

To: Walla Walla County Community Development Department

From: Nancy Boettcher and C Duane Depping, residents Burbank

Subject: Ordinance No. 471, adopted on August 7, 2018



This is to advise the Board of County Commissioners we are in favor of renewing the interim zoning regulations in order to allow time for additional planning regarding population density in Burbank, WA.

We have the following concerns regarding population density in Burbank:

- 1- Adequacy of road systems
- 2- Adequacy of school systems
- 3- Adequacy of sheriff coverage
- 4- Adequacy of fire coverage
- 5- Difference between rural residential versus high density housing
- 6- Walla Walla Port District costs to cover area with water and septic
- 7- Lack of park and recreational area for residents
- 8- Long term covenants for new projects and residents

These areas must be carefully addressed to assure Burbank's growth is well planned and considerate of current and future residences.

RECEIVED

JAN 29 2020

WW County Comm Dev.

January 25, 2020

Board of County Commissioners
c/o Walla Walla County Community Development Department
310 W. Poplar St., Suite 200
Walla Walla, WA 99362

Dear Commissioners,

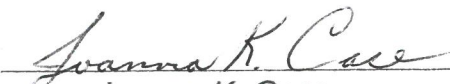
We are writing in support of and asking that you continue Interim Ordinance ZCA 18-002 as it addresses Residential Density in Burbank Residential Zone. We feel, as residents of this community for 45 years, that this ordinance is necessary for our community to maintain the rural life style which residents have enjoyed and will continue to enjoy. The facilities that are available in our community, such as Schools, are not sufficient to support the type of increase in enrollment that high density housing would bring.

We feel that a maximum density of 4 dwelling per acre of single family residential use is as great as our area would support and ask that you renew this ordinance at this time. We are unable to attend the public hearing on February 3, 2020, but we wanted to put our thoughts on this matter into the record.

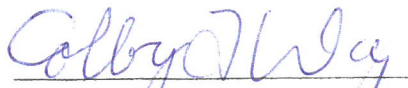
Thanking you for your attention to this matter.

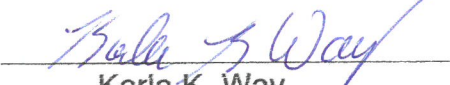
Sincerely,


Stanton C. Case


Joanna K. Case

192 Teri Road, Burbank, WA 99323


Colby D. Way


Karla K. Way

309 Ray Blvd., Burbank, WA 99323

Lauren Prentice

From: Cheryl Stone <cheryl_stone@msn.com>
Sent: Monday, February 3, 2020 9:24 AM
To: Lauren Prentice
Subject: Re: Notice of Public Hearing

Dear Ms. Prentice;

Since we are unable to attend the meeting this morning, we would like to submit our yes vote on the renewal of Ordinance No. 480 via email.

Thank you for your consideration of this matter,
Lloyd & Cheryl Stone
2955 Hanson Loop
Burbank, WA 99323
509-547-7086

From: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Sent: Monday, January 27, 2020 7:00 PM
Subject: Notice of Public Hearing

Attached is a notice for a public hearing scheduled on Monday, February 3, 2020, at 10:30 AM, by the Board of County Commissioners. If you have previously submitted comments to the County regarding this issue and provided us with your mailing address, you will receive this notice via regular mail.

The purpose of this hearing is to allow for public comments regarding the renewal of interim zoning regulations that limit the density of residential uses in the Burbank Residential zoning district (within the Burbank Urban Growth Area).

No changes to the regulations have been proposed at this time. It is the opinion of staff that the renewal of these interim regulations would be a procedural step by the Commissioners to preserve the status quo until additional planning can occur. If the interim zoning is not renewed by the Board of County Commissioners prior to February 5, 2020, it is possible that development may occur at a density that is greater than 4 dwelling units per acre within the Burbank Residential district. The renewal of these regulations would allow the County additional time to consider and develop options for possible permanent zoning regulations, and ensure that members of the public and stakeholders are able to participate in the amendment process.

If you have questions, you can contact me. A staff report for Monday's hearing will be available this week on the BOCC website.

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

Walla Walla County Community Development Department

310 Poplar Street Ste. 200

Walla Walla, WA 99362

January 25, 2020

RECEIVED

JAN 29 2020

WW County Comm Dev.

RE: ZCA 18-002

Board of County Commissioners,

We are writing this letter to support the Residential Density as it is stated in the interim ordinance which is four dwelling units per acre.

We do not want high density housing in our rural area. We feel that any more than this will adversely affect our roads, fire and police protection and heavily impact our school system. At this time we are very concerned about the 330 unit mobile home park that has been proposed for the Burbank area. So, if the four dwelling units per acre will keep this out of Burbank, we will support the ordinance as it is.

