

# Walla Walla County Community Development Department

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To: Walla Walla County Planning Commission  
From: Lauren Prentice, Director  
Hearing Date: May 5, 2021  
RE: **Public Hearing** – Proposal ZCA18-003, 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**

The Burbank community is the largest unincorporated community in the county. For 2017, Burbank (census designated place) was estimated to have a population of 3,331 people. For the same year, the Burbank UGA was estimated to have a population of 1,953. Planning for the community anticipated the development of full urban services over time and consequently lands were designated and zoned for an urban level of development. A long-term goal of the community has been its eventual incorporation.

Although the existing Burbank Residential zoning does not require a minimum lot size or place a limit on the density of single-family residential development, development at urban densities has not been feasible due to the lack of water and sewer capacity. The new Port of Walla Walla sewer system may allow for an increased density of development than would have been allowed previously. Before, development density was limited primarily by on-site septic requirements set by State law and local health codes (Walla Walla County Code Chapter 8.16). Generally, absent special conditions, those codes require new development to be located on at least 12,500 square feet if a connection to a public water system was made. One acre or more was required if there was no public water system connection.

This change in circumstances (the availability of utilities within the UGA) prompted the Board of County Commissioners to adopt interim regulations and initiate a deliberate planning process, involving the public and the Planning Commission, to consider adopting new residential zoning regulations. In August 2018 the Board of County Commissioners adopted interim regulations for the Burbank Residential (BR) zoning district limiting the density of residential uses. Prior to the interim zoning adopted by the Board of County Commissioners (Ordinance 471), there was no maximum density established by zoning for the Burbank Residential (BR) district, except for a limit on the density of multi-family residential uses.

However, any development is subject to other development standards including, but not limited to, environmental health regulations, subdivision regulations, setbacks, access requirements. Development review for any type or density of residential development would be subject to consideration of potential traffic impacts, nuisance conditions, school impacts, etc. These factors are considered through the PROJECT review process, where there is an opportunity for public input.

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.

The Burbank Heights area will not be affected because it is outside the Urban Growth Area. Three general amendments have been proposed; adoption of only high and only medium density

residential zoning was were also considered, but these options were eliminated based on general feedback from the public, the Planning Commission and the Board of County Commissioners.

## **2. 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.

## **3. Attachments**

- A. Summary of Option 1
- B. Summary of Options 2A and 2B
- C. Summary of Options 3A and 3B
- D. Proposed amendments to WWCC 17.18.020 – Table of density and dimensional requirements, and WWCC 17.18.050 – Residential density in urban growth areas.
- E. Proposed amendments to WWCC 17.18.020 – Permitted uses table.
- F. Proposed amendments to WWCC Chapter 17.37 General Provisions – Planned Unit Developments.
- G. Proposed Manufactured Home Park (MHP) development standards (new chapter).
- H. Proposed text amendments to Comprehensive Plan Chapter 12: Burbank Subarea Plan (Options 2 and 3).
- I. Maps showing all options dated 4/30/2021
- J. Email response from Pat Reay, Port of Walla Walla, dated 4/5/2021
- K. Summary of Utility Availability (with Port of Walla Walla attachments), dated 2/3/2021
- L. Letter response from Columbia School District #400 Superintendent Todd Hilberg, dated 04/09/2021
- M. Certificate of Notification for 5/5/2021 Public Hearing
- N. Public Comments submitted since 2/3/2021 Planning Commission meeting

## **4. Criteria for Review**

The Planning Commission shall recommend that the amendments be approved, approved with modifications, or denied based on the applicable criteria from Walla Walla County Code (WWCC) Chapters 14.10 and 14.15. In deliberating and making a recommendation to the Board of County Commissioners, the Planning Commission should discuss and make findings and conclusions related to these criteria, which will be documented in the Planning Commission Resolution.

### **Comprehensive Plan Amendment Criteria (14.10.070B(3))**

- a. *The proposal meets a definable public need; and*
- b. *The public need was not recognized in the existing comprehensive plan due to:*
  - 1. *A change in circumstances in the community not anticipated or contemplated when the applicable section(s) of the comprehensive plan was last adopted; or*
  - 2. *An error in development of the comprehensive plan as it currently exists; and*
- c. *The defined need conforms to the policy directives of the comprehensive plan and countywide planning policies; and*
- d. *The proposed amendment does not require amendment of policies in other areas of the comprehensive plan except to resolve inconsistencies or unnecessary duplication among policies; and*
- e. *The proposed amendment is consistent with the Growth Management Act (Chapter 36.70A RCW), any other applicable inter-jurisdictional policies or agreements, and any other state or federal laws.*

### **Development Regulations and Rezone Amendment Criteria (14.15.070B(3))**

- a. *The amendment is consistent with the comprehensive plan; and*
- b. *The amendment meets a definable public need; and*
- c. *The amendment is in the long term interest of the County.*

## 5. **Staff Recommendations**

If the Planning Commission finds that the proposed amendments are consistent with the criteria in WWCC 14.10.070(D)(3) 14.15.070D(3), Staff would recommend that one of the options be recommended for approval by the Planning Commission to the Board of County Commissioners. If the Planning Commission does not find that the amendments are consistent with those criteria, then the Planning Commission may recommend denial or that the amendment be modified.

## 6. **Sample Motions**

### Sample Motion (recommending approval)

"I move that the Planning Commission concur with the findings of fact and conclusions of law in docket number ZCA18-003 and recommend to the Board of County Commissioners that the amendments in **OPTION #\_\_** by Walla Walla County be ***approved.***"

### Sample Motion (recommending approval with modifications)

"I move that the Planning Commission concur with the findings of fact and conclusions of law in docket number ZCA18-003 and recommend to the Board of County Commissioners that the amendments in **OPTION #\_\_** by Walla Walla County be ***approved with the following modifications:...***

- ***LIST CHANGES...***

### Sample Motion (recommending denial)

"I move that the Planning Commission concur with the findings of fact and conclusions of law in docket number ZCA18-003 and recommend to the Board of County Commissioners that the proposed Comprehensive Plan and development regulations submitted by Walla Walla County be ***denied.***"

## 7. **Public Informational Meeting**

On Tuesday, April 27, 2021 the County held a Public Informational Meeting as required by WWCC 14.15.050(B)(2) via Cisco WebEx and in person at the Burbank Fire Station, subject to COVID-19 protocols. The purpose of this meeting was to provide information to the public on the final amendment options developed by the County.

Notice of the April 27th meeting was sent concurrently with Planning Commission public hearing notice to approximately 200 members of the public (via email and regular mail) as well as being published. Approximately 7 members of the public participated in this meeting. Community Development Department staff provided a short presentation summarizing the amendment proposals (options).

Other agency representatives in attendance:

- County Commissioner (current Chair) Gregory Tompkins (District 3)
- Pat Reay and Paul Gerola, Port of Walla Walla
- Planning Commission member Wayne Langford
- WSDOT (three staff persons)
- County Assessor Debbie Antes
- County Public Works Director Tony Garcia
- Sheriff Mark Crider

Maps, handouts and comment cards were available in person and via Cisco WebEx. No written comments were submitted at the meeting.

## **8. Public and Agency Comments**

Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision.

As well, since the last meeting with the Planning Commission in February, staff contacted the Port of Walla Walla and the Columbia School District to get additional information on school capacity and utility availability (see Exhibits XX-XX). As noted above, many State and Local agencies were invited to participate in the April 27<sup>th</sup> Informational Public Meeting.

