



# Walla Walla County Community Development Department

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To: Board of County Commissioners  
From: Lauren Prentice, Director  
Date Prepared: May 13, 2021  
Agenda Date: May 17, 2021  
RE: **Public Hearing** – Proposal ZCA18-002, amendments to Walla Walla County Comprehensive Plan and Development Regulations adopting residential density limits and density/dimensional standards for manufactured home parks and other residential uses.

## **1. Background and Purpose of Amendments**

There is currently no limit on the density of single-family residential development in the Burbank UGA; the general goal of the County in considering amending the Burbank Residential zoning regulations is to consider placing appropriate limits on residential development, which is represented by Options 2 and 3.

The proposed amendments under consideration affect only the Burbank Urban Growth Area (UGA). The County has already established a minimum density requirement of 3 dwelling units per acre for residential development within all UGA's. Amendments which would limit density below 3 dwelling units per acre cannot be adopted in this area due to this County policy and restraints of the Washington State Growth Management Act (GMA).

The Burbank Heights area will not be affected because it is outside the Urban Growth Area. Three general amendments were prepared and presented to the Planning Commission. Options 1, retaining existing zoning, could result in high density residential development, while Options 2 and 3 would allow only low to medium density residential density.

Just prior to the Planning Commission public hearing, based on feedback from the public during and after the Public Informational Meeting, Option 3B was added. Option 3B, like Option 3A, would result in mixed residential zoning in the Burbank UGA utilizing the same districts as are utilized within the other UGAs. Option 3B flipped the zoning in the middle and outer areas of the UGA so that the lowest density zoning district possible (R-96) would be applied in the undeveloped areas of the UGA. Option 3B, like the rest of options, would also enact manufactured home park standards and amend the Planned Unit Development (PUD) regulations to allow for increased density in developments where a public benefit is provided.

## **2. Planning Commission Public Hearing**

On May 5, 2021 the County Planning Commission held a public hearing to receive comment on this proposal. A total of five members of the public provided verbal public testimony during the hearing. Three people spoke in favor of the amendments, one spoke in opposition, and a third expressed concerns about development but said that he, as well as other Burbank residents who could not attend the meeting, thought that Option 3B was the best option. After a motion by member Langford, which was not seconded or voted on, members discussed reducing density bonus for PUD from 8 units per acre to 6 units per acre and modifying manufactured home park standards. After further discussion and another motion, the members voted unanimously to recommend Option 3B by approved by the Board of County Commissioners as presented.

### **3. Planning Commission Recommendation**

The Planning Commission unanimously (6-0) recommended, with one member absent, approval of Option 3B as presented.

### **4. Sample Motion (concurring with Planning Commission recommendation)**

"I move that the Walla Walla County Board of Commissioners concur with the findings of fact and conclusions of law in docket number ZCA18-002 and approve the amendments in Option 3B and request that the Community Development Department and Prosecuting Attorney prepare an ordinance for approval."

### **5. Attachments**

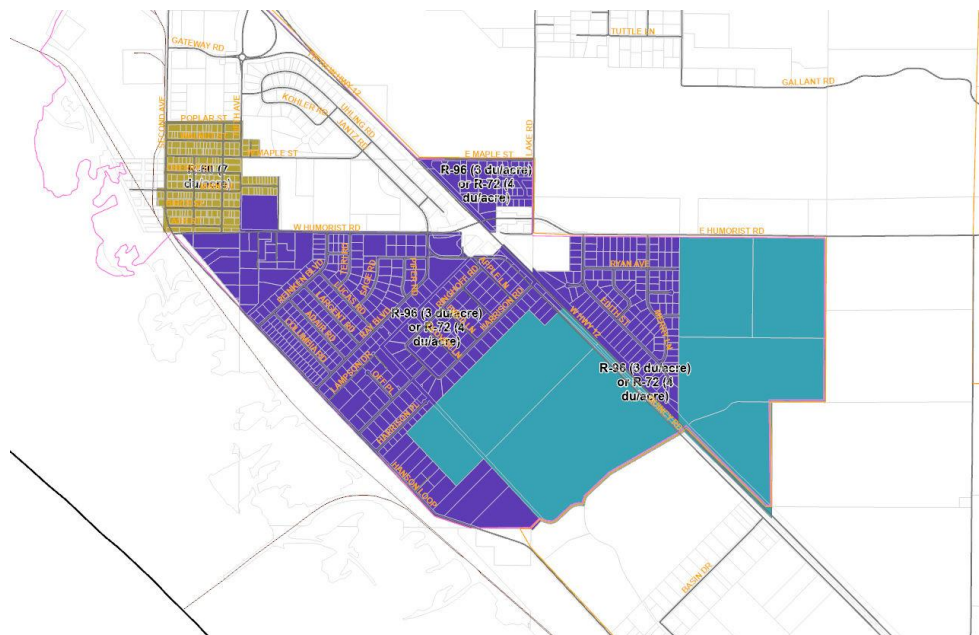
- A. Summary of Recommended Amendments – Option 3B
- B. Draft Minutes from May 5, 2021 Planning Commission meeting
- C. May 5, 2021 Planning Commission Final Docket Public Hearing Staff Report with attachments
- D. Notice of Public Hearing and Certificate of Notification
- E. Written Public Comments received in 2021 (comments submitted in 2018 – 2020 are available on the Community Development Department project webpage:  
[https://www.co.walla-walla.wa.us/government/community\\_development/burbank\\_density.php](https://www.co.walla-walla.wa.us/government/community_development/burbank_density.php).

