



Walla Walla County Community Development Department

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

March 19, 2021

Pat Reay
Executive Director
Port of Walla Walla
310 A Street
Walla Walla, WA 99362

Hello Pat,

As we have discussed, the Walla Walla County Commissioners have directed the Community Development Department to prepare proposal(s) to modify residential density in the Burbank Urban Growth Area (UGA). Enclosed is a draft report of potential zoning changes; three general options are currently under consideration. These final amendment options are being presented to the Planning Commission, the Board of County Commissioners, and the general public. Walla Walla County Community Development Department would appreciate your opinion on the potential modifications to residential density regulations in the Burbank UGA.

When the County updated Comprehensive Plan in 2018-2019, we estimated, based on the past growth rate, that the Burbank UGA will grow by 120 people by 2038. However, there is capacity for more growth based on the existing regulations. The County's current interim zoning allows for a maximum of four dwelling units per acre.

Historically, lot size and development potential in the Burbank UGA has been constrained due to the availability of water and sanitation rather than zoning code minimums as on-site individual septic systems and required buffers around wells require considerable square footage.

The Port is uniquely situated to provide sanitary sewer services in the Burbank UGA and potentially water services. The Burbank UGA is located entirely within the Port's wastewater "Wholesale Service Area" as shown in Exhibit 2 of the City of Pasco Sewer Agreement (2012). Thank you for providing the County with the following documents, which we have reviewed.

1. City of Pasco Sewer Agreement 2012
2. City of Pasco Sewer Agreement Amendment #1 2014
3. 2019 Port of Walla Walla's Burbank Water and Sewer Capacity Summary
4. 2019 Port of Walla Walla's Burbank Water and Sewer System Maps of Current and Future Lines

If you could respond to the following, it would greatly assist our planning process:

1. Is the Port considering providing sewer or water connections to new or existing subdivisions in the Burbank UGA?
2. If so, how might extensions be financed? For example, will those who wish to connect to sewer have to pay the upfront cost of extending the sewer main to the interested property, or is it possible that the Port would pay for the initial extension and have a latecomer's agreement for any subsequent connections, etc.?
3. How has the newly completed/permitted reservoir and treatment building affected the Burbank Water System's water availability/capacity?
4. What is the funding/timing for capital improvements (sewer and water) over the next 20 years?

5. Under the current zoning regulations, some residential development is allowed in the Port's Burbank Business Park, specifically the use 'Accessory Dwelling Units, Industrial and Business Park' as defined in WWCC 17.08.016. Does the Port anticipate this type of residential development occurring within the Burbank Business Park?
6. Is the Port interested in the County considering amendments that would allow additional residential development within the Industrial Business Park (IBP) zoning district? If so, what type and location?

We would like to receive the above information no later than Monday, April 5, 2021. Please give me a call if you have any questions.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Prentice', with a large loop at the beginning and a small dot at the end.

Lauren Prentice
Community Development Director
lprentice@co.walla-walla.wa.us
509-524-2620

Enclosure