per acre so we can maintain our present lifestyle. We know that growth is in the future and would like to see more land developed to be sold to people who will build stick-built homes on 1/2 to 1 acre lots as in Arlene's Addition.

We have an issue with the Ben Harris/Brad Beauchamp proposed mobile home park/housing development. This kind of high density housing will put a strain on our schools, fire and police departments and traffic. We feel this kind of development will only bring down property values as we have seen what the mobile homes have turned into at Harrison-Ray in downtown Burbank.

Please do not let our rural atmosphere be taken away to line someone's pockets. Let them develop in towns already set up.

Thankyou for addressing our concerns.

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

Lauren Prentice

From: Melinda Hawes <patandmelinda@msn.com>
Sent: Saturday, July 27, 2019 9:52 AM
To: Lauren Prentice
Subject: Re: Ordinance No. 471 Extension - July 29 Public Hearing

We would like to see the current ordinance extended in order to allow further planning on the Burbank Subarea.

We have lived here for over 60 years and do not want to see our rural atmosphere changed. Even this maximum density is more than we would like to see. We also would prefer only stick built homes with a maximum density of 3 per acre.

We will be unable to attend the meeting but do appreciate receiving the notices.

Thank you for your consideration.

Pat and Melinda Hawes

64 Harold Avenue

Burbank, WA 99323

509-544-0943

509-521-5539

From: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Sent: Friday, July 26, 2019 4:26 PM
Subject: Ordinance No. 471 Extension - July 29 Public Hearing

Attached is a staff report for the hearing on Monday. The purpose of the hearing is to consider extending the ordinance which expires in August to allow for additional time to work on the Burbank Subarea plan, which would be expected to include outreach to Burbank residents and property owners. This decision would just extend the current status quo.

You can submit written comments by email if you unable to attend the hearing on Monday.

Lauren Prentice
Principal Planner
Walla Walla County Community Development Department
310 W. Poplar, Suite 200
Walla Walla, WA 99362
509-524-2620 direct
509-524-2610 main

To participate in a survey regarding County Services click here: <https://www.surveymonkey.com/r/22L2CG8>.

Dear Walla Walla County Commissioners,

We, as Burbank residents are concerned about our community. We feel that our resources are already overburdened. We are especially concerned about our round about being able to handle more vehicles. We are already at our limit of services from our volunteer fire department and our law enforcement. Our schools are not large enough to take care of the 700 more trailers that is being proposed for our area.

Thank you in advance for your consideration.

Ralph and Jane Bell
1242 W Sunset Drive
Burbank, Wa. 99323

509 547-0259
rbell@columbiaenergyllc.com

Written
Comment
rec'd 10-1-2018
(1 to ea
Co. Commissioner)

Lauren Prentice

From: Rob G <rob.grow@gmail.com>
Sent: Tuesday, October 02, 2018 4:20 PM
To: Community Development
Subject: Burbank Zoning

My wife and I moved out to Burbank a year ago. We wanted the small town feel and lifestyle for our family. We are concerned with the potential of a high density trailer park and the current zoning in Burbank. We have seen the impact of rapid growth on a community and we do not want to put our family through that again. We have seen the negative impact of overcrowded schools and infrastructures that are not designed to handle the growth. We are afraid for our community and a lot of the local residents are as well.

- We would like to see is a maximum of 3 per acre. Although we would prefer 2 per acre like the other developments (like Arlene's Addition) but I understand that is not always realistic.
- We would like to also see something limiting the number of maximum use lots in one area. That way ½ and 1 acre lots are spread into any future developments. I have no idea how that would work but something like for every 10 acres only 3 or 4 acres can be maximum use.
- We would like to see on large land development project something like a piece of land set aside for community use. Small park or playground areas. That again would just be large projects.
- We also would like to see something added about preventing large amounts of rentals. That is one of the biggest concerns. When people do not have the pride of ownership they do not take care of their homes and sometimes it can bring in negative people putting our community at risk.

I feel nothing on my dream list here is unreasonable and would not prevent growth. It would control the growth and keep our community on a positive path. I do realize that we need new housing and land developed but I hope we are smart about it. I hope you all understand that people are scared. It is not just that they are stuck in their ways or being unreasonable but most of us moved out here for a reason. The development project that has not been submitted but is coming scares us and for good reason. Please take our communities thoughts and concerns seriously.

If there is anything you need or any question please contact me at any time.

Thank you,

Rob Grow
509-521-5300

Lauren Prentice

From: Sarah Dexter <firefly779@gmail.com>
Sent: Monday, October 01, 2018 7:59 PM
To: Community Development
Subject: Re: Public Comment on Interim Ordinance No. 471

I would like to add to my letter I attached, as I've now attended the meeting tonight.

To boil it down, I would like to have the land capped at three units per acre, if that is possible. I think that would have the greatest chance of putting off any private plans for a high density (for Burbank it's my opinion that high density is anything greater than three single family homes per acre) mobile/manufactured home park, which while not officially submitted to the county, is in fact a concern based on the individuals that attended the meeting stating they DO want to erect such a development. If there is any other way to zone the areas in Burbank to reflect this for the entire area, I would like to see that investigated. I think the scare is that, currently, as was stated at the meeting by the community development, such a project could be allowed, and Burbank residents would not like to see that happen. While the meeting was intended for the Interim Ordinance, the fact is it has opened up a dialog about what the zoning COULD allow for, and this looks like the time to fix the rules so that Burbank is not looked at as an easy target for high density housing. The zoning needs to reflect what Burbank wants to look like as well as what it can reasonably tolerate in terms of growth.

Thank you again for your time and for holding the meeting in Burbank to make it easier to attend.

Sarah Dexter

On Friday, September 28, 2018, Sarah Dexter <firefly779@gmail.com> wrote:

I am attaching my public comment letter in advance of the public hearing in Burbank on October 1, 2018.

Thank you,
Sarah Dexter

Lauren Prentice

From: Community Development
Sent: Monday, July 22, 2019 7:44 AM
To: Lauren Prentice
Subject: FW: ZCA18-002: Interim Ordinance 471
Attachments: Zoning Letter0001.pdf

From: Sarah Dexter <firefly779@gmail.com>
Sent: Saturday, July 20, 2019 5:15 PM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: ZCA18-002: Interim Ordinance 471

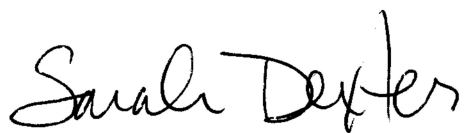
I understand that the temporary ordinance is up for extension/amendment, and I am submitting my comments in the attached letter, in addition to what is written in this email. The attached letter is what I sent in the first time, and my thoughts remain the same. Please see to it that any gaps in the code are buttoned up so that any high density housing plans cannot be enacted in Burbank. We aren't able to handle any major influx of persons/families, either in our schools or on our roads, and the impact on surrounding homeowners/landowners would also be detrimental. We have a specific way of life in our community and I would prefer that it stayed that way - quiet, rural, low light pollution, low-impact to surrounding natural wildlife areas, and supportive of farming/ranching on both small and large scale. Well-managed mobile home parks are unheard of, and a large influx of people that could move to our little town would flood our infrastructure beyond what it can tolerate. What we really need is a way to help who/what we already have, not adding more and more to the problem.