The Washington State Department of Commerce was provided notice as required under the Growth Management Act (GMA); they did not submit comments.

## **9. Land Capacity, Population, and Future Land Use Designations**

The 2018 Land Capacity Analysis estimated that 262.3-acres of land is available for residential development within the Burbank Residential zoning district, 81% was identified as vacant and 19% was classified as underdeveloped. Estimated capacity was calculated to be 2,116 people.

The Burbank UGA does not have a population growth target separate from the rest of the unincorporated county. Based on growth rates between 2010 and 2017, Burbank can be expected to grow by approximately 120 people by 2038. However, as stated in the Comprehensive Plan, "... population estimates are inexact and adjustments to these figures will be made periodically as part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA."

Although the proposed amendments in Options 2 and 3 would result in limits on the density of new single-family residential development, compared to the existing zoning, the amendments will still allow for urban residential development to occur at a rate that is much higher than anticipated population growth and that is compliant with minimum requirements of the Comprehensive Plan.

During the amendment process there was discussion regarding whether some land within the Burbank urban growth area (UGA) could be removed from the UGA and rezoned for rural densities. This was outside the scope of review as urban growth area boundaries are only modified every 5-10 years. When the County next prepares population projections and UGA boundaries, this could be considered if there is land that does not meet the classification standards for urban lands and is not needed to accommodate future population and employment growth.

## **10. Minimum Density and Environmental Health Standards**

The existing Comprehensive Plan and Development Regulations require a minimum density for new urban residential development of three dwelling units per acre. This standard applies in all of the urban growth areas (UGA), Burbank included. Three units per acre was adopted in 2005 to comply with the Growth Management Act (GMA). A one-time density waiver may be granted for an individual property to allow a two-lot short plat under WWCC 17.18.050(D), but the minimum lot size for lots created via a density waiver is 5-acres. These standards are designed to prevent rural or suburban development within an urban growth area.

## **11. Project Review**

Currently the County is doing long-term planning for an approximate period of 20-years. It is important to keep in mind that through the individual project review process, issues like school impacts, utility availability, traffic impacts, etc. will be considered, via a public process.

For example, a conditional use permit for a new Manufactured Home Park would require a conditional use permit; the applicant/developer will have to demonstrate compliance with the following criteria, plus other development standards (e.g. parking, setbacks, stormwater regulations, road standards). There would be a public hearing.

1. *That the use will not endanger the public health or safety; and*
2. *That the use will not generate significant nuisance conditions such as noise, dust, glare, vibration; and*
3. *That the use meets all required conditions and standards set forth in the district where it proposes to locate; and*
4. *That the location and character of the use is compatible and consistent with the character of the area in which it is to be located; and*
5. *That the use is in conformance with the comprehensive plan; and*
6. *That the use will be supported by adequate public facilities or services.*

A preliminary plat application for a new residential subdivision (long plat) would have to meet the following criteria, plus other development standards (e.g. parking, setbacks, stormwater regulations, road standards). There would be a public hearing.

1. *The proposed subdivision of land complies with the applicable codes, plans and policies in Chapter 16.04.050 or their successors; and*
2. *The proposed lots are served with adequate means of access, fire protection, water supplies and means of sanitary sewage disposal; and*
3. *The proposed division of land provides adequate measures for the control of drainage and stormwater; and*
4. *The public health, safety and general welfare will be served by permitting the proposed division of the land.*

Environmental review would also be required under the State Environmental Policy Act (SEPA) and the County's critical areas regulations (Chapter 18.08).

## **12. Increased Density**

Included with Options 2 and 3 are provisions that would allow for increased residential density for certain types of development. Specifically, Manufactured Home Parks, under the new proposed chapter of development standards, would not be required to comply with the underlying density limit, and would instead be subject to other development standards (minimum space size, setbacks, etc.). As well, the proposed amendments to Chapter 17.18 and Chapter 17.37 in Options 2 and 3 would allow density to be increased to 8 dwelling units per acre through a Planned Unit Development (PUD) application. Allowing for a small density bonus via the PUD standards is intended to provide a small incentive for better design, since a PUD would be required to provide a public benefit of some kind. Increased density of 8 dwelling units per acre, as proposed, still falls within what is generally classified as medium density, not high. This provision would also provide an opportunity for there to be some variation in character and density of new development in the Burbank UGA, which unlike the other UGAs, does not have an incorporated area with zoning for higher density single-family development or multi-family development.

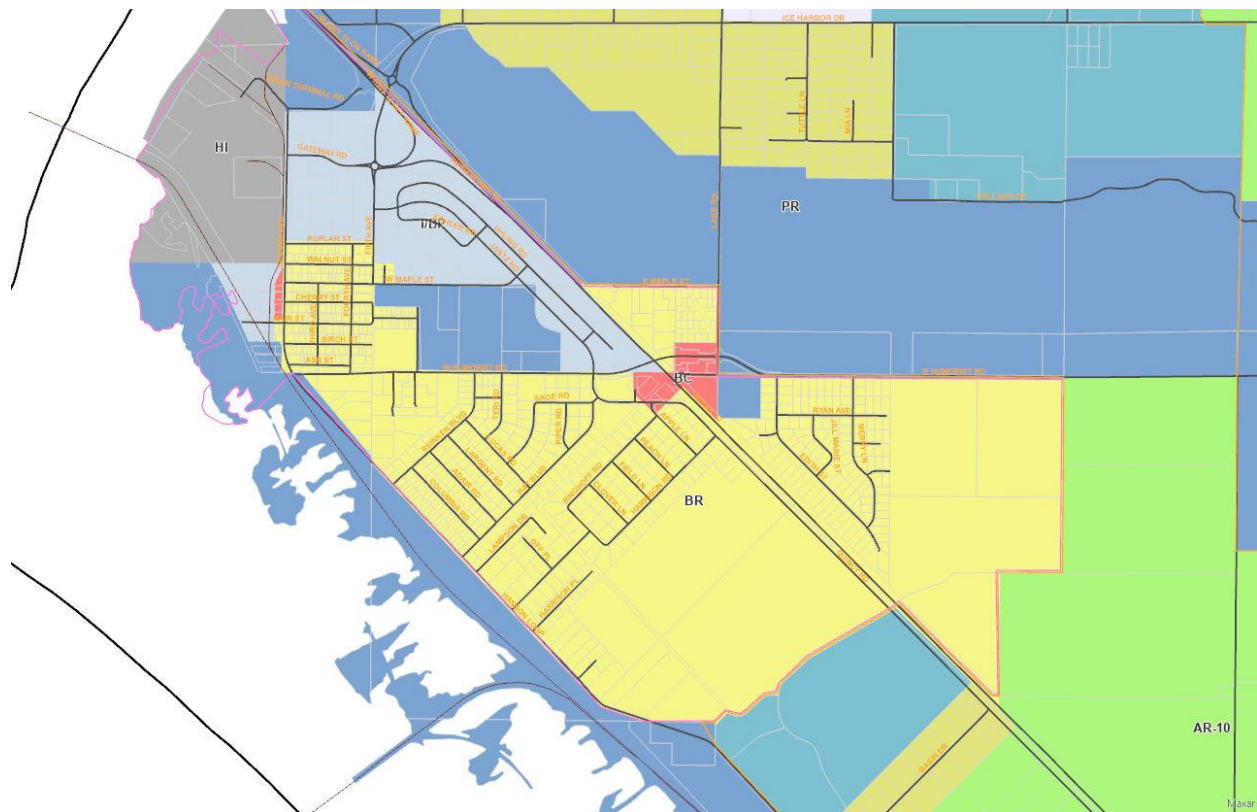


## Summary of Option 1:

### No Action (other than new Manufactured Home Park regulations)

- Upon expiration of the interim ordinance, the existing Burbank Residential (BR) zoning regulations would apply. Under the current regulations, there is no maximum density for single-family residential development and manufactured home parks.
- Multi-family dwelling density continued to be limited to 4 dwelling units per acre.
- Adopt new chapter with Manufactured Home Park standards.
- Other than multi-family density restrictions, development of single-family residential (including manufactured home parks (CUP required)) would continue to be permitted with no density limit.
- With limited density controls, development may occur in the future that does not meet the vision of the community although potential impacts (e.g. traffic) would be mitigated via the project review process.