## ATTACHMENT A

### Summary of Option 3B:

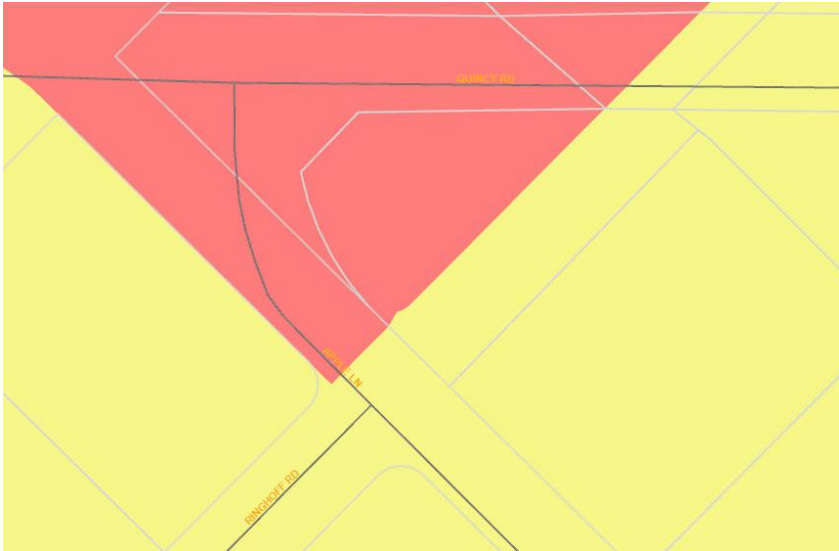
#### Replace BR district with three residential districts (R-60, R-72, R-96) and adopt other residential development standards; R-96 zoning for undeveloped outer UGA area.

- Replace existing Burbank Residential district with three single-family residential zoning districts: R-60, Single Family Residential; R-72, Single Family Residential; and R-96, Suburban Residential.
- In area BR-1 (Khaki: downtown Burbank), where most dense existing development is located, apply Medium Density Residential land use designation and R-60, Single Family Residential zoning. Existing lots are approximately 4,500 to 7,500 square feet, although some would become nonconforming lots, many of the houses already occupy double-lots.
- Area BR-2 (Purple: Harrison Ray, Arlene's Addition) would be assigned R-72 zoning. Existing lots are around a half to  $\frac{3}{4}$  of an acre. R-72 zoning would allow more dense infill development (if utilities were available in the future).
- Area BR-3 (Teal: undeveloped UGA) would be assigned R-96 zoning, the least dense zoning, to allow efficient low-density residential development of approximately 3 dwelling units per acre.
- No change to minimum density (3 dwelling units per acre), which requires that land may not be divided unless 3 units per acre are provided. Exception for the creation of two 5-acre lots.
- Consistent with Policy BU 5.1 of the Subarea Plan: "Provide separate areas in the community for different types and densities of housing."
- Subject to additional development standards such as open space and landscaping requirements, allow an increase in the allowable maximum density may be permitted up to a maximum of 8 dwelling units/acre via Planned Unit Development process. Minimum lot sizes and setbacks could be reduced when development standards are met to accommodate additional density.
- Adopt new chapter with Manufactured Home Park standards. As drafted, parks would not be subject to the maximum density allowed in the underlying zone but would have minimum lot size of 4,200 sf resulting in approximately 7 units per acre (of gross site area).



- Includes small site-specific rezone of a portion of existing lot (APN 300812520208) from Burbank Commercial (BR), which currently is split between BC and BR district.

Existing:



Proposed:



**Proposed Amendments to WWCC 17.18.020 Table of density and dimensional requirements.  
(Option 3B)**

	Minimum Lot Area Requirements <sup>8,22,26</sup>		Residential Density per Acre <sup>15,17</sup>	Minimum Setback Requirements (in feet) <sup>22</sup>			Maximum Coverage (in percent)	Maximum Height (in feet)
Zone	Size	Width (feet)		Front	Side	Rear		
Exclusive Agriculture (18)	120 acres	330	0.0083	30(2)	10(2)	(2)(5)	—	35(1)
Primary Agriculture (19)(20)(21)	40 acres	330	0.025	30(2)	10(2)	(2)(5)	—	35(1)
General Agriculture (19)(20)	20 acres	330	0.05	30(2)	10(2)	(2)(5)	—	35(1)
Agriculture Residential (23)	10 acres	330	0.10	30(2)	10(2)	(2)(5)	—	35(1)
Rural Remote-20	20 acres	330	0.05	30(2)	10(2)	(2)(5)	—	35(1)
Rural Remote-40	40 acres	330	0.025	30(2)	10(2)	(2)(5)	—	35(1)
Rural Agriculture-5	5 acres	200	0.20	30(2)	10(2)	(2)(5)	—	35(1)
Rural Agriculture-10	10 acres	330	0.10	30(2)	10(2)	(2)(5)	—	35(1)
Rural Residential Mill Creek-5	5 acres	330	0.20	30	10(2)(7)	(2)(5)	—	35(1)
Rural Residential-2	2 acres	125	0.50	30	10(7)	(2)(5)	35	35(1)
Rural Residential-5	5 acres	200	0.20	30	10(7)	(2)(5)	—	35(1)
Suburban Residential R-96	9,600 square feet	75	3.0	20	10(7)	20(7)	35	35
Single Family Residential R-72	7,200 square feet	50	3.0	20	5	20(7)	40(11)	35
Single Family Residential R-60	6,000 square feet	50	3.0	15	5	20(7)	40(11)	35
Multiple Family Residential	—	50	3.0	15	5	20(7)	45	50
Burbank Residential	—	—	3.0(15)	20	5	25(7)	35	35
Rural Development (4)(13)(14)	—	—	—	20	10(7)	20(7)	35 60(3)	35(24)
Rural Activity Centers (4)	—	—	—	20	10(7)	20(7)	35 60(3)	35(24)
Rural Farmworker Community (4)	—	—	—	20	10(7)	20(7)	35 60(3)	35(24)
Industrial Agriculture Mixed			—	(6)	(6)	(6)	75	—
Industrial Agriculture Heavy	—	—	—	(6)	(6)	(6)	75	—
Neighborhood Commercial	—	—	—	15	5	15	75	35
General Commercial	—	—	—	20	(9)	(10)	75	50
Burbank Commercial	—	—	—	15	5	15(7)	75	35