Thank you for your time,
Sarah Dexter

Board of County Commissioners,

I am a citizen of Burbank and I would like to submit my comments on the interim Ordinance No. 471. My comments are as follows:

I want to thank you for putting this interim ordinance forward, as it looks to be the proper time to begin taking a closer look at Burbank's growth. I understand that the Port having implemented sewer services may greatly impact the overall growth out here, either positively or negatively. I'd like to see positive growth opportunities for our community that also reflects our current way of life. While the interim is in place to amend the gap on maximum density for the area in question (Burbank Residential), I'd like to point out that four residential units per acre might still be an unacceptable density, specifically if it leads to persons/entities wishing to gain a Conditional Use Permit and use the land in question for a mobile/manufactured home park. My personal feelings are against that sort of establishment, and if there's room still for the county to look into amending the zoning codes to eliminate the possibility of such a park, I'd be grateful. My reasoning is thus: Burbank isn't equipped infrastructure-wise to tolerate a large boom in population. Our schools, roads, and general way of life would be impacted greatly. Our small schools can only handle a small influx before they would be overrun and no longer provide the small-school amenities (low teacher-student ratios for instance). Our roads now only support two highway accesses, and one is used more than the other. Our way of life is slow, quiet, and community oriented. To erect a mobile/manufactured home park would not fit into that picture. It would include perhaps sidewalks, street lights, and a park – all good things *in the proper setting*. The setting in Burbank is little to no light pollution, wide open spaces, natural surroundings, and of course all of the trappings of agricultural life such as farming/ranching. In addition, the location of the possible mobile/manufactured home park would greatly impact the surrounding homeowners to have such an oasis built in their midst. I believe they enjoy their properties in great part due to there being little around them. Individual plots built upon, say from 1/3 acre to 1 full acre, owned by individuals is a lot easier to adapt to and would not include any major impacts as they would be filled more slowly and would not include major "city" accoutrements (ie street lights). In conclusion, I would like to see Walla Walla County continue to work with Burbank residents in the planning of our town and to preserve our way of living while also allowing *reasonable and manageable* growth.

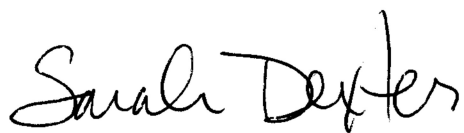


Sarah Dexter
674 Lake Rd.
Burbank, WA 99323

Board of County Commissioners,

I am a citizen of Burbank and I would like to submit my comments on the interim Ordinance No. 471. My comments are as follows:

I want to thank you for putting this interim ordinance forward, as it looks to be the proper time to begin taking a closer look at Burbank's growth. I understand that the Port having implemented sewer services may greatly impact the overall growth out here, either positively or negatively. I'd like to see positive growth opportunities for our community that also reflects our current way of life. While the interim is in place to amend the gap on maximum density for the area in question (Burbank Residential), I'd like to point out that four residential units per acre might still be an unacceptable density, specifically if it leads to persons/entities wishing to gain a Conditional Use Permit and use the land in question for a mobile/manufactured home park. My personal feelings are against that sort of establishment, and if there's room still for the county to look into amending the zoning codes to eliminate the possibility of such a park, I'd be grateful. My reasoning is thus: Burbank isn't equipped infrastructure-wise to tolerate a large boom in population. Our schools, roads, and general way of life would be impacted greatly. Our small schools can only handle a small influx before they would be overrun and no longer provide the small-school amenities (low teacher-student ratios for instance). Our roads now only support two highway accesses, and one is used more than the other. Our way of life is slow, quiet, and community oriented. To erect a mobile/manufactured home park would not fit into that picture. It would include perhaps sidewalks, street lights, and a park – all good things *in the proper setting*. The setting in Burbank is little to no light pollution, wide open spaces, natural surroundings, and of course all of the trappings of agricultural life such as farming/ranching. In addition, the location of the possible mobile/manufactured home park would greatly impact the surrounding homeowners to have such an oasis built in their midst. I believe they enjoy their properties in great part due to there being little around them. Individual plots built upon, say from 1/3 acre to 1 full acre, owned by individuals is a lot easier to adapt to and would not include any major impacts as they would be filled more slowly and would not include major "city" accoutrements (ie street lights). In conclusion, I would like to see Walla Walla County continue to work with Burbank residents in the planning of our town and to preserve our way of living while also allowing *reasonable and manageable* growth.



Sarah Dexter
674 Lake Rd.
Burbank, WA 99323

Lauren Prentice

From: Scott Bagley <sabagley@gmail.com>
Sent: Tuesday, October 02, 2018 9:06 AM
To: Community Development
Subject: Ordinance 471

Tues Oct. 2nd

To: Walla Walla County Board of Commisioners

Fom: Scott Bagley
329 Paradise Dr
Burbank Wa

Re: Interim Ordinance 471

While I am glad to see there is a temporary cap on housing density, I strongly disagree with the staff conclusion that 4 units per acre will maintain the status quo in Burbank.

There is a very small portion of Burbank that this density reflects on. The majority of Burbank is 1/3 to 1 acre lots. A large development of 1/4 acre or smaller would have a long lasting and detrimental effect on our little community.

I truly feel that allowing a higher density development would only be in the Ports best interest, not for our communities. A 100 acre development with 1/4 acre lots could easily be built and sold out in a 1-2 year time frame, quickly outstripping our schools ability to keep up with the influx of kids from these starter homes.

If keeping with the status quo is really the objective of the ordinance, then the zoning should be a minimum of 1 and a maximum of 3 dwellings per acre. This would allow for the slow and steady growth that I believe Burbank could handle. There is a demand for housing in Burbank, but that is because it is not like it is in town.