The existing zoning map is shown below; this option would not modify the BR zone, which is represented in yellow below. Land use designation would not change from Residential Single Family.





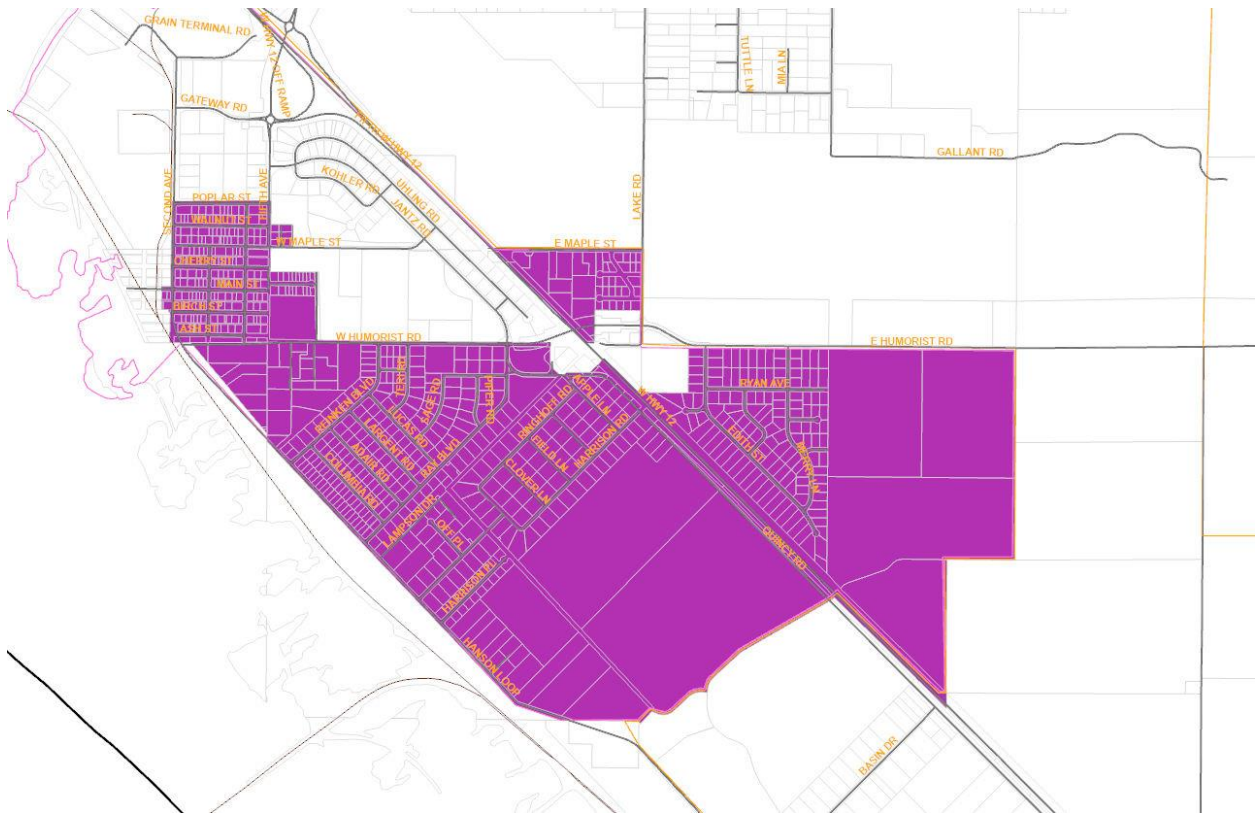
## ATTACHMENT B

2B - R-72

### Summary of Option 2A:

Replace BR district with low-density residential district (R-72, 7,200sf) and adopt other residential development standards.

- Replace existing Burbank Residential district with one low-density residential zoning district: R-72, Single Family.
- WWCC 17.12.040(W). "Single Family Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on small and medium-size lots."

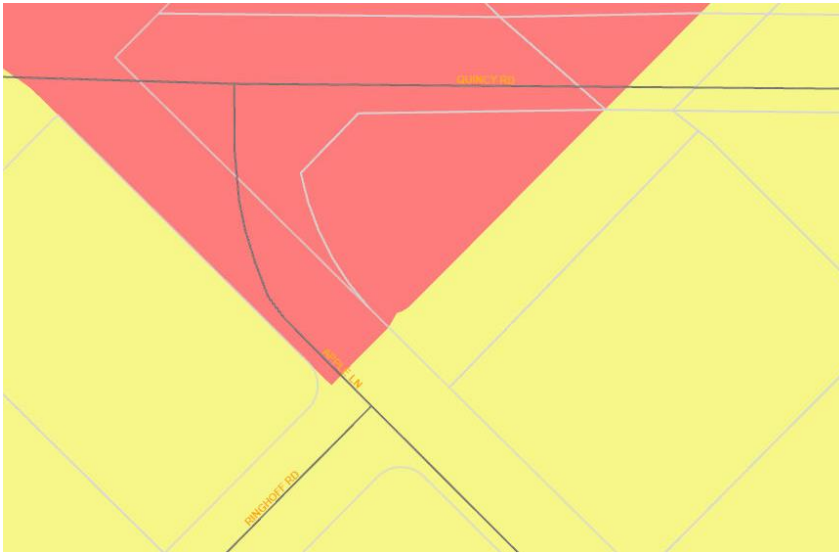


- New land use designation would be Low Density Residential.
- Minimum lot size for new lots would be 7,200 square feet. Anticipated density of new development (i.e. site utilization) would be approximately 4 dwelling units per acre.
- No change to minimum density (3 dwelling units per acre), which requires that land may not be divided unless 3 units per acre are provided. Exception for the creation of two 5-acre lots.
- 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.
- Allows for greater flexibility for development (compared to options that utilize R-96 zoning) and accommodates a variety of housing options (i.e., attached housing, townhomes, or other similar

development styles) when certain development standards are met; would allow for the build out of the area).