Our preference, however, would be to change it to a maximum density of two or three dwelling units per acre. We would encourage stick built homes and feel that ½ to 1/3 acre lots would be able to provide for that.

We all want to preserve our bedroom community lifestyle. Therefore, we hope that even keeping the density at four units per acre will protect us from future high density developers that will only care about making money and not about keeping a rural atmosphere.

Sincerely,

Pat and Melinda Hawes

64 Harold Avenue

Burbank, WA 99323

patandmelinda@msn.com

Lauren Prentice

From: Elaine Wilbert <IEWilbert@msn.com>
Sent: Thursday, July 23, 2020 10:58 AM
To: Community Development
Subject: [External] interim ordinance ZCA18-002

s email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the

To whom it may concern,

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

Sincerely,
Irvin Wilbert
Elaine Wilbert



Virus-free. www.avast.com

Lauren Prentice

From: John Cleghorn <cleghornjr@aol.com>
Sent: Wednesday, July 22, 2020 8:20 PM
To: Lauren Prentice
Subject: [External]

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

Ms. Prentice.

I am in receipt of the letter stating that the Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA).

While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. **We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre.**

The planning commission has asked the Burbank people to tell you what our vision is for our community and we have done so. On more than one occasion. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, **we believe allowing more than two single family dwellings per acre will negatively impact this entire area.**

I know what it comes down to: Money. Revenue for Walla Walla. Burbank is just a shanty town in the commission's eyes. So who cares how we'll be impacted by the plans of money grubbers like Harris and Beauchamp? It will put money in the coffers for Walla Walla.

My wife and I had the extreme displeasure of sitting next to those two at the meeting at the Firehouse. I wish I could have recorded the hateful things they were saying about the residents of Burbank. It was terrible. Harris rebutted one gentleman by saying, "I can take you cowboy." Said low enough and away from the man so as not to actually be heard by said man. Beauchamp remarked at one point, "It's going to happen whether you hicks like it or not." Apparently a sentiment shared by the Walla Walla Planning Commission.

It seems no one cares whether or not they favorably impact a community. They are in it for the money and nothing else. To my mind, and a lot of people in Burbank, it seems as though the planning commission is in it for the money, too. I look behind my house and envision a Potter's Field [Reference: It's a Wonderful Life]. Those two remind me *a lot* of old Henry Potter.

My questions to you are:

1. Why have you not acted to implement the restrictions we have asked for time and again?
2. Why is another extension of the Interim Ordinance even necessary?
3. Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to?
4. Why is it that people in Arlene's Addition or the Heights are being told this doesn't impact them? It impacts us all when it comes to the increased traffic and enrollment in our schools.
5. When they get their way, will we at least be able to force them to put up a 10ft stone fence all along the property line of those of us on Harrison Rd, like those along the highway, so we won't hear or to look at what is surely going to end up a jammed up mess?

I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Mr. John Cleghorn
643 Harrison Rd.
Burbank, WA 99323

Board of County Commissioners

c/o Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200

Walla Walla, WA 99362

Dear Board of County Commissioners,

I am writing in reference to ZCA18-002 – Interim Ordinance – Residential Density in Burbank Residential Zone. I would like to ask that you renew the ordinance limiting the amount of dwellings allowed per acre in the Burbank area.

My husband and I both grew up in the Burbank area. We left the area for about 15 years after we got married, but returned to the area 6-7 years ago to raise our children here. One of the many things that we love about the Burbank area is the large lots and open spaces that Burbank provides. We also like the fact that this is a small community and it does not have a lot of growth. Our community would not be able to sustain a large growth all at once. If the lot sizes were any smaller than a ¼ acre, I believe that could create unsustainable growth in the area. I believe that most people that move to or live in the Burbank area do so because it is a place that they can get space and larger areas of land. The community of Burbank values our space and land. We ask that you continue to limit the amount of dwellings allowed in the area. In fact I would like to request that at some point you make a permanent ordinance in place that would limit the amount of dwellings to 2 per acre, so as to retain the larger spaces that most in our community are used to and want.

In closing, I would ask again for you to renew the interim ordinance no. 471. Thank you for your consideration in this matter.

Karla and Colby Way

309 Ray Blvd.

Burbank, WA 99323

(509)865-8918

ckway@live.com

Lauren Prentice

From: Cheryl Stone <Cheryl_Stone@msn.com>
Sent: Sunday, July 26, 2020 11:49 AM
To: Community Development
Subject: [External] Renewal of the Interim Ordinance - Residential Density in Burbank Residential Zone

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To Lauren Prentice, Director,

in Response to the Notice of Public Hearing for the subject of this letter. We would like to have the Ordinances 480 and 483 renewed which expire on August 3, 2020. Would you be so kind as to express our wishes to the Board of County Commissioners of Walla Walla for us? We enjoy the wide-open country feel of Burbank and would like to stay that way.