Scott A Bagley

Lauren Prentice

From: Shirley Kelly <365toby@charter.net>
Sent: Monday, October 01, 2018 9:35 PM
To: Community Development
Subject: Fwd: Interim Ordinance No. 471, Docket No. ZCA18-002

Sent from my iPad

Begin forwarded message:

From: Shirley Kelly <365toby@charter.net>
Date: October 1, 2018 at 9:28:48 PM PDT
To: tglover@co.walla-walla.wa.us
Subject: Interim Ordinance No. 471, Docket No. ZCA18-002

Dear Walla Walla County Board of County Commissioners,

I have lived in Burbank since 1999. My husband and I own a little over two acres. I would like you to consider the Burbank Residential Zoning District to be no more than two dwelling units per acre. We already had one park that tried to make it here. Now there is just concrete pads and a bunch of weeds. Besides being an eyesore, it is also a fire hazard. I am not against growth in Burbank, but I am worried about the excess traffic that would be created. There are times when migrant workers come to our area for work and cause a back up at the circles. If Burbank grows too quickly, it will feel like Road 68 in Pasco. As for the schools, more schools may have to be built and there would be a huge increase in our taxes. Plus the values of our homes would decrease. There is already not enough school bus drivers to transport students. I enjoy the country life here and people want to move here to get away from the city atmosphere. Putting more than two dwelling units per acre would make Burbank more of a city and take away the country atmosphere where we can raise farm animals and give us the privacy of not having neighbors too close. Thank you for coming to Burbank and listening to the concerns of our community.

Shirley Kelly
365 Basin Drive
Burbank

Sent from my iPad

Lauren Prentice

From: Stacy Torrey <stacyd12@gmail.com>
Sent: Tuesday, October 02, 2018 9:54 AM
To: Community Development
Subject: Comments on Zoning Meeting 10/1

To whom it may concern:

I was unable to attend the meeting last night, but I wanted to provide my opinion on the zoning restrictions for the plot of land in question for a potential future development/mobile home park. I live close to this property, and recently moved here with my husband in January. We chose to live in Burbank to get back to a rural community with open space and less people than town, and a greater sense of safety. I fear that if the zoning allows 4 units per acre, both the influx of people as well as the reduction of open space will detract from our enjoyment of our new home by increasing the population drastically, which could lead to more traffic and noise and along with that a reduction of our sense of safety with so many more people near our home. We also fear the more units per acre, the more impact on our property value and loss of investment we have made in purchasing our home.

I feel that if a large subdivision is what the developers are looking for, that is better suited to one of the larger areas of the Tri-Cities. The infrastructure and community are not setup for a huge influx of families, and the majority of people in Burbank live here to avoid the type of living environment proposed by more units per lot. Limiting the number of units to 1 or 2 per acre could preserve the rural feeling of the community while still providing a return on investment for the developers. I think the community as a whole would be happier and feel safer knowing that our way of life in a country town away from the "dense" population centers of Tri-Cities and Walla Walla could be maintained.

Best Regards,
S. Torrey

Lauren Prentice

From: Stephanie Duff <stephanieduff@icloud.com>
Sent: Monday, October 01, 2018 10:12 PM
To: Community Development
Subject: Burbank Mobile home park letter

Hi, my name is Stephanie Duff, we live at 3438 Hanson Loop Burbank.

I want to send this email saying we are AGAINST the plan of bringing in a mobile home park.

Our school will be drastically hurt by all the new students. We moved here because the students have the opportunity to have a bond with their teachers, and to get the extra help they may need. They aren't just another student. We don't have the extra classrooms. Also, the buses are already so full, and we wouldn't have the proper amount of fire fighters, police officers as well. Adding all those homes isn't what our community needs!

Thank you for your time.

-Stephanie Duff
509-378-1745

Lauren Prentice

From: Tom Glover
Sent: Monday, September 24, 2018 4:51 PM
To: Sue Wilson
Cc: Jim Duncan; Lauren Prentice
Subject: RE: 2009 update

https://www.co.walla-walla.wa.us/document_center/Ordinances/2009/Ordinance371.pdf

Link above will direct you to Ordinance No. 371, adopted by the Board of County Commissioners on August 3, 2009. This summarizes all the county-wide amendments made that year.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.
310 W. Poplar St., Suite 200
Walla Walla, WA 99362
tglover@co.walla-walla.wa.us
(509) 524-2621

****Office Hours for our Customers****

8:00 AM – 4:00 PM Monday, Tuesday, Thursday, and Friday (open during lunch)
8:00 AM – 3:30 PM Wednesday (open during lunch)

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Monday, September 24, 2018 4:32 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: 2009 update

Please email a copy of this update as Burbank Residents never received any information!!! Shouldn't residents be informed of new rulings on property and their use???

Lauren Prentice

From: Tom Glover
Sent: Monday, September 24, 2018 4:46 PM
To: Sue Wilson
Cc: Lauren Prentice; Jim Duncan
Subject: RE: Burbank Meeting

Sue:

I've been copying Commissioner Duncan on my e-mail responses back to you so he can keep up with your inquiries: jduncan@co.walla-walla.wa.us

Title 15 of the County Code regulates mobile/manufactured homes, here is the link to Chapter 15.08 regarding "Manufactured Homes/Commercial Coaches"

... https://library.municode.com/wa/walla_walla_county/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.08MA_HOCOCO

The Code changes made back in 2009 were county-wide (affected several zones) so notice of public hearings would have gone to the three newspapers we typically post notices in for county-wide amendments: Tri-City Herald, Walla Walla Union-Bulletin, and the Waitsburg Times. We don't post anything in the Dayton newspaper as Dayton is in Columbia County. We also post public notices on the County's webpage, which includes meeting agendas and staff reports.

The more I read your message below, the more I'm inclined to think you're referring to covenants, not zoning. The County does not enforce covenants. Are you referring to covenants?

For the meeting next Monday we sent notices to each of the three newspapers last Tuesday, so if it hasn't been posted there yet, it's the newspapers' decision about when they are going to publish it, not ours. We can only distribute it, we can't make them publish it.

The staff reports for the proposal will be ready by Friday and will be going to the Commissioners that afternoon. Public meetings only require 24 hours advance notice, we're providing way more than that. But I can e-mail you a copy of the staff report when it's available.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.
310 W. Poplar St., Suite 200
Walla Walla, WA 99362
tglover@co.walla-walla.wa.us
(509) 524-2621

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8:00 AM – 4:00 PM Monday, Tuesday, Thursday, and Friday (open during lunch)
8:00 AM – 3:30 PM Wednesday (open during lunch)

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Monday, September 24, 2018 3:30 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: Burbank Meeting

Yes Mr Duncan. May we please have his email address. He is aware of our area and helped us with the dealings of our area.