- One zone with one density/one lot size that applies may not be desired; considering the density of existing residential neighborhoods, 7,200 minimum lot size may be considered too small; residents may not want to see redevelopment at this density.
- Will result in some existing lots becoming nonconforming because of setbacks, lot width, or 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:

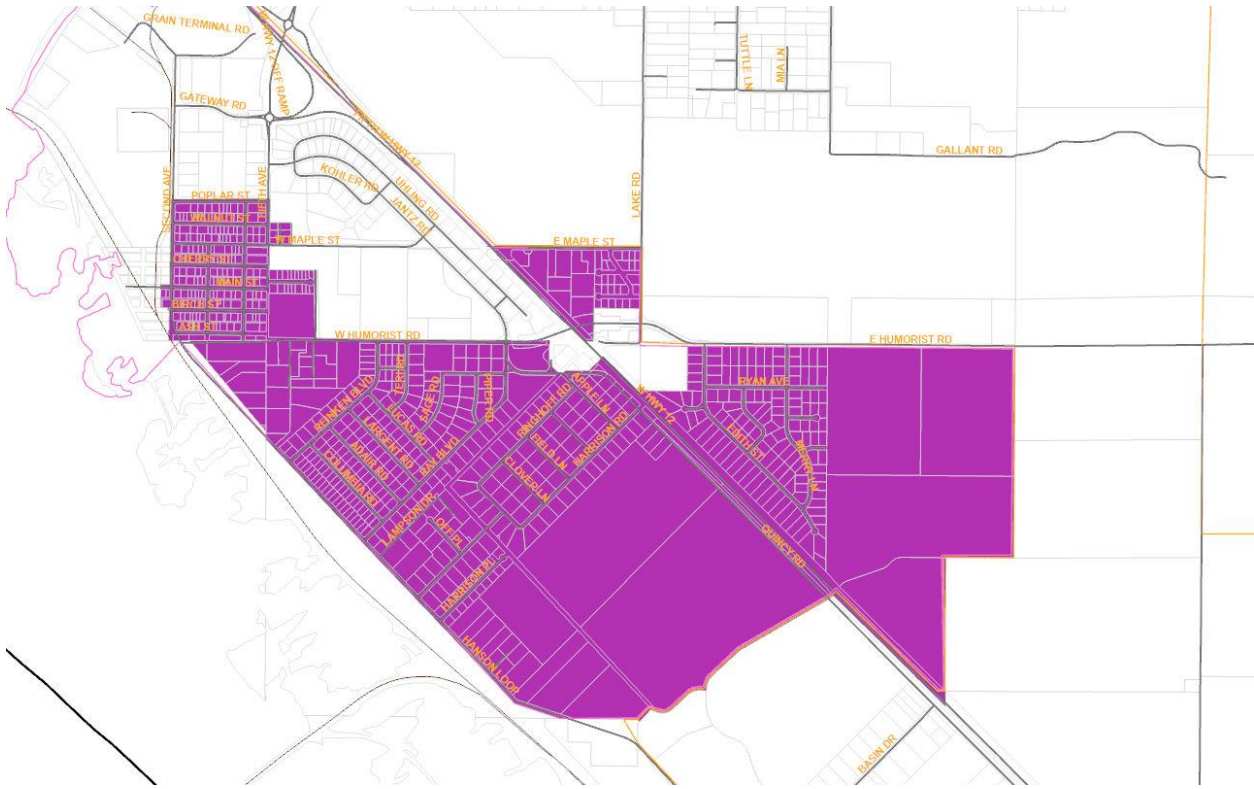


2A - R-96

## Summary of Option ~~2B~~:

Replace BR district with low-density residential district (R-96, 9,600sf) and adopt other residential development standards.

- Replace existing Burbank Residential district with one low-density residential zoning district: R-96, Single Family. Same as option 2A, but one fewer dwelling unit per acre (R-96 instead of R-72)
- WWCC 17.12.040(X). "Suburban Residential District. The purpose of this district is primarily to accommodate residential dwellings, neighborhood-serving public uses, and limited low intensity non-residential uses on large lots."



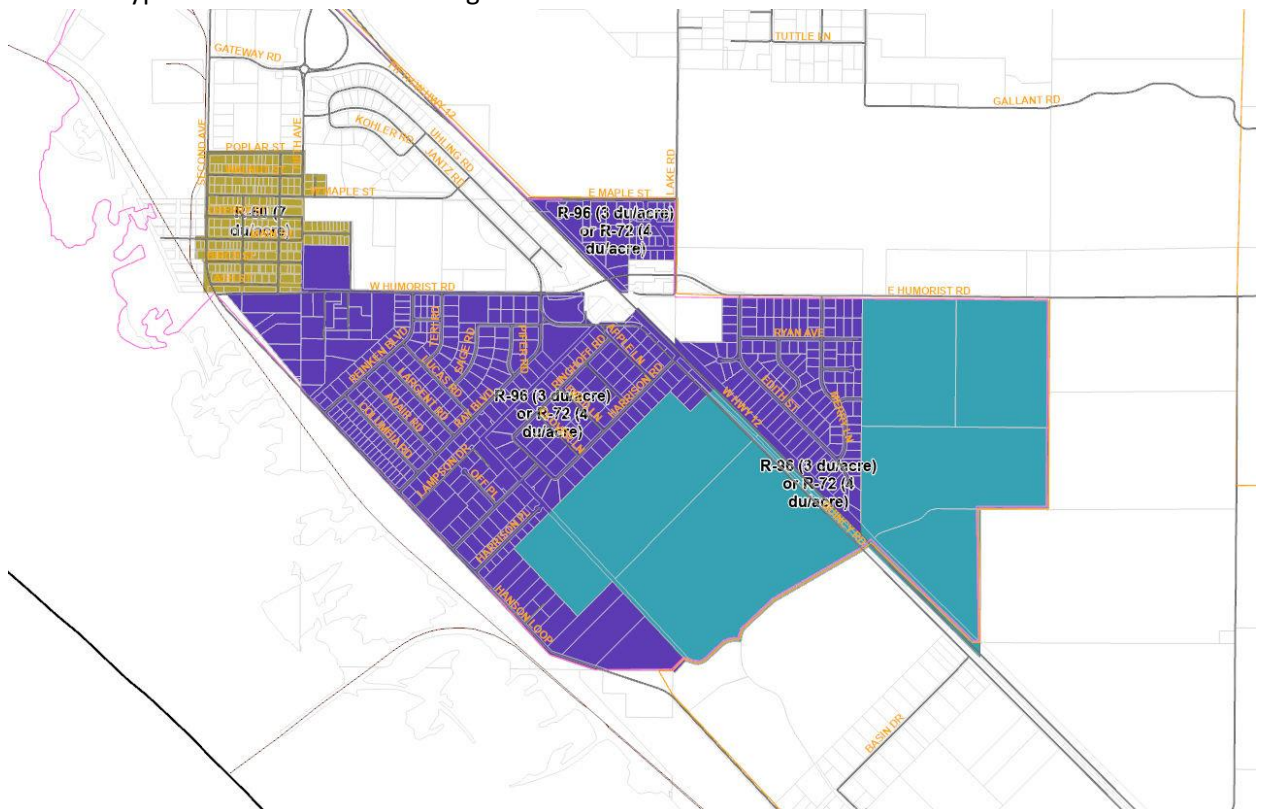
- New land use designation would be Low Density Residential (same as 2A).
- Minimum lot size for new lots would be 9,600 square feet. Anticipated density of new development (i.e. site utilization) would be approximately 3 dwelling units per acre.
- No change to minimum density (3 dwelling units per acre), which requires that land may not be divided unless 3 units per acre are provided. Exception for the creation of two 5-acre lots.
- 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.
- Will result in some existing lots becoming non-conforming because of setbacks, lot width, or 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 (see map in Option 2A).