Thank you for your consideration,
Lloyd & Cheryl Stone
2955 Hanson Loop
Burbank, WA 99323

Lauren Prentice

From: Community Development
Sent: Monday, January 27, 2020 8:09 AM
To: Lauren Prentice
Subject: FW: RESIDENTIAL DENSITY

From: mstonecobb@aol.com <mstonecobb@aol.com>
Sent: Saturday, January 25, 2020 11:13 AM
To: Community Development <commdev@co.walla-walla.wa.us>
Subject: RESIDENTIAL DENSITY

I would like to see this ordinance become permanent-I would actually like to see the minimum lot size larger than 1/4 acre-I have lived in Burbank for 43 years and do not want to see it ruined for the profit of the developers-I live at 32 Largent rd.-my phone# is 509-947-1435-thanks you

Walla Walla County Community Development Department

310 Poplar Street Ste. 200

Walla Walla, WA 99362

July 17, 2020

RE: ZCA 18-002

Board of County Commissioners,

We are writing this letter to support the Residential Density as it is stated in the interim ordinance which is four dwelling units per acre.

We do not want high density housing in our rural area. We feel that any more than this will adversely affect our roads, fire and police protection and heavily impact our school system. At this time we are very concerned about the 330 unit mobile home park that has been proposed for the Burbank area. So, if the four dwelling units per acre will keep this out of Burbank, we will support the ordinance as it is.

Our preference, however, would be to change it to a maximum density of two or three dwelling units per acre. We would encourage stick built homes and feel that ½ to 1/3 acre lots would be able to provide for that.

We all want to preserve our bedroom community lifestyle. Therefore, we hope that even keeping the density at four units per acre will protect us from future high density developers that will only care about making money and not about keeping a rural atmosphere.

Sincerely,

Pat and Melinda Hawes

64 Harold Avenue

Burbank, WA 99323

patandmelinda@msn.com

Lauren Prentice

From: SCRIMSHER Michael (Framatome) <Michael.Scrimsher@framatome.com>
Sent: Wednesday, July 22, 2020 3:34 PM
To: Tom Glover
Cc: Lauren Prentice; Jim Duncan; Connie Vinti; Community Development
Subject: [External] Written comments for the July 27 2020 meeting

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Dear Lauren: Please confirm receipt and that this will be considered and accepted as written comment. I'm sorry I cannot make the July 27 meeting in person as I will be on vacation and unavailable.

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

Date 7-23-20

Subject: interim ordinance # 471

Dear Walla Walla County and Port District Commissioners:

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, encroachment into 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: mstonecobb@aol.com
Sent: Sunday, July 26, 2020 2:58 PM
To: Community Development
Subject: [External] Ordinance 483

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My name is Mike Cobb-my wife and i have been Burbank residents for over 40 years -I would like to see the minimum lot size at 1/3 to 1/2 acre. if 1/4 acre is what we are looking at I don't see why we keep looking at interim ordinance instead of making it permanent-development is inevitable-this our chance to keep it controllable-what do we need to do to make this permanent and not temporary?-thank you Mike and Sandee Cobb

Lauren Prentice

From: Community Development
Sent: Tuesday, January 28, 2020 9:38 AM
To: Lauren Prentice
Subject: FW: Written comments for the Feb 3 2020 hearing - Interim Ordinance # 471 - Residential Density

From: SCRIMSHER Michael (Framatome) <Michael.Scrimsher@framatome.com>
Sent: Tuesday, January 28, 2020 7:02 AM
To: Community Development <commdev@co.walla-walla.wa.us>
Cc: Lauren Prentice <lprentice@co.walla-walla.wa.us>
Subject: Written comments for the Feb 3 2020 hearing - Interim Ordinance # 471 - Residential Density

Dear County Commissioners:

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

Date 1-28-20

Subject: Interim Ordinance # 471 - Residential Density

Dear Walla Walla County and Port District Commissioners:

Pleas renew the interim zoning regulation to prohibit the future development property of more than 4 residences per acre. THE LAST THING THAT BURBANK NEEDS IS ANOTHER HARRISON RAY STYLE TRAILER PARK, even one with curb and gutters and "New" Trailers on rented ground that the homeowner will never truly own, only be a lifelong renter.

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.

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 balance like in downtown Burbank, Burbank Heights and other areas in Burbank.