Also please email a copy of the the regulations on single wides for the Burbank area. The Columbia View areas does not single wides to be put on the property per the covenants of each Columbia View Block. We are very interested in where this new ruling came from and how the Burbank area was notified. You see posting in the Waitsburg, Walla Walla it Dayton newspaper does not notify Burbank. Those new papers are not even offered to us. Therefore I would think that unless you actually get the information to the residents of Burbank and not through a newspaper that is located in a completely different area from Burbank that it would be illegal to say that such changes have been made. Also, why are we not allowed to vote on the changes to our area? It would seem that changes to Burbank should be voted on by Burbank residents and not by Walla Walla. I guess I will get a hold of Olympia for a copy of how zoning changes can be made in any area of Washington State.

Single wides were not mentioned because of the previous change prior to your employment that only double wides or larger could be set up. This happened like back in the 90's maybe. There is also an age limit for any manufactured home that is set up in Burbank. If it was already here and set up correctly then ours could stay, but if we were to replace our manufactured homes they had to be a certain age or newer if they were being set up. The Covenants of our area.

Who in Walla Walla has proposed the changes to 4 homes per acre? How would our schools accommodate this increase of people? That would quadruple the number of children to go to our schools!!! We would like to see copies of the proposal ASAP, please! Walla Walla doesn't not want us to stop this and that is why you emailed only a few and still haven't posted it in the Tri-Cities Herald. Don't you have to publicly post something more than a week in advance of a public meeting??? And we in Burbank do not consider publishing in the Dayton, Waitsburg or Walla Walla newspaper as publicly announcing it to Burbank residents!!

On Mon, Sep 24, 2018, 2:48 PM Tom Glover <tglover@co.walla-walla.wa.us> wrote:

There was an update in the County's 2009 development regulations that allowed single-wide manufactured homes in the Burbank Residential zone, and other zones. As I understand it that was a requirement of the state (to address discrimination in housing, I assume). But there was no code that made double-wide manufactured homes were "mandatory" in that zone. I don't understand what you're getting at. Single-wide mobile homes simply were not addressed in the Code for whatever reason.

As for RVs, yes, since 2010 they are allowed by the *Building Code* to be in a mobile/manufactured home park, but they have to meet strict development/siting standards. But they are not addressed in the land use code, and that's one of the things we'll have to address during the one-year study timeframe.

As to where I live, I live west of College Place, sort of near Lowden/Frenchtown. Why? As to a Burbank representative in Walla Walla I'm not sure what you mean ...we report to the Board of County Commissioners and there are three of them, each representing a district of the County. Burbank falls into District 3, who is represented by Commissioner Duncan. He was at the public workshop in Burbank last June.

Tom

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Monday, September 24, 2018 2:34 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: Burbank Meeting

I have checked with other people in the area and they also remember the mandatory of double wide or larger manufactured homes being issued for Burbank. Now, we can't all be wrong!! And one of them is a Realtor for Coldwell Banker.

I do not think I am wrong.

On Mon, Sep 24, 2018, 11:07 AM Sue Wilson <whitelancer52@gmail.com> wrote:

May we inquiry what part of Walla Walla County you live? When was the last time you visited Burbank? We would like the email address and name of Burbank's Representative in Walla Walla!

On Mon, Sep 24, 2018, 11:07 AM Sue Wilson <whitelancer52@gmail.com> wrote:

May we inquiry what part of Walla Walla County you live? When was the last time you visited Burbank? We would like the email address and name of Burbank's Representative in Walla Walla!

Lauren Prentice

From: Tom Glover
Sent: Monday, September 24, 2018 11:09 AM
To: Sue Wilson
Cc: Lauren Prentice; Jim Duncan
Subject: RE: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

There is no minimum lot size now under the current zoning. The interim ordinance puts a cap of not more than four dwelling units per acre. Otherwise a developer could develop at an even higher density as long as they had access to water and sewer services. The interim ordinance would not let someone do that.

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Monday, September 24, 2018 10:56 AM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

People in Burbank don't really read the only paper our area has!! The news is 3 days old. We ask that you start sending the information to our mail boxes or the school so they can post on their reader board or you post notifications around our area!!! I don't take the newspaper so therefore how would I know???

You plan on posting this week?? And the date is October 1???? Nice!!! Walla Walla doesn't want us to show up!!! You want your 4 homes per acre even though we don't!!

On Mon, Sep 24, 2018, 10:49 AM Tom Glover <tglover@co.walla-walla.wa.us> wrote:

Well, this is why we need to put the interim ordinance into place, so we can have the time to align our land use code with the building code, and compare each of those to the State requirements. Might take about a year to do that.

We don't have the meeting notice posted in Burbank yet, but we intend to do that this week. We have sent the Press Release by e-mail to all three newspapers, as well as to everyone who signed in at the last public meeting, and who sent letters by e-mail to me regarding the other mobile/manufactured home park proposal. I've attached it here in case you haven't seen it yet.

I think this move by the Commissioners is a good thing, it will let us the opportunity to work with the Burbank community to come up with a clear policy going forward. But, we need time to do that (a year).

I hear your frustration, but I assure you we do want to do this right, and have everyone's participation.

Tom

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Monday, September 24, 2018 10:00 AM

To: Tom Glover <tglover@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

Wow!!! Work for the County but don't know what is happening?? Harrison was the previous owner of the property that Flake bought. Flake backed down after the residents got the County to NOT let him use the in ground septic tank for the entire property and 50 RV lots. The County had approved it but we fought it and that is when he was told he had to hook up to the sewer line across the road from his property. We held a meeting with a County Commissioner and that is when the Commissioner agreed that he would have to hook up to the sewer system. Also, his idea of an RV park was that a person could rent the lot and live in anything they wanted for as long as they wanted. A family could live in a truck and canopy if they wanted. I may still have all the paperwork in my files. Also the County needs to do more research on these people that apply for these so called parks!! We researched Mr. Flake and found he was found guilty on multiple accounts of allowing multiple families live in one family dwellings around the Seattle area.

Mr Flake also claimed that an RV park would not impact our schools or our roads, yet his plans for the RV park would be a family of two adults and two children with 2 vehicles per lot. That would add at least 100 more children to our already crowded schools and 100 more cars in a very small area.

What is the zoning for the Columbia View area for manufactured homes? We have owned our property in Columbia View since 1974. In the beginning we could have any size mobile home. Then later it had to be a certain year or newer, and then we were told that it had to be a double wide or larger. Now you say it can be any size again. When Harrison owned the property before Flake, it was zoned a double wide or larger manufactured home or a stick frame house. When did this zoning change??? You claim it hasn't, but how about pulling the original application of Harrison and check what that area was zoned for. Please???