Heavy Industrial	—	—	—	(6)	(6)	(6)	75	—
Light Industrial	—	—	—	(6)	(6)	(6)	75	—
Industrial Business Park	—	—	—	(6)	(6)	(6)	75	—
Airport Development	—	—	—	(12)	(12)	(12)	75	(25)
Public Reserve	—	—	—	20	(9)	(10)	75	35
Urban Planned Community	—	—	3.0	—	—	—	—	—

**Density and Dimensional Requirements Development Conditions:**

1. No limit for barns or other agricultural structures.
2. Buildings housing domestic animals or any use that produces offensive noise, vibration, smoke, dust, odors, heat or glare shall maintain a seventy-five feet front yard setback and fifty feet side and rear yard setbacks.
3. Applies only to townhouse, multi-family and non-residential uses. An additional fifteen percent may be covered if at least twenty percent of the lot is landscaped.
4. The dimensional standards in this zone may be administratively modified during site plan review.
5. Rear yard setbacks shall be in compliance with the Building Code.
6. No restrictions, except fifty feet yard setbacks are required where abutting a residential district.
7. A side and/or rear yard setback may be reduced to five feet for a detached garage or similarly sized accessory building upon a determination by the director that:
  - A. The detached garage or similarly sized accessory building will be located entirely within the rear one third of the lot; and
  - B. Such detached garage or similarly sized accessory building will not be unduly detrimental to adjacent and surrounding property, nor to the zone in which approval is requested.
8. The minimum parcel size requirement shall not apply to the creation of parcels for use as publicly owned quarries, material stockpiling, rock crushing, road construction, road maintenance and mining equipment storage within the Exclusive Agriculture, Primary Agriculture, General Agriculture, Rural Remote forty acre, Rural Remote twenty acre, Rural Agriculture ten acre and Rural Agriculture five zoning districts. A note will be placed on the face of the recorded land division instrument (e.g., short plat, subdivision, etc.) stating that the site is not a buildable parcel for residential or commercial purposes.
9. No restrictions except where abutting a Residential district, then ten feet.
10. No restrictions except where abutting a Residential district, then fifteen feet.
11. Forty-five percent allowed with a two-family dwelling unit.
12. No restrictions, except where abutting a Residential district, then fifty feet from centerline of road.
13. In the RD-R zone, newly created lots must be connected to a public water system.
14. In terms of building size, scale, use, or intensity, development or redevelopment of existing uses shall be consistent with the character of the area. Visual compatibility is not required and changes in use from vacant land are permitted.
15. See ch. 17.18.050(D) for the maximum allowed density for new residential development within the Burbank urban growth area.
16. In urban growth areas the residential density per acre is the minimum density required for residential uses. See ch. 17.18.050 and 17.18.070.
17. Outside of urban growth areas the residential density per acre is the maximum density allowed for residential uses. See ch. 17.18.060.
18. The number of lots that can be created through the land division process is limited to four within a five year period.
19. The number of lots that can be created through the land division process on agriculture lands not designated as lands of primary significance or unique lands is limited to four within a five year period unless provided otherwise in ch. 17.31.

20. The provisions of ch. 17.31 shall apply when creating more than four lots on lands not designated as agriculture lands of primary significance or unique lands.
21. The provisions of ch. 17.31 shall apply to all lands designated as agriculture lands of primary significance or unique lands.
22. The provisions of ch. 17.31 shall supersede the minimum lot area requirements and the minimum setback requirements.
23. The provisions of ch. 17.31 shall apply to all lands in this district.
24. This height limit shall apply to one-family dwelling units, duplexes, mobile homes, and manufactured homes.
25. Height limits shall be governed by Federal Aviation Administration (FAA) regulations.
26. Public rights-of-way shall not be calculated into meeting the minimum required lot size of the respected zone.