## Summary of Option 3A:

### Replace BR district with three residential districts (R-60, R-72, R-96) and adopt other residential development standards.

- 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-96 zoning, the lowest density urban residential zoning district that is possible, and Low Density Residential land use. Existing lots are around a half to  $\frac{3}{4}$  of an acre (larger than R-96 would allow). This area is served by existing water systems and no public sewer; most of the water systems do not have capacity for new urban development, therefore infill development is not very likely to be feasible unless conditions change.
- Area BR-3 (Teal: undeveloped UGA) would be assigned R-72 to allow efficient low-density residential development of approximately 4 dwelling units per acre. This would essentially extend the regulations in the interim zoning ordinance for the undeveloped area of the UGA.
- 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.
- 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 (see map in Option 2A).

## **Summary of Option 3B:**

### **Replace BR district with three residential districts (R-60, R-72, R-96) and adopt other residential development standards; R-72 and R-96 flipped.**

- Replace existing Burbank Residential district with three low-density 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), rezone to R-60 like Option 3A.
- 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 instead of R-96 would allow more dense infill development (if utilities were available in the future).
- Area BR-3 (Teal: undeveloped UGA), the outer most part of the UGA, would be R-96, the least dense.
- Although there is not a significant different between the R-72 and R-96 districts, which are both low density residential, assigning R-96, the least dense, to the outermost area may be more consistent with the following statement in Section 12.2.4 of the Burbank Subarea Plan: "Generally, the lower density land use designations are on lands with the highest development constraints (e.g., steep slopes, critical areas, floodplains, and near active commercial agriculture). The highest densities are in areas already platted to smaller lots (the UGA) or in Rural Activity Centers." Verify few critical areas are located within areas BR-2 and BR-3, but Area BR-3 is more surrounded by commercial agriculture than BR-2.
- 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.
- 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 (see map in Option 2A).

# ATTACHMENT D

## Proposed Amendments to WWCC 17.18.020 Table of density and dimensional requirements. (Options 2 and 3)

	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
<del>Burbank Residential</del>	<del>—</del>	<del>—</del>	<del>3.0(15)</del>	<del>20</del>	<del>5</del>	<del>25(7)</del>	<del>35</del>	<del>35</del>
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.

# ATTACHMENT E

## Proposed Amendments to WWCC 17.16.014 Permitted uses table. (Options 2 and 3)

### 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										C	
GROUP RESIDENCES											
* Adult Family Home										P	
* Long Term Care Facility								P	P	C	
* Senior Citizen Asst. Housing								P	P	AC	
TEMPORARY LODGING											
* Bed and Breakfast Type I										P	
* Bed and Breakfast Type II										C	
* 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	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



## ATTACHMENT F

### **Proposed Amendments to CHAPTER 17.37 GENERAL PROVISIONS—PLANNED UNIT DEVELOPMENTS (Options 2 and 3)**

#### **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.



# ATTACHMENT G

## **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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## **PROPOSED AMENDMENTS TO CHAPTER 12: BURBANK SUBAREA PLAN**

### **INTRODUCTION**

The Burbank Subarea Plan represents a region-specific plan for the Burbank community. More specifically, the Burbank Subarea Plan applies to the Burbank Urban Growth Area (UGA) and the Burbank Rural Activity Center. The subarea plan is consistent with and functionally a part of the Walla Walla County Comprehensive Plan. It expands upon the Comprehensive Plan by providing a growth management plan, goals and policies tailored to the particular needs of the Burbank community. The subarea plan should be revised as circumstances change or as new information becomes available.

### **APPLICABLE GROWTH MANAGEMENT ACT GOALS**

Since the subarea plan for the Burbank community is an element of the Comprehensive Plan, and addresses a wide range of planning issues, all Growth Management Act (GMA) planning goals apply. See Chapter 1, Introduction, for a list of GMA planning goals.

### **APPLICABLE COUNTYWIDE PLANNING POLICIES**

The Burbank Subarea Plan addresses a wide range of urban and rural planning issues. See Chapter 1, Introduction, for a summary of Countywide Planning Policies.

### **RELATIONSHIP TO VISION STATEMENT**

The County has held various workshops related to the Subarea Plan and the Comprehensive Plan. As a result of those workshops, residents and property owners established the following vision for the Burbank community:

The Burbank community envisions being an incorporated township in the future.

Focus is toward maintaining a residential suburban "bedroom community" with priority on providing essential services in safety (law enforcement, fire and health protection) as well as in transportation and utility infrastructures. In addition to this, the area will be enhanced by planning land usage for agricultural, industrial, and commercial purposes to provide excellent employment opportunities and a strong tax base.

The natural beauty of the McNary Wildlife Refuge is to remain a major environmental centerpiece for the Burbank community.

Provide a safe and comfortable living environment for community members consistent with a leisure living environment of bigger lots and supporting the farming community.

## OVERVIEW OF THE BURBANK SUBAREA

The Burbank community is the largest unincorporated community in the county. For 2017, Burbank (census designated place) was estimated to have a population of 3,331 people (OFM 2017a). For the same year, the Burbank UGA was estimated to have a population of 1,953 (OFM 2017b).

## LOCATION & GEOGRAPHICAL SETTING

The community of Burbank is situated at the confluence of the Columbia and Snake Rivers in western Walla Walla County. Originally platted in 1910 by the Burbank Power and Water Company, the town site of Burbank is the oldest surviving community in the county on the Columbia River. The nature of the area was dramatically altered in 1953 with the construction of the McNary Dam, creating Lake Wallula. Construction of the dam either submerged or displaced the original communities of Wallula, New Wallula, Attalia, Two Rivers, and Villard, while only a small portion of the town site of Burbank was displaced.

The Burbank community is essentially bisected by the 15,000-acre McNary National Wildlife Refuge (NWR) and the four-lane U.S. Highway 12. The Burbank UGA is about 2.6 square miles in size and is located primarily to the south of McNary NWR and U.S. Highway 12. The Burbank Rural Activity Center is about seven square miles in size and is located to the north of McNary NWR as well to the east of the UGA. The UGA is commonly referred to as the Burbank town site and the northerly part of the Rural Activity Center is known as Burbank Heights.

## PLANNING FOR THE BURBANK SUBAREA

Planning for the Burbank area began in the 1960s with the development of the 1968 Development Plan, which described the zoning and development pattern of the community of Burbank. The Western Walla Walla Comprehensive Plan identified this community as having the greatest potential for population growth of all communities in the county. Since 1968, few changes to the original zoning designations have been applied to the community. A revised comprehensive plan specific to the Burbank community was adopted in 1981. The 1981 Burbank/Burbank Heights Plan created a number of designations based on the anticipated population growth and the premise that both water and sewer service would be available during the life of that comprehensive plan.

In the early 1990s, the process of evaluating the land use and zoning plan for the Burbank community involved extensive public participation. The County distributed surveys, formed

citizen advisory committees, and hosted a series of community workshops for local residents and property owners to share their concerns and desires regarding the future of the county and the Burbank community. In 1996, 1999, and 2007 the County hosted additional community workshops to reaffirm the vision for the community as established in earlier surveys and workshops.

As part of the 2018 update of the Comprehensive Plan, the County held two open houses in Burbank.