If you work for the County then that means you also work for the people in Burbank. When something is planning for our area you guys post it in the Waitsburg paper and that paper is not available in Burbank. It had been that way since we bought our property. You keep saying that I have miss information, well when things change for our area, do you send out notifications to the residents? I have not seen anything that had changed the size of manufactured home to be any size yet Harrison was told by the County that the homes had to be double wide or larger. That we were all told by the County for our area. If we replaced our current manufactured home we had to replace it with a double wide or larger.

It would be nice if Walla Walla County would include Burbank in there notifications. We that had been to the last meeting got an email about this meeting, but what about the rest of the community? How are they to know?? I have seen no signs announcing this meeting nor received anything in the mail??? Why has nothing been posted in Burbank announcing the meeting?? If you have posted signs around Burbank, please let me know and I will go check them and apologize for my statement.

Thank you for your time.

On Sep 24, 2018 9:11 AM, "Tom Glover" <tglover@co.walla-walla.wa.us> wrote:

Good morning Sue.

I think you have some incorrect information here, let me see if I can help. There has been no “switch” from mandatory double wide manufactured homes to any size homes. Any home constructed, or placed, on a lot has to meet applicable building codes. Generally, the County is responsible for inspecting the construction of site-built homes, and the State is responsible for inspecting the placement of mobile/manufactured homes (though we inspect the foundations). RVs cannot be used as permanent homes. They can be used for temporary housing if the property owner has an active construction permit for a permanent home, or placed in a RV Park (which is not the same as a mobile/manufactured home park).

I don't know who “Harrison” is, is he the former owner of the mobile/manufactured home park near the old SunMart? There was an application a couple years ago by Jeff Flake to put in a mobile/manufactured home park on that same property, but he's since drifted away, and never completed the application process. I don't know if he even still owns that property, or who does. He might still own it, but his application is not active.

Septic systems and sewage treatment systems are reviewed by the County Health Department. I think Jeff Flake was seeking a connection to the Port's sewer and water systems but the expense of doing so may have been what caused him to not continue with his application. I don't know, he hasn't said. I don't know about the previous mobile/manufactured home park that was proposed prior to Jeff Flake's proposal, it's possible that application was requesting a sewage treatment pond. I think the only viable means of serving that site (if it is to be developed as a mobile/manufactured home park) is with a connection to the Port's sewer and water system.

The County Planning Commission does not review project applications. Any application for a mobile/manufactured home park in the Burbank Residential Zone is reviewed by the County's Hearing Examiner. The Planning Commission only makes recommendations on policy, and it is the Board of County Commissioners who approve, or deny, requests for policy changes. I don't know what policy changes you're referring to, we've not changed any policies for the Burbank area in the 11 years that I've been here.

Signs for project applications are posted on the site where the proposal is to take place. My staff does not hide them in the weeds. But we do try to work with the property owners to keep their weeds mowed. Sometimes, especially for property owners who live out of the county, it's difficult to get them to do that.

Tom

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Sunday, September 23, 2018 9:31 AM

To: Tom Glover <tglover@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

When did the area of Burbank switch from mandatory double wide manufactured homes to any size home? When Harrison put in his mobile home park it was mandatory double wide or larger. Then when the guy tried to put in the RV park he was going to let people live in campers or anything they wanted. How was that going to be legal in our County?

Also when looking at the proposed plans for the area down Quincy Rd it seems like he was proposing an open sewer pond for that mobile home park. Is that legal in Walla Walla County?

The Walla Walla planning committee doesn't let the residents of the Burbank know of changes in codes how come? When the last guy tried to put in the RV park by the old Sunmart he was going to use the existing in ground tank for sewage for his proposed 50 lot RV park and the County approved it even though it was not adequate for what Harrison had and he only had 5 manufactured homes on the site. The sign that was announcing his plan for the 50 lot RV park was hidden in a pile of weeds and a resident just happened to see the sign and stopped to see what it said. Is it legal to hide these signs so that the public cannot see them?

On Sep 20, 2018 8:46 AM, "Tom Glover" <tglover@co.walla-walla.wa.us> wrote:

Thanks, both of you for your communication on this issue. I don't really need to step in here, but just a reminder that if a developer wanted to extend utilities to a site not currently served by utilities, and it is possible to do from an engineering perspective, and the Port agrees to it, and the developer is willing to pay for it, then yes, a subdivision could be developed at four units per acre. Unlikely that would work for a mobile/manufactured home park as those typically develop at higher densities ...usually the land is owned by one entity, and the mobile/manufactured home is owned separately. At four units per acre we'd be talking about a regular subdivision, regardless of what kind of home is placed on each of the new lots: site-built or mobile/manufactured.

Hope to see you at the meeting on Oct. 1st.

Tom

Thomas E. Glover, Director

Walla Walla County Community Development Dept.

310 W. Poplar St., Suite 200

Walla Walla, WA 99362

tglover@co.walla-walla.wa.us

(509) 524-2621

****Office Hours for our Customers****

8:00 AM – 4:00 PM Monday, Tuesday, Thursday, and Friday (open during lunch)

8:00 AM – 3:30 PM Wednesday (open during lunch)

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Tuesday, September 18, 2018 4:00 PM

To: Lauren Prentice <lprentice@co.walla-walla.wa.us>

Cc: Tom Glover <tglover@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

Thank you for the information.

So it should be no problem stopping the proposed mobile home park down Quincy! Thank you

On Tue, Sep 18, 2018, 3:57 PM Lauren Prentice <lprentice@co.walla-walla.wa.us> wrote:

As I said, utilities would be required for a development of four units per acre, for any type of residential unit.

Lauren Prentice

Principal Planner

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

509-524-2620 direct

509-524-2610 main

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Tuesday, September 18, 2018 3:51 PM

To: Lauren Prentice <lprentice@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

Well since the sewer system doesn't come past the bus barn in Burbank, then 4 new mobile homes can not be placed on an acre of property. We stopped one person from trying to start an RV park in the old property that Harrison had owned by the old Sunmart. The Commissioner said it would cost him about a million dollars to bring the sewer across the street to the property and hook up. All of this had to be done before any property could be leased, sold or rented.

The people that want to put in a mobile home park down Quincy would also have to hook up to the sewer system in Burbank and run it out to that property also before anything could be started, correct?????