**Proposed Amendments to 17.18.050 Residential density in urban growth areas.  
(Options 2 and 3)**

- A. The residential density per acre in ch. 17.18.020 shall be the minimum density required for residential uses.
- B. Minimum Residential Density Calculation. To calculate the minimum number of residential dwelling units required for any given property in an urban growth area, the buildable site area is multiplied by the residential density per acre that applies to the zone in which the property is located. The result is the minimum number of dwelling units that must be accommodated on that property. For the purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5, rounded down).

Example for determining the minimum number of residential dwelling units required on a 2.2 acre buildable site area property in an R-96 zone:

2.2 (buildable site area in acres)	×	3.0 (minimum residential density per acre)	=	6.6 rounded to 7 (minimum number of required dwelling units)
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- C. Maximum Number of Dwelling Units. The maximum number of dwelling units, allowed on a property shall be determined by dividing the buildable site area (in square feet) by the minimum lot area requirement for the zone in which the property is located. The result is the maximum number of dwelling units allowed on that property, provided that no lot shall be less than ninety-five percent (95%) of the minimum lot area requirement for the zone in which the property is located. For purposes of this calculation, fractional values shall be rounded to the nearest whole number (0.5 and above rounded up; below 0.5 rounded down).

Example for determining the maximum number of residential dwelling units allowed on a 2.2 acre buildable site area property in an R-96 zone:

2.2 acres (95.832 buildable site area in square feet)	/	9,600 square feet (minimum lot area requirement)	=	9.98 rounded to 10 (maximum number of allowed dwelling units)
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- D. In the Burbank urban growth area, the maximum number of dwelling units is calculated as described in Subsection C, except that the density may be increased to 8 dwelling units per acre via the planned unit development process in Chapter 17.37. Residential zoning district the density for multi-family,

mobile/manufactured home park, one family, two family, town house and other residential uses shall not exceed four dwelling units per acre.

- E. The minimum density requirement for a property may be waived one time by the county if:
  - 1. The applicant proposes the creation of no more than two lots or parcels; and
  - 2. Both lots or parcels are at least five acres in size; and
  - 3. The size and configuration of the lots or parcels shall not preclude future division of all lots or parcels into lots that comply with the provisions of this chapter and Title 16; and
  - 4. The placement of all structures, improvements, and infrastructure shall not preclude the future division of all lots or parcels into lots that comply with the provisions of this chapter and Title 16.
- F. A proposal to locate one residential dwelling on a property shall be exempt from the minimum density requirement if the applicant demonstrates that the single residence, infra-structure and other improvements are located in a manner such that they would not preclude future residential development of the property consistent with the applicable provisions of this chapter and Title 16.
- G. Accessory dwelling units, sleeping units, caretakers quarters, farmworker dwellings, transient labor camps, and temporary lodging mobile/manufactured homes under ch. 17.16.014(A) are not counted as dwelling units for purposes of density.



**Proposed Amendments to WWCC 17.16.014 Permitted uses table. (Option 3B)**

**Residential Land Uses**

Key;
P = Permitted use
C = Conditional use permit required
AC = Administrative conditional use permit required
* = Definition of this specific land use see Chapter 17.08
PA = Primary Agriculture
EA = Exclusive Agriculture
GA = General Agriculture
AR = Agriculture Residential
RR = Rural Remote
RA = Rural Agriculture
RRMC-5 = Rural Residential Mill Creek-5
RR = Rural Residential
R-96 = Suburban Residential
R-72 = Single Family Residential
R-60 = Single Family Residential
RM = Multiple Family Residential
RD-R = Rural Development-Residential
RD-CI = Rural Development-Commercial/Industrial
RFC = Rural Farmworker Community
RAC = Rural Activity Center

	Zone																		
	Resource				Rural							Urban Residential				Misc.			
	PA-40	EA-120	GA-20	AR-10	RR-40	RR-20	RA-10	RA-5	RRMC-5	RR-2	RR-5	R-96	R-72	R-60	RM	RD-R	RD-CI	RFC	RAC
Specific Use																			
Dwelling Units																			
* One Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	P





* Manufactured Home	AC								P	
* Mobile/Manufactured Home Park									E	
GROUP RESIDENCES										
* Adult Family Home									P	
* Long Term Care Facility							P	P	E	
* Senior Citizen Asst. Housing							P	P	AC	
TEMPORARY LODGING										
* Bed and Breakfast Type I									P	
* Bed and Breakfast Type II									E	
* Bed and Breakfast Type III										
* Hotels/Motels					P		P	P		
* Mobile/Manufactured Home—Medical Hardship	AC1								AC1	
* Transient Labor Camps										
ACCESSORY USES										
* Accessory Dwelling Units	P2								P2	
* Accessory Dwelling Units, Industrial and Business Park					AC8					
* Accessory Use	P3						P3	P3	P3	
* Home Occupation Type I	P4								P4	
* Home Occupation Type II	AC4								AC4	
* Caretakers Quarters	P	P	P	P	P		P	P		
* Farmworker Dwellings	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	AC5	

A. Residential Land Uses—Development Conditions.

1. The temporary placement of mobile/manufactured homes only applies to situations where there exists a personal hardship related to the aged, infirm or to persons incapable of maintaining a separate residence, whereby it is necessary to have someone living on the same premises. The following provisions are also required:
  - a. A signed doctor's statement indicating the need for care shall be submitted with the application;
  - b. The permit shall be issued for a specific person(s) and for a period of one year, requiring annual review and renewal. No change in occupancy shall take place without review of the planning commission. The mobile/manufactured home shall be removed within ninety days after the original need has ceased;