**Figure 12-1. Burbank Fall Open House**



Source: The Watershed Company

A portion of the Burbank community is characterized by urban uses and has some of the facilities to support urban development. Past planning for the community anticipated the development of full urban services over time and consequently lands were designated and zoned for an urban level of development. Some older development in the town site is at relatively high densities and the provision of community water systems has enabled development of urban densities to take place in subdivisions.

A long-term goal of the community has been its eventual incorporation. Thus, a portion of the Burbank community located south of McNary NWR has been designated as a UGA as indicated on the Burbank Subarea land use map (Map BSA-1).

## EXISTING CONDITIONS

The McNary NWR is a major land use in the Burbank community. It provides critical wildlife habitat areas for a diverse population of migratory birds, which depend heavily on the refuge for resting and nesting opportunities. This area has provided hunting, fishing, and wildlife viewing opportunities for a regional public on both public and private lands. In addition to its recreational amenities the wildlife refuge provides a significant aesthetic benefit to the community and contributes to its overall desirability as a place to live and work.

## UGA

The Burbank UGA contains a mixture of single-family residential, industrial, commercial, and public reserve uses. In 2017 there were approximately 930 lots of varying sizes in the UGA. The majority of development is concentrated between U.S. Highway 12 and the Columbia River.

Industrial land uses in the UGA are concentrated on Port of Walla Walla (Port) property on the Snake River and in the area west of Maple Street. The Port controls much of the industrial land base in the Burbank area. The Port property in the northwest corner of the UGA is currently used for bulk material distribution operations that use existing rail and barge transportation facilities. Improvements at the U.S. Highway 12 and SR 124 intersection have allowed for more efficient transport to and from the existing barge and rail facilities. Under State law, the Port is a taxing district and is authorized to purchase lands for marketing, development, lease, and sale to commercial interests with the aim of improving the local economy. The Port's lands contribute to the economic vitality of the community and the county.

The Burbank UGA has two areas designated for commercial uses. One is located along the east and west sides of the U.S. Highway 12 by the Humorist Road overpass and the other is located on Second Avenue. Both provide neighborhood commercial services. Additionally, land owned by the Port located northwest of the intersection of Humorist Road and U.S. Highway 12 is designated for a mix of commercial and light-industrial uses. This area is zoned Industrial/Business Park and has been subdivided under a Development Agreement; development of the Burbank Business Park began in 2017 with the construction of two new convenience stores and gas stations.

## RURAL ACTIVITY CENTER

The Rural Activity Center is located north of the McNary NWR and in the Basin Drive area. Both areas are separated from the Burbank UGA and have a character distinct from the UGA. The Rural Activity Center north of the UGA is composed largely of one- to two-acre residential single-family parcels with some slightly higher density development overlooking the Snake River.

## POPULATION & FUTURE LAND USE DESIGNATIONS

The latest population projections from the Washington State Office of Financial Management indicate that Walla Walla County can expect a population increase of over 10,000 people by the year 2038 (see Chapter 5, Land Use Element). From 2010-2017, the Burbank population increased by 40 people. If a similar growth rate were to continue, Burbank would grow by approximately 120 people by 2038. It should be noted that population estimates are inexact and adjustments to these figures will be made periodically as part of the County's process for monitoring growth and land uses consistent with the requirements of the GMA.

The intent of the Burbank Subarea Plan and the Walla Walla County Comprehensive Plan are to encourage new growth to occur in UGAs and to a lesser extent in the Rural Activity Center. Basic assumptions were used to determine the land uses depicted on the Burbank Subarea land use map, as identified below (Map BSA-1).

Actual use is the primary indicator of where lands are most suitable and desirable for small acreage single-family development, hobby farms, and other uses that can be developed in harmony with the community vision.

Generally, the lower density land use designations are on lands with the highest development constraints (e.g., steep slopes, critical areas, floodplains, and near active commercial agriculture). The highest densities are in areas already platted to smaller lots (the UGA) or in Rural Activity Centers.

The County Department of Community Health requirements for water and domestic waste disposal will continue to dictate minimum lot size in the absence of full public utilities.

The approximate amount of land devoted to the different land use designations in the Burbank subarea are as follows (Map BSA-1):

Agriculture Residential: 1,272 acres

Rural Agriculture: 820 acres

Rural Residential 2-5 (Burbank Rural Activity Center): 1,382 acres

~~Residential Single Family: 1,073 acres~~

Low Density Residential:

Medium Density Residential:

Commercial: 23 acres

Industrial: 368 acres

**Commented [LP1]:** Insert area total based on option selected.

Public Reserve: 1,173 acres

## BURBANK URBAN GROWTH AREA LAND USE DESIGNATIONS

### Industrial

The purpose of the Industrial designation in Burbank is to provide for industrial and business park developments in a way that protects nearby residential uses and public schools. The designation allows a broad range of industrial, distribution, wholesale, assembly, manufacturing, office, and commercial uses. Heavy industrial uses are located on properties near the Snake and Columbia Rivers and U.S. Highway 12 for convenient access and minimal impacts on residential uses. Light industrial and business park uses are intended to provide a transition between heavy industrial uses and residential land uses. The business park includes retail commercial uses intended to help meet future long-term needs of the community and the anticipated employees of the business park.

The essential functions the Industrial land use designation is intended to fulfill are to:

- provide employment,
- expand and diversify the tax base, and
- sustain and enrich the local and regional economy.

### Commercial

There is a need for commercial development to serve the existing population. Most commercial development in the near future will be of the neighborhood commercial type as the established regional shopping centers in the Tri Cities area will continue to serve the residents of Burbank. The Subarea Plan acknowledges the historical commercial center of the community while recognizing the need to meet future long-term needs of the community at a location in the vicinity of Humorist Road and U.S. Highway 12. This area provides good arterial and highway access and can be efficiently and adequately served by urban services. Under existing conditions both areas are limited due to the lack of urban services. In light of the commercial opportunities also available at the mixed light-industrial/commercial business park, the land use plan map allows for sufficient commercial lands to accommodate the anticipated growth in the Burbank Subarea through 2038.

### ~~Residential Single Family~~

~~Lands designated as Residential Single Family on the land use map are all located in the Burbank UGA. This designation permits a wide range of urban residential densities. This land use designation is the largest land use designation in the UGA.~~

**Commented [LP2]:** Removed 'Residential Single-Family' and replaced with Low Density Residential (LDR) and Medium Density Residential (MDR) definition from Chapter 5. If Option 2 is selected, MDR may not be needed.

### **Low Density Residential**

Low Density Residential lands are those lands designated for medium- and large-size urban lots in residential neighborhoods. The primary housing type is single-family detached dwellings. The Low Density Residential land use designation is typically located adjacent to low- or medium-density residential designated lands, rural lands, or public reserve lands. Non-residential uses are discouraged except for certain public facilities and institutions, provided their nature and location are not detrimental to the Low Density Residential environment.

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The implementing zoning districts for the Low Density Residential land use designation are R-96 Suburban Residential and R-72 Single Family Residential.

### **Medium Density Residential**

Medium Density Residential lands are those lands designated for small- and medium-size urban lots in residential neighborhoods. The primary housing types are single-family detached dwellings and small-scale ground-related attached dwelling units such as duplexes and townhouses. The Medium Density Residential land use designation can be located adjacent to any other residential land use designation, commercial lands, rural lands, or public reserve lands. Non-residential uses are discouraged except for certain public facilities and institutions, provided their nature and location are not detrimental to the Medium Density Residential environment. The implementing zoning districts for the Medium Density Residential land use designation are R-72 Residential Single Family and R-60 Residential Single Family.