On Tue, Sep 18, 2018, 3:37 PM Lauren Prentice <lprentice@co.walla-walla.wa.us> wrote:

That's true, same for all types of housing. This is regulated by the Health Department depending on the soil type. Basically, one acre is enough for one residential unit on a well and septic system; one half-acre is enough for one residential unit on a septic system with public water. If both water and sewer utilities are available, then four residential units would be feasible on an acre.

Did you want your emails included with the public comment record?

Lauren Prentice

Principal Planner

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

509-524-2620 direct

509-524-2610 main

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Tuesday, September 18, 2018 3:24 PM

To: Lauren Prentice <lprentice@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

An acre is not enough for 4 double wides and a septic tank and drain field for each mobile home.

On Tue, Sep 18, 2018, 3:04 PM Lauren Prentice <lprentice@co.walla-walla.wa.us> wrote:

Sue –

Manufactured homes and mobile homes (both single and double wide) are allowed in Walla Walla County in residential zones under zoning on individual lots just like other types of single-family residential homes. Recreational vehicles are not. Mobile homes are no longer being built; a mobile home would be a factory-built dwelling built prior to June 15, 1976, to other than the HUD construction and safety standards.

I don't have a specific response regarding the code history for Walla Walla County. There hasn't been a recent change.

I think size can definitely vary, but typically double-wides are probably 20-32 feet wide and 42-60 feet long, which results in about 900 – 2000 square feet. An acre is 43,560 square feet. I'm not sure I understand your fit question, I think four on an acre would be feasible.

Did you want your email to be forwarded to the Commissioners with other written public comments? Or were you just looking for information?

Lauren Prentice

Principal Planner

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

509-524-2620 direct

509-524-2610 main

From: Sue Wilson <whitelancer52@gmail.com>

Sent: Tuesday, September 18, 2018 1:20 PM

To: Lauren Prentice <lprentice@co.walla-walla.wa.us>

Subject: Re: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

Thank you for the notice. I thought that Burbank had been rezoned so that after a certain date only double wide or larger mobile homes could be installed? When Harrison tried to do his mobile home park by the old Sunmart he had to put in only double wide or larger. When did the size of trailer if trailer change? Your notice says that now there can be 4 mobile homes per acre. How can you fit 4 double wides on 1 acre?

On Tue, Sep 18, 2018, 12:08 PM Lauren Prentice <lprentice@co.walla-walla.wa.us> wrote:

Two meetings have been scheduled for Monday, October 1, regarding interim Ordinance 471, which limits residential density within the Burbank Residential (BR) zoning district. There will be an informational public meeting at 5:00 and a Board of County Commissioners' public hearing at 6:00. These meetings will be at the fire station on Humorist Road in Burbank.

More information is included in the attached press release and public notice.

Lauren Prentice

Principal Planner

Walla Walla County Community Development Department

310 W. Poplar, Suite 200

Walla Walla, WA 99362

509-524-2620 direct

509-524-2610 main

Lauren Prentice

From: Lauren Prentice
Sent: Tuesday, October 02, 2018 1:06 PM
To: Community Development
Subject: FW: Burbank Meeting
Attachments: FW: Informational Public Meeting and BOCC Public Hearing - Interim Ordinance 471 (Burbank)

From: Tom Glover
Sent: Tuesday, October 02, 2018 11:54 AM
To: 'Sue Wilson' <whitelancer52@gmail.com>
Cc: Gayle Carrasco <gaylercarrasco@gmail.com>
Subject: RE: Burbank Meeting

Sue: Per the attached, yes, this did go out to everyone on our e-mail list, including you. It is not a state ordinance, it is a county ordinance.

Tom

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Tuesday, October 02, 2018 11:20 AM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Cc: Gayle Carrasco <gaylercarrasco@gmail.com>
Subject: Re: Burbank Meeting

Thank you for the meeting last night. Burbank cares what happens in Burbank and yes growth will happen but we are tired of Walla Walla using us to get more tax dollars. We would still like to see a link or copy of the law of Washington state saying that it is state ruling that there must be 4 homes per acre as you stated last night. Not one of you gave us a copy be if this ordinance, you just claimed that it was a state wide ordinance. We would like to see a copy or link to this please.

Thank you.
Suzanne W

Lauren Prentice

From: Lauren Prentice
Sent: Tuesday, October 02, 2018 1:51 PM
To: Community Development
Subject: FW: Burbank Meeting

From: Tom Glover
Sent: Tuesday, October 02, 2018 1:27 PM
To: Connie Vinti <cvinti@co.walla-walla.wa.us>; Lauren Prentice <lprentice@co.walla-walla.wa.us>
Subject: FW: Burbank Meeting

From: Tom Glover
Sent: Tuesday, October 02, 2018 1:26 PM
To: 'Sue Wilson' <whitelancer52@gmail.com>
Subject: RE: Burbank Meeting

Sue:

I will assemble a Q & A informational sheet and distribute it to the Burbank community. In it I will include information about the minimum dwelling units per acre requirement for new residential development, and where that requirement came from. Prior to the adoption of Ordinance 471 the cap of four dwelling units per acre only applied to new multi-family residential development. There was no cap for new single-family residential development.

Until I can get the Q & A sheet pulled together, please review the information we've already provided to you and the community. Most, if not all, of your questions can be answered by reading the material we've provided.

Tom

From: Sue Wilson <whitelancer52@gmail.com>
Sent: Tuesday, October 02, 2018 12:30 PM
To: Tom Glover <tglover@co.walla-walla.wa.us>
Subject: Re: Burbank Meeting

Yes a County ordinance, but you guys claimed that the State is who had changed the state to 10 homes per acre. Where did this info come from? You were asked why you decided on 4 per acre and answered that "actually the state had changed it to more

Without this ordinance you set for it could have been up to 20 per acre and that was State ruling" This was stated during the open meeting, so therefore you didn't record it but we heard what was said!!!! You claimed that by setting up 4 per acre you were preventing it from being 10 per acre which is what the state had deemed for urban growth. If there was no state ruling then there was no need for Walla Walla to even try to set up a new zoning. Oh and these emails are also going to State Representative Bill Jenkins who was at the meeting.