- c. The county health department shall approve the provisions of water and sewer service to the temporary dwelling unit;
  - d. Each granting does not constitute an approval to divide land. The location of a temporary dwelling unit on a parcel of land shall not be considered the creation of a separate dwelling site and the lot area, frontage and access requirements of the applicable zoning district shall not apply.
2. See the definition of accessory dwelling unit in ch. 17.08.
  3. An accessory use, structure or activity clearly incidental to the permitted use and which will not create a nuisance or hazard if permitted.
  4. Proposed home occupations shall be subject to the review process and requirements described in sections 17.08.260 and 17.08.261.
  5. Farmworker dwellings to accommodate agriculture employees and their families employed by the owner of the premises are permitted, provided that only three accessory farmworker dwelling units are permitted on a lot in addition to the owner's single-family residence and that each lot has a minimum of twenty acres and; provided further that such housing facilities shall be considered accessory to the main dwelling and shall conform to the provisions of the district pertaining to required yards and open spaces for dwellings. Verification of half time or greater employment is required before issuance of building permit.
  6. Only permitted within an approved Planned Unit Development. Increased density for two-family dwellings (duplex) and townhouses is a recognized public benefit in the R-96, R-72, R-60, RD-R, RFC, RAC, ~~and BR~~ zoning districts.
  7. Transient labor camps are permitted provided they meet the state's minimum health and safety requirements for temporary worker housing (246-3 58 WAC Temporary Housing Rules).
  8. The accessory dwelling unit, excluding any garage area and other non-living areas, is prohibited on the first floor of the primary building.
  9. Any lot with a Type II bed and breakfast shall be limited to a total of three residential buildings, including the primary dwelling unit and any accessory building containing guest rooms or farmworker dwellings.
  10. Only allowed within the Burbank urban growth area

**Proposed Amendments to CHAPTER 17.37 GENERAL PROVISIONS—  
PLANNED UNIT DEVELOPMENTS (Option 3B)**

**17.37.170 Purpose.**

- A. The purpose of the planned unit development option is to provide greater flexibility and encourage more design creativity than is generally done under traditional lot by lot development, while insuring substantial compliance with the goals and policies of the comprehensive plan; and permitting more advantageous use of sites through the arrangement of structures, circulation, parking, open spaces, and transfer of development rights.
- B. The use of this provision superimposes the regulations of the planned unit development upon the underlying zoning districts without changing the fundamental intent of the underlying district regulations while providing flexibility in the application of those requirements.

**17.37.180 Types of projects.**

- A. Residential. A planned unit development consisting of residential uses may be permitted in any zoning district classification allowing residential uses.
- B. Mixed Residential and Commercial. A planned unit development consisting of a mix of residential and limited commercial uses may be permitted in any zoning district allowing residential and commercial uses.
- C. Commercial. A planned unit development consisting of commercial uses may be permitted in any zoning district allowing for commercial uses.
- D. Industrial. A planned unit development consisting of industrial uses may be permitted in any zoning district allowing for industrial uses.

**17.37.190 Application of regulations.**

Individual uses and structures in a planned unit development need not comply with the specific building height or locations, building size or bulk, lot size or lot dimensions, road standards, or land coverage of the underlying use district provided the underlying zoning's spirit and intent are consistent with the overall planned development and the county's comprehensive plan.

**17.37.200 Classifications.**

For the purpose of identifying land areas for a planned unit development, they shall be classified as follows and limited to parcels of not less than the size indicated:

- A. Residential: five acres (one acre within a rural activity center);
- B. Commercial: one acre;
- C. Mixed, residential and limited commercial: five acres (one acre within a rural activity center);
- D. Industrial: one acre.

#### **17.37.210 Procedure requirements.**

Applications for a planned unit development are processed according to the procedures prescribed in Title 14.

#### **17.37.215 Submittal requirements.**

A preliminary development plan shall be submitted to the planning department for review. The preliminary plan shall show the general intent and text describing the features of the plan. The planning department shall determine the plan to be in harmony and agreement with the development policies of the comprehensive plan.

#### **17.37.220 Residential projects.**

In projects exclusively residential, the land area and characteristics shall be such that:

- A. Residential dwelling unit density shall be determined by the density permitted in the underlying zoning classification via the standards in Chapter 17.18.
- B. Residential projects may propose concepts such as:
  1. Four-unit single-family clusters with party walls, one side and one front yard for each unit;
  2. Single-family row houses with party side walls;
  3. Single-family double row houses with party side and rear walls;
  4. Public and private access lanes;
  5. Varied, lot size subdivisions;
  6. Establishment of greenbelts or other open areas, or community buildings or recreation facilities;
  7. Multiple ownerships may participate in a PUD provided all parcels are contiguous to at least one other parcel in the planned unit development;
  8. The transfer of residential dwelling units is permitted throughout the planned unit development provided the transfer does not occur from a higher density zone to a lower density zone;
  9. Every parcel must retain one residential dwelling unit, excluding open space tracts.
  10. Within the Burbank urban growth area, density increase up to 8 dwelling units per acre per WWCC 17.18.050(D).