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### **Public Reserve**

This district is exclusively reserved for public and semipublic uses in order to preserve and provide lands for those community facilities which serve the public health, safety, and general welfare of the County. In the Burbank UGA this designation is applied to lands used for schools and public facilities.

## **BURBANK RURAL ACTIVITY CENTER LAND USE DESIGNATIONS**

### **Rural Agriculture**

This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are allowed. A limited amount of commercial-tourism activities are allowed in this district, while limited commercial businesses that support agriculture are encouraged, with those uses having a high nuisance value, safety issues, or environmental implications allowed only by conditional use permit. Large-scale natural resource-processing industry is not considered a compatible use, except on a limited basis. The allowed density in this designation is one dwelling unit per five to

ten acres. These lands lie outside of the Burbank UGA and outside of a designated water system service area.

Land divisions that comply with the minimum lot size of five or ten acres are allowed, provided that adequate provision of public facilities, utilities, and services such as water, wastewater disposal, and access to public roads is available concurrent with the final approval of the short plat. The maximum number of lots will continue to be determined at the rate of one unit per five to ten acres.

**Rural Residential 2-5 (Burbank Rural Activity Center)**

These lands are intended to maintain the rural aspects of the county and to provide buffering or transitions between existing rural developments and areas of higher or lower densities and have two- to five-acre minimum lot sizes. Certain limited recreational and community-oriented cultural land uses are allowed in this land use designation.

**Agriculture Residential**

This land use designation is intended for areas currently in agricultural use that are located adjacent to existing rural lands or to the UGA. This land use designation is primarily agricultural with a mix of residential land uses. Limited home occupations that are clearly incidental to the agricultural nature of these areas are allowed. A limited amount of commercial / tourism activities is allowed in this district. Large scale natural resource processing industry is not considered a compatible use, except on a limited basis. This designation establishes a density of one dwelling unit per ten acres. A more detailed description of this designation is provided in Chapter 6, Rural and Resource Lands.

**Public Reserve**

As is true in the Burbank UGA, this designation is exclusively reserved for public and semipublic uses in order to preserve and provide lands for those community facilities which serve the public health, safety, and general welfare of county residents. In the Burbank Rural Activity Center, this designation is applied to lands in the McNary NWR.

The zoning districts that implement the various land use designations in the Burbank area are indicated on Table 12-1 below:

**Table 12-1. Burbank Land Use Designations and Implementing Zoning Districts**

Land Use Designation	Implementing Zoning Districts
<del>Residential Single Family</del>	<del>Burbank Residential</del>
<del>Low Density Residential</del>	<del>R-72 Single Family Residential</del> <del>R-96 Suburban Residential</del>
<del>Medium Density Residential</del>	<del>R-72 Single Family Residential</del> <del>R-60 Single Family Residential</del>
Burbank Rural Residential: 2-5 (Burbank Rural Activity Center)	Rural Residential 2 acre Rural Residential 5 acre
Rural Agriculture	Rural Residential 5 acre Rural Agriculture 10 acre
Agriculture Residential	Agriculture Residential 10 acre
Commercial	Burbank Commercial
Industrial	Heavy Industrial Industrial/Business Park
Public Reserve	PR Zone

**Commented [LP3]:** Do not include if Option 2 is selected.

## TRANSPORTATION

This section describes the transportation infrastructure in the Burbank community.

### Roadways

The Burbank community is greatly affected by pass through traffic on two highways: U.S. Highway 12 and SR 124. As stated previously, U.S. Highway 12 runs north and south effectively bisecting the community. This four-lane route provides easy access to nearby communities and serves as the major thoroughfare from the Tri Cities and the west into the City of Walla Walla and Umatilla, Oregon. SR 124 (Ice Harbor Drive) is a major east west roadway that traverses through the Burbank Rural Activity Center. It links Burbank and U.S. Highway 12 with the northern portion of the county, including the cities of Prescott and Waitsburg. The recent widening of U.S. Highway 12 made vehicular access to, from, and across the highway safer at the two major intersections in the community.

As indicated in Chapter 8, Transportation Element, all roads in the area currently operate at acceptable levels of service and are projected to remain operating at acceptable levels through 2038.

### Pedestrian & Bicycles

There are a limited number of sidewalks in Burbank, concentrated in proximity to the schools. Since most of the residential streets have fairly light traffic, no discernable conflict exists between automobile, pedestrians, and bicyclists. Pedestrian access across U.S. Highway 12 was improved with the widening of the highway to four lanes.

### **Public Transit Service**

Public transit service is currently not available in Burbank.

### **Railroads**

There are two rail lines that serve the Burbank community. The Burlington Northern Santa Fe Railroad connects the county with the Tri Cities and Yakima to the west and provides rail service to the industrial areas in the Burbank UGA. The Union Pacific Railroad owns and operates the second rail line that runs along the eastern portion of Burbank. Both railroad companies connect at a rail hub adjacent to the Boise Paper company, located south of Burbank. Neither company currently offers passenger rail service.

### **Air Transportation**

Air transportation service for the Burbank area is provided at the Tri Cities Airport located approximately 10 miles north of Burbank in Pasco, and at the Walla Walla Regional Airport approximately 50 miles east of Burbank.

### **Water Transportation**

The Columbia and Snake Rivers support an inland commercial water transportation system used primarily for bulk commodity transport. Dock facilities for the loading and unloading of bulk materials and other industrial products are located on the Snake River shoreline of the Port's property in the UGA. This waterborne transportation capability is vital to the county's economy. Additionally, Hood Park features a boat launch for recreational use.

### **Transportation Improvement Program**

The Six-Year Transportation Improvement Program (TIP) is the County's blueprint for capital expenditures related to transportation facilities. As such it addresses the transportation needs of the Burbank community. For a discussion of the TIP see Chapter 8, Transportation.

## **CAPITAL FACILITIES**

The County does not provide water, sewer, or other utility service in the Burbank area. At present, these services are provided by private property owners, private enterprise, the Port or homeowners associations. Chapter 10, Capital Facilities Element, provides additional existing and projected conditions for various public facilities.

### **Water Service**

Revised Code of Washington (RCW) 36.94.020 states that the construction, operation, and maintenance of a system of sewers and water are a county purpose. Under State law, all new

public water systems must be owned or operated by a satellite system management agency. This ensures that new systems have sufficient management and financial resources to provide safe and reliable service to the users. If a system loses its owner or operator due to noncompliance, the system goes into receivership. If no system management agency or person is willing to be named as a receiver the court names the County as a receiver of last resort.

In 1978, the Board of County Commissioners established a Critical Water Supply Service Area in response to a preliminary assessment of water system problems related to public water supply prepared by the State Department of Social and Health Services. This assessment identified initial problems consisting of unreliable service and uncoordinated planning.