Lauren Prentice

From: Community Development
Sent: Monday, July 29, 2019 8:29 AM
To: Lauren Prentice
Subject: FW: ZCA18-002 interim ordinance- Burbank wa

-----Original Message-----

From: Teri Curtis <thwatergirl@gmail.com>
Sent: Monday, July 29, 2019 7:58 AM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: ZCA18-002 interim ordinance- Burbank wa

To whom it may concern. My family -of 3 are against this unneeded trailer park , these two Wealthy men are posing they don't care about our small town they are only out to make a buck - My family has lived here for 35 years and bring in stuff like this well only cause more crime and problems. We don't have enough cops now to help in our area , and it's adding up here. Doing 1 acres. Okay. But not what they are opposing. My family vote is no . Now do we see any of this helping no. Cause who in there right mind schedules a meeting at 11 o'clock on a Monday morning when people can't leave work and have to drive to Walla Walla for this crap instead of it being here. And later in the day. Just an example of how a little small town of Burbank it gets shoved aside because no one cares - shoot look at our roads , the attention we get when there's snow with last on the list. Things like this , which I could go on , so adding what they are asking is ridiculous. Thank you

Teri , Brent ,& Mekenzie Curtis

Sent from my iPhone

Lauren Prentice

From: Diane Bagley <creative@dee-lightful.com>
Sent: Monday, October 01, 2018 9:06 PM
To: Community Development
Subject: Burbank ordinance
Attachments: WW Community Development letter.docx

Dear Mr. Glover,

Thanks for the chance to provide input on the interim ordinance 471. Attached please find our letter for comment.

~Thomas Bagley

~Diane Bagley

453 Basin Drive
Burbank, WA 99323
October 1, 2018

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

Attention: Tom Glover

Dear Mr. Glover,

The meeting in Burbank tonight was very informative, and it brought much attention to the feelings of the people of Burbank regarding this, our community. I'd like to reinforce the ideas that the community holds very dear.

- 1) The people value the rural nature of this community. This is determined by
 - a) lots that are large enough to allow for livestock, such as 4-H animals and horses to ride.
 - b) Room for children to play in yards that can have swing sets
 - c) Room to ride horses
 - d) Lots large enough to park cars so they aren't on the street
 - e) A closeness with nature, as opposed to the concrete jungles of cities
- 2) We have limited community resources which must be considered when determining the kind of development to allow
 - a) Our school has just expanded our primary building through a school bond, and further expansion is out of the question for several years
 - b) The police presence is limited, and we understand there are very limited resources to expand that. (There was a two-car accident on our street this summer and it took an hour and a half for the sheriff's department to arrive.)
 - c) County code enforcement is very sporadic and inefficient.

To permit growth that will threaten our way of life and over-tax our community resources is irresponsible. We understand that the Washington Municipal Codes makes strong recommendations for population density, but those recommendations are surely not without exemption. The minimum of 3 and maximum of 4 housing units per acre violates everything that makes our Burbank a desirable place to live. Therefore, we request that you use whatever exemption application process exists to create an ordinance that specifies a minimum of 1 single family house per acre, and a maximum of 2 single family houses per acre. Multi-family units (apartments, townhouses, duplexes, etc) would be expressly forbidden.

Thank you for taking the time to come to Burbank and providing our community an opportunity to contribute to shaping our future.

Very sincerely,
Thomas E Bagley
Diane F Bagley

Lauren Prentice

From: Diane Bagley <creative@dee-lightful.com>
Sent: Tuesday, October 02, 2018 9:37 AM
To: Community Development
Subject: Please replace my earlier letter with this one on Burbank ordinance
Attachments: WW Community Development letter.docx

Please replace the letter I submitted at 9:00 Monday October 1, with this letter. Thank you.

From: Diane Bagley <creative@dee-lightful.com>
Sent: Monday, October 1, 2018 9:06 PM
To: 'commdev@co.walla-walla.wa.us' <commdev@co.walla-walla.wa.us>
Subject: Burbank ordinance

Dear Mr. Glover,
Thanks for the chance to provide input on the interim ordinance 471. Attached please find our letter for comment.

~Thomas Bagley
~Diane Bagley

453 Basin Drive
Burbank, WA 99323
October 1, 2018

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

Attention: Tom Glover

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 - c) Room to ride horses
 - d) Lots large enough to park cars so they aren't on the street
 - e) A closeness with nature, as opposed to the concrete jungles of cities
 - f) This rural lifestyle is an effective deterrent to gangs and crime
- 2) We have limited community resources which must be considered when determining the kind of development to allow
 - a) Our school has just expanded our primary building through a school bond, and further expansion is out of the question for several years
 - b) The police presence is limited, and we understand there are very limited resources to expand that. (There was a two-car accident on our street this summer and it took an hour and a half for the sheriff's department to arrive.)
 - c) County code enforcement is very sporadic and inefficient.

To permit growth that will threaten our way of life and over-tax our community resources is irresponsible. We understand that the Washington Municipal Codes makes strong recommendations for population density, but those recommendations are surely not without exemption. The minimum of 3 and maximum of 4 housing units per acre violates everything that makes our Burbank a desirable place to live. Therefore, we request that you use whatever exemption application process exists to create an ordinance that specifies a minimum of 1 single family dwelling per acre, and a maximum of 2 single family dwellings per

acre. Multi-family units (apartments, townhouses, duplexes, etc.) would be expressly forbidden.

Lot sizes smaller than 2 single family dwellings per acre will not generate the property taxes the county will need to provide increased revenue for the sheriff's department to police the area. Yet lot sizes smaller than half acre will very likely generate an increase in crime, and the sheriff's office will not be able to provide adequate coverage for residents here.

Lot sizes smaller than half acre will exponentially increase traffic on the roads here. The intersection of Highway 12 and Hanson Loop will see accidents such as we used to have at Maple with Highway 12 and Humorist with Highway 12. Increased fatalities are a real possibility. The county does not have the revenue to improve Quincy Road, and the state in all likelihood will not improve the intersection with Hanson Loop and Highway 12. This will further increase the strain on the sheriff's department.

Lot sizes that allow 1 or 2 single family dwellings will generate a better tax base for the county and for the school system than the smaller quarter-acre lots. The 3-4 units per acre, while appreciated as a cap on development, is inadequate for the increase in cost to the county relative to the income the county will receive. It also destroys the benefit of living in a rural residential neighborhood. Burbank is a desirable residential area and if developed appropriately, preserving the rural quality and lifestyle, it will be a community which offers what most Tri-City developments lack. This alone will make it the kind of community which the county of Walla Walla can support and service.

Thank you for taking the time to come to Burbank and providing our community an opportunity to contribute to shaping our future.