#### **17.37.230 Mixed residential and commercial land use projects.**

In residential districts immediately abutting and adjoining nonresidential zoned property, mixed land use projects are permitted provided:

- A. The site shall abut, and the major internal street serving the planned unit development shall be functionally connected to at least one primary or secondary arterial, as defined in the comprehensive plan for Walla Walla.
- B. The size and type of nonresidential establishments to be integrated into the project are specifically and selectively authorized by the hearing examiner.
- C. Automobile circulation and parking for nonresidential uses are oriented towards the adjoining developed nonresidential district.
- D. Nonresidential uses are limited to ground floor locations, and fifty percent of the total ground floor building area.

**17.37.240 General conditions.**

All planned unit development projects shall demonstrate that there is a public benefit to be gained by a permitted degree of deviation from the underlying zoning district such as:

- A. Additional or better related open space;
- B. Better or more convenient services;
- C. Preservation of a natural asset;
- D. Additional public use facilities;
- E. Other public benefit features.

**17.37.250 Administrative conditions of approval.**

A. A project which plats or subdivides land for sale and individual ownership shall properly record the plat with the Walla Walla County auditor prior to the issuance of any building permits or authorization to commence construction.

B. A project proposing multiple land uses in a residentially zoned area shall complete construction of fifty percent of the residential part of the project prior to the issuance of building permits for any nonresidential constructions.

C. Prior to the application for a building permit or other authorization to commence work, the project shall be accompanied by:

- 1. Any bond required by the county guaranteeing completion of a specific defined portion of the project as authorized and approved, and/or a standard plat bond if subdivision and sale of lots is a part of the project;
- 2. Deeds to any land or properties intended for public ownership and use in the completed project;
- 3. A complete project site plan and construction plans and specifications for the initial buildings.

**17.37.260 Termination.**

Failure to actively pursue an authorized project shall subject the project to review by the hearing examiner to determine whether a time extension should be granted or whether the following actions should be initiated. If no construction permits have been issued within twelve months of authorization by the county commissioners, the county shall terminate project and cancel all conditional grants. County administrative departments shall void all permits.



## **DRAFT MOBILE/MANUFACTURED HOME PARK CODE (NEW CHAPTER)**

### **CHAPTER 17.24 – DEVELOPMENT STANDARDS – MOBILE/MANUFACTURED HOME PARKS**

#### **17.24.010 Purpose.**

This Section establishes standards and criteria for development and expansion of mobile/manufactured home parks within Walla Walla County. These standards are provided to ensure uniform, coordinated development of mobile/manufactured home parks and to ensure the general health, welfare and safety of the occupants of mobile/manufactured homes that may be located within a park developed under these standards.

#### **17.24.020 Locations Permitted.**

Mobile/Manufactured home parks are permitted as shown in Chapter 17.16, Permitted Uses.

#### **17.24.020 Procedure for approval.**

A manufactured home park development requires Type 3 permit review, as established in Chapter 14.09 - Project Permit Classification and Review Processes.

#### **17.24.030 Density Requirements.**

The density of a park or park expansion shall not exceed the density of the underlying zoning district, with the exception of mobile home parks proposed within the Burbank UGA and that meet additional conditions as noted in Chapter 17.xx. All required site improvements shall be installed prior to placement of units in the park. Additional site improvements may be required by the Community Development Department.

**Commented [LP1]:** This is an optional provision which could be considered if amendments were adopted that limited single-family residential development

#### **17.24.040 Siting Criteria.**

The following minimum criteria apply to the siting of mobile/manufactured home parks.

- A. Minimum site development area: five acres
- B. Minimum perimeter buffer: 30 feet of dense vegetated screen
- C. Minimum unit site area: 4,200 square feet
- D. Minimum separation between units: 20 feet
- E. Minimum common open space area<sup>1, 2</sup>: 30 percent of gross site area
- F. Maximum density<sup>3</sup>: Subject to underlying zoning district. See Table 17.18.020
- G. Maximum height: dependent upon the zoning district standard

#### **17.24.040 Application Requirements.**

- A. Each application shall contain detailed plans including the following:

1. Scale and north arrow of plan.
2. Boundaries and dimensions of the manufactured home park and number of acres included.
3. Vicinity map showing the relationship of the development to adjacent properties.
4. Location and dimensions of each space with such spaces designated by number or other designation.
5. Location and dimension of each existing or proposed building.
6. Location and width of roadways and pedestrian/bike ways.
7. Location of each lighting fixture for exterior lighting.
8. Location of recreational and other common areas.
9. Location and type of landscaping, retained trees, newly planted trees, fences, walls, and other screening structures.
10. Location, arrangement, and design of all parking facilities.
11. Location of fire hydrants.
12. Enlarged site plan of typical space showing location of foundation, base, storage space, parking, utility connections, and other improvements.
13. Topography of the park site with contours indicated and a drainage plan.
14. Proposed public or private water and sanitary sewer systems.
15. Solid waste disposal system and structures.
16. Deed or preliminary title report certifying ownership.
17. A stormwater report for medium and large projects which includes a site plan, erosion and sediment control plan, and other information required by Title 11 - Stormwater.