Trailers, and most 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, they are not for good long term residences or families who wish to stay long term. Burbank has more than enough trailers, why do we want to have yet more?

Respectfully submitted.

Michael W Scrimsher

104 Tuttle Lane
Burbank Hts. WA 99323

Lauren Prentice

From: Diane Bagley <creative@dee-lightful.com>
Sent: Tuesday, July 21, 2020 2:30 PM
To: Lauren Prentice
Subject: [External] Interim Ordinance 471

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

Ms. Prentice.

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

Sincerely,
Thomas Bagley
Diane Bagley

Lauren Prentice

From: msvicki1958@aol.com
Sent: Wednesday, July 22, 2020 7:51 PM
To: Lauren Prentice
Subject: [External] Density in Future Burbank Developments

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

Ms. Prentice.

We are in receipt of the letter stating that the Walla Walla Planning Commission is again considering extending Ordinance No. 471, an interim ordinance addressing residential density in the Burbank Urban Growth Area (UGA).

While this is better than what had been in place, it is not what Burbank people have told you, three times at three different meetings, that this community wants. We have unequivocally stated our opposition to any development with a density of more than two single family dwellings per acre.

You have asked the Burbank people to tell you what our vision is for our community and we have done so. Our reasons have been made very clear at each of these meetings and in letters our community members have written to the Commission. For reasons we have repeatedly and forcefully stated, we believe allowing more than two single family dwellings per acre will negatively impact this entire area.

My questions to you are: Why have you not acted to implement the restrictions we have asked for? Why is another extension of the Interim Ordinance even necessary? Are you simply stalling, hoping we will lose interest or give up, so that you can move forward with a plan you know we are opposed to? Why is it that people in Arlene's Addition or the Heights are being told this doesn't impact them? It impacts us all when it comes to the increased traffic and enrollment in our schools.

I assure you, because the very nature of our community is at stake, we will remain vigilant and engaged.

Sincerely,

Mrs. Vicki Cleghorn
643 Harrison Rd.
Burbank, WA 99323

Lauren Prentice

From: Wayne Langford <waynelangford@frontier.com>
Sent: Monday, February 3, 2020 8:54 AM
To: Community Development
Subject: renewal of density ordinance in the Burbank Residential Zone

I, hereby, request, on behalf of myself and the residents of Burbank, that the Board of County Commissioners of Walla Walla County renew the interim ordinance (Ordinance 471, renewed by Ordinance 480) which is set to expire February 5, 2020. The ordinance would continue the limit on dwellings to a maximum of 4 units per acre in the Burbank Residential Zone.

Further, I ask that every possible effort is made to finding a permanent solution to the development concerns in the Burbank community. The uncertainty and ambiguity of the regulations is not fair to the residents or the land owners in the community.

Thank you.

(signed)

Wayne & Cherree Langford
672 Lake Rd.
Burbank, WA 99323

Lauren Prentice

From: Wayne Langford <waynelangford@frontier.com>
Sent: Sunday, July 26, 2020 2:47 PM
To: Walla Walla County Commissioners
Cc: Community Development
Subject: [External] Interim Ordinance for the Burbank Residential Zone

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July 26, 2020

Walla Walla County Board of County Commissioners;

Chairman Greg Tompkins

Commissioner Jim Johnson

Commissioner Todd Kimball

And Lauren Prentice, Director of Community Development,

Good Day,

I am writing today in support of renewing and extending the Interim Ordinance regarding the Residential Density in the Burbank Residential Zone, limiting the maximum density to not more than 4 units per acre. It has been stated before, but I will say again that high density, urban-style growth is not in the current character of what the Burbank community has become in recent decades.

Granted, there are small pockets of higher density areas, but these were platted well over 50 years ago, and some much older than that. That is no longer the “norm” of the community. The vast majority of Burbank is that of a rural lifestyle, with single family homes on ½ to 1 acre lots, and larger. The vast majority of Burbank would like to keep it this way.

The Growth Management Act, forced upon us by West-side bureaucrats and special interest groups, has failed us. We, the citizens of Burbank are asking for your help in creating zoning rules and regulations that will protect the rural character of what Burbank has become, and the lifestyle that is so important to its residents, now and in the future. We need the renewal of the Interim Ordinance to

protect our community while the efforts of more permanent regulations can be made and put into place. We ask for your approval of Ordinance No. 484 – Renewing an interim Ordinance regarding the maximum density of mobile/ manufactured home parks and other residential uses in the Burbank Residential Zoning District, as listed on the agenda in reference.

Thank you.

Sincerely,

Wayne Langford

672 Lake Rd.

Burbank, WA 99323