Very sincerely,
Thomas E Bagley
Diane F Bagley

Lauren Prentice

From: Vic Parks <vicnfish@outlook.com>
Sent: Sunday, July 28, 2019 7:58 PM
To: Lauren Prentice
Subject: Low Income housing project in Burbank

Hello, I want to weigh in on the proposed low income housing proposal in Burbank. I have lived in Burbank for 40 years. My wife taught in the elementary school for over 30 years. We raised our 6 children here. I have talked with friends and neighbors who live here and have found no one in favor of this project going forward. That many people will have a real negative impact to our school. We will have to pass levies to expand the school to accommodate the kids. Our roads aren't adequate to handle the added traffic. I understand that they intend to get on the new water and sewer system put in buy the port, but that won't be the only added pollution problems. Thanks to the Walla Walla port district we now have only one access point to enter and leave the Burbank area on Hwy 12. The additional residents coupled with the Broejche and hill top workers will make a traffic nightmare here. These developers are going to line their pockets and leave, and the Burbank residents will have to pay the bill to fix the problems, if they can be fixed. A similar project was tried 40 plus years ago in front and to the west of the old sun mart gas station. It never had more than 4 units in it. The remnants of the concrete pads and power boxes are still there in the weeds. We don't need another eye sore. This project needs to go away. I thank you for your time, and hope you give some thought to my comments.

Vic Parks
579 Tuttle Ln.
Burbank, Wa 99323

Sent from my iPad

Lauren Prentice

From: msvicki1958@aol.com
Sent: Thursday, September 27, 2018 12:07 PM
To: Community Development
Subject: Residential Density in Burbank Residential Zone

Questions and Comments we'd like addressed:

1. What are the zoning laws for Harrison Rd. in Burbank? Because, we've been told before that we can't subdivide our 1 acre.
2. Is Burbank's infrastructure such that this kind of development is feasible? For example, how will it impact traffic? School's?
3. What about law enforcement? We don't have enough deputies now as it is.
4. If the developer has to put in sewer hook ups, do you see the county forcing existing homes to hook on in the future? If yes, at whose expense would that be??
5. How do we go about getting the addresses of Mr. Beauchamp's other developments to which he's made reference? We'd like to verify his claim that he keeps them up as well as he has repeatedly stated on the Facebook Burbank News page.
6. He shows pictures of double wides in Facebook post. How would he put 4 doublewides on 1 acre??

October 1, 2018

First, I would like to thank the commissioners and the staff for their willingness to listen to the needs and concerns of the Burbank community, and be willing to come up with a "fix" for the zoning and land use loophole that was exposed.

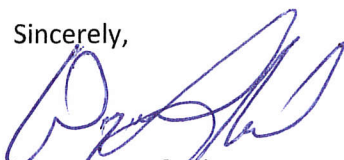
One of the things that drew me to Burbank 12 years ago was the rural lifestyle; the quiet and ability to have some room to breathe without being too close to your neighbors. While I'm not opposed to growth, that growth must remain consistent with the character of the community. A high density rented lot trailer park does not match up with that lifestyle. The rapid addition of over 100 non-permanent rental residences would add an undue burden to our roads, schools and first responders without adding to the tax base to support it. Clearly the current residents would be forced to pick up that bill and our taxes are already 20% higher than comparable properties in the Tri-Cities. Consider also that with the loss of the Humorist interchange, the vehicles coming and going, potentially 300 or more per day, could be passing right in front of our schools.

I would also submit that the proposed extension of Port of Walla Walla utilities to a private trailer park could be illegal, and certainly not in alignment with the purpose of a Port District. My understanding of the Port utility plan was to provide utilities to Port properties and projects, expand commercial development that would add to the Burbank tax base and hopefully reduce some of that burden from the property owners in the community, and to supply water and sewer services to our schools, all of which are consistent with the purpose of the legal work of the Port.

From their website, the Port's mission statement says they are "Working to enhance the economic vitality of Walla Walla County," and doing that by creating and retaining family wage jobs, and expanding the region's tax base. Nowhere in that statement does it say anything about using tax payer funded facilities to provide an income stream to private individuals; people collecting lot rent without any other benefit to Burbank. It definitely does not match up with the Port's stated mission or legal purpose of existing.

Again, I thank you for listening to us regarding our concerns. I ask that you take a serious look at all of the ramifications of allowing any use of Port District resources that does not fit within the parameters of the purpose of a Port District, especially those which would not be a benefit or improvement to the community. I am not in favor of granting a conditional use permit for a trailer park under any circumstances.

Sincerely,



Wayne Langford

Burbank, WA

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

NOTICE OF INFORMATIONAL PUBLIC MEETING AND PUBLIC HEARING BOARD OF COUNTY COMMISSIONERS WALLA WALLA COUNTY, WA

RECEIVED

SEP 28 2018

Informational Public Meeting

The Walla Walla County Community Development Department will be holding an informational public meeting for the following interim ordinance.

1. **ZCA18-002 - Interim Ordinance - Residential Density in Burbank Residential Zone**
Ordinance No. 471, adopted on August 7, 2018, is an interim ordinance regarding the maximum density of mobile/manufactured home parks and other residential uses in the Burbank Residential (BR) zoning district. This ordinance was adopted under RCW 36.70A.390. The duration of the ordinance is one year.

This meeting is open to the public and is a question and answer session; it is not a public hearing. No oral testimony will be taken, and no decisions will be made at this meeting. Staff will be available to answer questions; this is for public informational purposes only.

INFORMATIONAL MEETING INFORMATION

Walla Walla County Fire District #5 Station 51
460 W. Humorist Road; Burbank, WA
October 1, 2018 from 5:00 - 6:00 PM

Public Hearing

Notice is hereby given that the Board of County Commissioners will hold a public hearing at 6:00 PM on Monday, October 1, at Fire District #5 Station 51 (460 W. Humorist Road, Burbank) to receive public testimony on Ordinance No. 471.

Written comments regarding these amendments may be submitted prior to and at the hearing on October 1. This is the final opportunity to comment; written comments will not be accepted after the public hearing is closed on October 1. Send written comments to one of the following addresses:

Board of County Commissioners
c/o Walla Walla County Community Development Department
310 W. Poplar Street, Suite 200; Walla Walla, WA 99362
commdev@co.walla-walla.wa.us

PUBLIC HEARING INFORMATION

Walla Walla County Fire District #5 Station 51
460 W. Humorist Road; Burbank, WA
October 1, 2018 at 6:00 PM

FOR MORE INFORMATION: For more information regarding this meeting, please contact Lauren Prentice, Principal Planner at 509-524-2620 or commdev@co.walla-walla.wa.us.

Walla Walla County complies with ADA; reasonable accommodation provided with 3-days notice.

Myron Streduch
Burbank WA Please turn this Over

Yvonne Stredwick 2251 Hanson Loop Rd ^{Burbank}
I am Against This Ordinance 4/7/

Density in Burbank
A No Vote

There is a lot of things needs
to be change before you have my
Yes Vote

Yvonne