**17.24.050 Development standards for manufactured home parks and manufactured home placement.**

The following standards and requirements shall govern the development of manufactured home parks and placement of manufactured homes:

**A. Manufactured Home Class Designation.**

1. All manufactured homes placed in a manufactured home park shall be designated Class C or better.

**B. Development Standards.**

1. Internal Roads.

- a. All manufactured home parks shall have direct access to a dedicated street or state highway. Minimum frontage on a public street or state highway shall be sixty feet. Additional access points may be required.
  - b. All drives within a park shall be constructed to private road standards as specific in Chapter 12.06, County Roads.
  - c. Each manufactured home space shall have direct access to an interior park drive and in no case shall individual spaces have direct access to a street along the periphery of the park.
  - d. Curbs and gutters may be required as part of an overall site plan.
2. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the Fire Marshal.
3. Stormwater Drainage. All stormwater drainage shall be retained on site, and a drainage plan shall be approved by the County.
4. Fire Flow. All mobile/manufactured home parks and subdivisions shall provide the minimum fire flow as required by IFC standards.
5. Wetlands/Critical Areas. All developments proceeding under this title shall comply with the requirements of Chapter 18.08 WWCC.
6. Parking. Two paved off-street parking spaces shall be provided for each unit under this Title and Chapter 17.20, Development Standards – Off Street Parking and Loading Areas, if provided shall be setback a minimum of 18 feet from the edge of the street or back of structure, sidewalks or pedestrian walkways. Additional parking for guest or service parking shall be grass-crete or asphalt parking surface.
7. Street Lighting. A streetlight shall be provided at each intersection within the park.
8. Street Signs and Internal Directional Signs. All streets within the park shall be named utilizing street signs consistent with Walla Walla County standards, Chapter 12.38 – Addressing Standards and Guidelines. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.
9. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curbs, gutters, and street lighting. Improvements shall be installed prior to placement of units in the park, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements. All other development standards of this Title or regulations adopted by County, City or State, when applicable, (e.g. Title 12 – Streets, Sidewalks, and Public Space) shall be met, except when installation of permanent improvements would likely result in unnecessary future public cost; in which case the developer may be required to place a proportional share of funds in escrow to be applied to the future improvements.
10. Perimeter Site-Screening and Landscaping. The perimeter of a park shall be site-screened consistent with Walla Walla County standards. The community development director may require a higher screening and landscaping standard as needed to resolve land-use compatibility questions or issues of record. Trees shall be planted no more than thirty feet apart.

11. Interior Landscaping Requirement. A minimum of fifteen percent of the gross park site area shall be landscaped common open space usable as outdoor recreation area. Neither landscaped areas of individual spaces nor paved drives shall contribute to this percentage.

12. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use.

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<sup>1</sup> Common open space consists of either an active or passive recreational area accessible and usable to all tenants within the park, including bike lanes. Common open space is exclusive of the required perimeter buffers, parking lots, dumpster areas drive lanes of roads

<sup>2</sup> Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas. All common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, shall be continuously maintained in good condition by the park owner or designated homeowner's association. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas that would normally require irrigation.

<sup>3</sup> MHP within Burbank Urban Growth Area (UGA). Density higher than the maximum allowed density for mobile/manufactured home parks within the Burbank Urban Growth Area may be accomplished subject to subject to additional conditions at noted in Chapter 17.xx.xx.

#### **17.24.060 Final manufactured home park plan approval.**

Following hearing examiner approval, the developer shall submit the final manufactured home park plan. The final manufactured home park plan shall consist of an official survey of the exterior boundaries, roads, manufactured home spaces and common areas. Utility systems shall be stamped by a certified engineer.

A. The plan shall also include all items 1 through 16 of Section 17.24.040 of this Chapter.

B. The plan shall provide certification of approval of the community development director and the county engineer.

#### **17.24.070 Issuance of an installation permit.**

The Building Official shall issue only manufactured home installation permits and certificates of occupancy which conform to the approved Final Plans of park development and all other applicable sections of this Chapter and other county ordinances and regulations. No installation permit for manufactured homes shall be issued prior to approval of the appropriate development permit nor prior to completion of manufactured home park improvements, including drives, screening and landscaping of required common open spaces.

#### **17.24.080 Adjustments.**

No major changes such as rearrangement of spaces, blocks, or drives may be made to an approved manufactured home park plan without again going through the procedures provided under this Chapter for original manufactured home park approval.

**17.24.090 Expiration of manufactured home park approval.**

A. If construction has not been started within one (1) year from the date of approval of the manufactured home park, or if construction has been commenced but work has been abandoned for a period of one (1) year or more, and if no extension has been granted as provided in subsection B of this Section, authorization granted for the park and all permits related thereto shall expire and be null and void.

B. The community development director may approve a twelve (12) month extension provided:

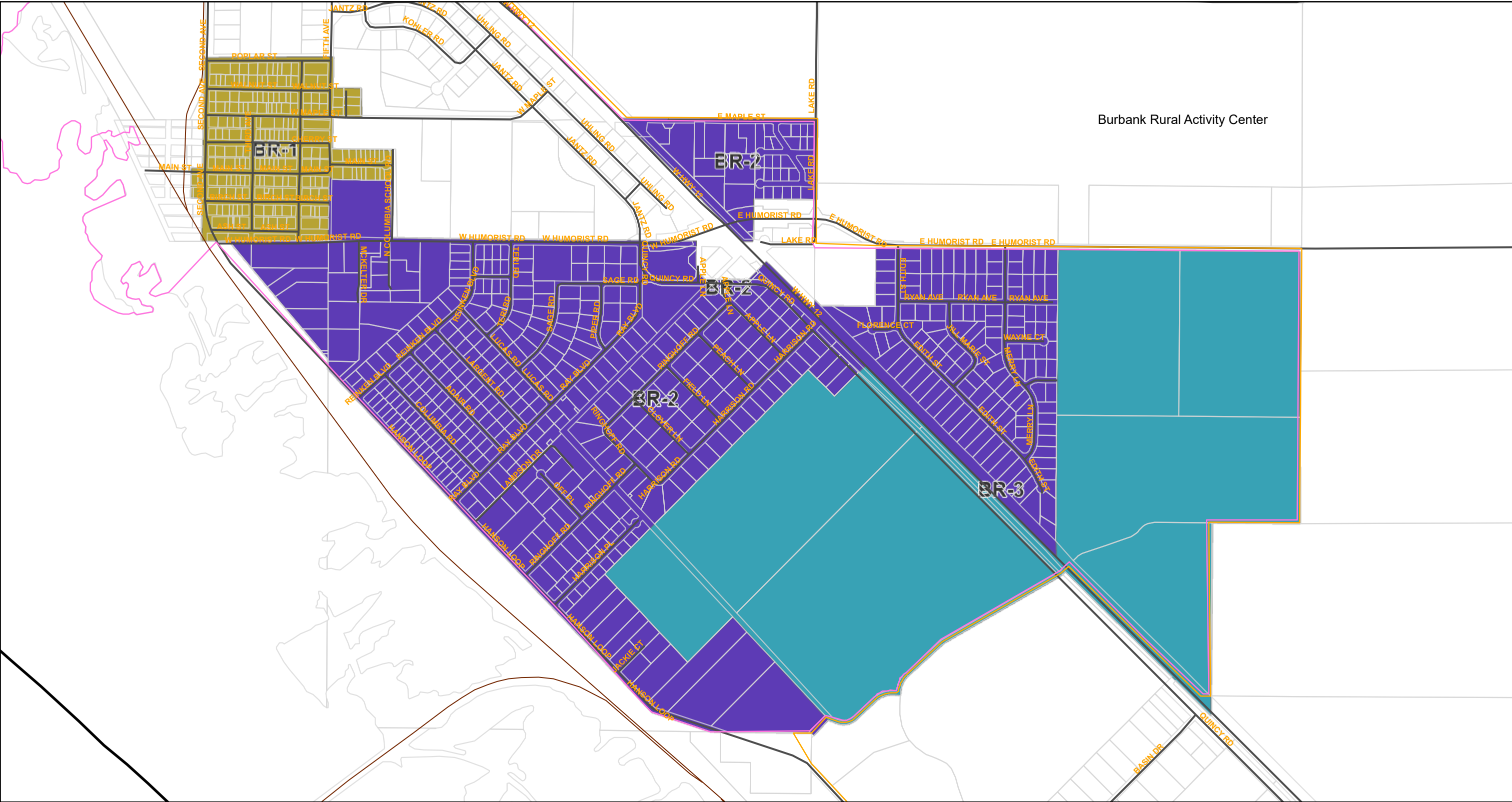
1. That termination of the manufactured home park approval would result in an unreasonable hardship to the developer of the land involved; and
2. That unforeseen conditions and circumstances have caused the delay in development; and
3. That an extension of time will not be adverse to neighboring property owners or the community.

**Add the following use to the Table 14-1**

**14.09.025 Table of types of review for project permits.**

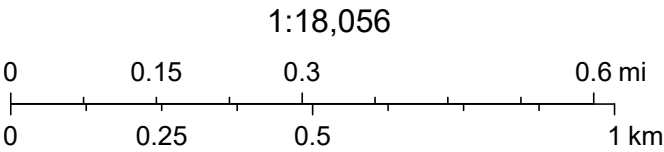
Mobile/Manufactured home park	Type 3
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Option 3B: BR-1 to R-60 (infill) | BR-2 to R-72 (infill) | BR-3 to R-96 (vacant)



4/30/2021, 4:33:49 PM

- Tax Parcels
  - Urban Growth Areas
  - Railroads
  - Administrative Boundaries - County Boundary
  - Burbank Rural Activity Center
  - Roads
- BurbankOption3
- BR-1
  - BR-2
  - BR-3





# Walla Walla County Community Development Department

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

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## WALLA WALLA COUNTY PLANNING COMMISSION

### Meeting Minutes

**DRAFT**

Meeting Location: VIRTUAL

**May 5, 2021**

**5:30 PM**

**Regular Meeting**

#### A. CALL TO ORDER

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

#### B. ROLL CALL

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

Members Not Present: Michelle Liberty

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

C. ESTABLISH A QUORUM: A quorum was established.

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

#### E. APPROVAL OF AGENDA

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

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

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

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

**PUBLIC COMMENT:**

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

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

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

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

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

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

**G. ADJOURNMENT**

The Chair adjourned the meeting at 7:27 PM.

Prepared By: Tamara Ross, Planning Technician

Submitted By:

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Lauren Prentice, Secretary/Community  
Development Department Director