In 1981, the Western Walla County Coordinated Water System Plan (CWSP) was prepared under the direction of the Western Walla County Utility Coordinating Committee. This plan provided procedures for planning for safe, reliable water systems by examining water quality, system storage, and system reliability. Updated in 1999 and again in 2004, the plan identified five major public water systems in operation that had the potential to intertie and share facilities: Burbank Irrigation District No. 4, Columbia View Water Services, Harrison Ray Water Company, Arlene's Addition, and Westbourne Acres Subdivision. These water systems account for more than 700 metered and unmetered services in the Burbank area (Water Utility Coordinating Committee 1999). The 2004 plan amendment authorized the formation of a new water system by the Port. Since then, the Port has constructed the system, which serves Port properties, the local school district, and a small local water district (Port of Walla Walla 2012).

In summarizing system deficiencies, the CWSP stated that water quality within three of the water systems did not meet the nitrate standard of the Safe Drinking Water Act, and recommended that this condition be improved as soon as possible. Furthermore, the plan indicated that system reliability is deficient for the following reasons and recommended the upgrading of systems.

Pipe sizes and configurations are too small or not looped so that in emergency situations it is questionable whether system pressure could be maintained or fire flows provided.

Some systems rely on a single source of supply and most systems do not have emergency power sources or standby pumps.

Storage is inadequate to provide a sufficient volume of water for fire flow.

Two systems do not have fire hydrants.

### Sewer Service

In 2015, sewer service became available in limited areas of Burbank. The Port is now operating a sewer utility enterprise in Burbank. The utility currently serves the Burbank School District and the Port's industrial and business parks.

The extensive use of on site septic systems in remaining areas has the potential for contaminating the underlying shallow aquifer. The fact that water passes quickly through the soil in this area increases the potential for groundwater contamination. On site septic systems rely exclusively on purification of the effluent by microorganisms in the soil. High percolation levels do not allow microorganisms enough time to properly treat the effluent, which in turn, contributes further contaminants to the water supply.

### Parks & Recreation

Outside of the facilities available at the local schools on Maple Street, there are no local or neighborhood recreation facilities in the Burbank UGA. Hood Park, a regional park operated by the U.S. Army Corps of Engineers, is located in the Burbank Rural Activity Center. The Washington State Department of Transportation currently maintains a community trail and bike path that runs under the Snake River Bridge from the west side of U.S. Highway 12 to Hood Park. Because of its close proximity, the McNary NWR offers a wide variety of recreational opportunities for residents and employees in Burbank.

**Figure 12-2. McNary National Wildlife Refuge (circa 1950)**



**Source:** The Watershed Company

## Fire, Emergency Medical & Law Enforcement Services

Fire protection and emergency medical services are provided by the Walla Walla Fire District #5. Fire District #5 serves approximately 92 square miles, with four fire stations located in Burbank and the surrounding area: one each in the Burbank UGA, the Burbank Rural Activity Center, Wallula, and Sun Harbor Estates.

The Fire Chief (a full-time career position) manages the day-to-day operations of the district. Currently, there are two full-time career officers (Captain and Training Lieutenant), one career Lieutenant/Paramedic, one full-time Administration Assistant, six part-time resident-firefighters, 25 part-time volunteer firefighters, and three support service members.

Long range fire protection needs may require additional resources to maintain an effective level of protection, particularly with increased industrial development. Long range fire protection needs will require integration of long range water needs. The source, storage capacity, and distribution of water systems and fire hydrants must be adequate to provide sufficient volume and pressure for firefighting needs.

Police protection for the Burbank community is provided by the County Sheriff's Office. A Sheriff's office annex is located in the Burbank Rural Activity Center fire station. This annex primarily serves as a local office to conduct interviews, complete daily paperwork, and as a general office for the deputies assigned to the area.

## Schools

The Burbank community is served by the Columbia School District. The Columbia School District operates three schools on a large campus: Columbia Elementary (K-5), Columbia Middle School (6-8), and Columbia High School (9-12). The district's student count in May 2017 was 775 students, with 365 students in elementary school, 167 students in middle school, and 243 in high school (OSPI 2018). All schools are equipped with satellite equipment and computers.

A \$4,500,000 construction bond for the Columbia School District was recently approved. This bond will largely go towards completing health, safety and infrastructure improvements throughout the campus and adding a needed new elementary school gymnasium and additional classrooms.

## GOALS & POLICIES

### COMMUNITY

- |                  |  |
|------------------|--|
| <b>Goal BU 1</b> | <b>Encourage the participation of the Burbank community in the planning process.</b> |
|------------------|--|

**Policy BU 1.1** Encourage the participation of community groups that represent the values and ideals of the community.

## LAND USE

**Goal BU 2** **Provide the public policy framework for orderly development of the area while maintaining the rural character and lifestyle of the community outside the Burbank UGA.**

**Policy BU 2.2** Guide the development of the community with a balance of residential, commercial, industrial, and agricultural land uses.

**Policy BU 2.3** Encourage land use decisions that are sensitive to the character of the community.

**Policy BU 2.4** Encourage new residential development to locate in areas near or adjacent to existing development prior to expansion into the outer periphery of the community.

**Policy BU 2.5** Designate sufficient land for industrial and commercial uses within the UGA which will provide for a tax base for the eventual incorporated community.

**Policy BU 2.6** Development of commercial areas should be part of an overall development plan to ensure adequate access, parking, and landscaping.

**Policy BU 2.7** Develop industrial areas in a manner that creates an orderly transition from more intense land uses to less intense land uses, for example, by buffering heavy industrial uses from existing residential uses.

**Policy BU 2.8** Encourage the location of schools and other public facilities to be contiguous and centrally located.

**Goal BU 3** **Provide areas for light and heavy industrial development to create a more diverse employment and economic base for the community.**

**Policy BU 3.1** Facilitate development of the Port's industrial / business parks to stimulate economic growth.

**Goal BU 4** **Provide areas for light industrial uses closer to developed areas where both the business and community can benefit.**

**Policy BU 4.1** Encourage the location of industrial businesses such as manufacturing, assembly, farm equipment, and auto sales into the area.

- Goal BU 5**      **Develop and preserve residential neighborhoods.**
- Policy BU 5.1**      Provide separate areas in the community for different types and densities of housing.

## **CAPITAL FACILITIES**

- Goal BU 6**      **Implement the Burbank UGA in a manner that encourages eventual incorporation and the provision of urban services.**
- Policy BU 6.1**      Implement the Western Walla Walla County Coordinated Water System Plan.
- Policy BU 6.2**      Seek cooperation from the Port of Walla Walla in establishing core utilities where possible.
- Goal BU 7**      **In the long-term, sewer service should be provided by a single integrated entity.**
- Policy BU 7.1**      Encourage the investigation of community sewer service with assistance from the County.
- Goal BU 8**      **Ensure the Burbank community has adequate access to County services.**
- Policy BU 8.1**      Consider providing a physical location for County services in Burbank.

## **PARKS & RECREATION**

- Goal BU 9**      **Support the provision of parks and recreational facilities to serve the active and passive recreational needs of the community.**
- Policy BU 9.1**      Locate park facilities to be easily accessible from residential neighborhoods.
- Policy BU 9.2**      Develop a system of pedestrian, equestrian, and bicycle paths to connect to existing and future park facilities.
- Policy BU 9.3**      Encourage the development of parks and recreation facilities that take advantage of natural open space.
- Policy BU 9.4**      Preserve the beauty of the McNary National Wildlife Refuge as a major environmental centerpiece.

**Policy BU 9.5** Encourage new developments to provide park and recreation amenities such as play areas and paths based on the demands of each development.

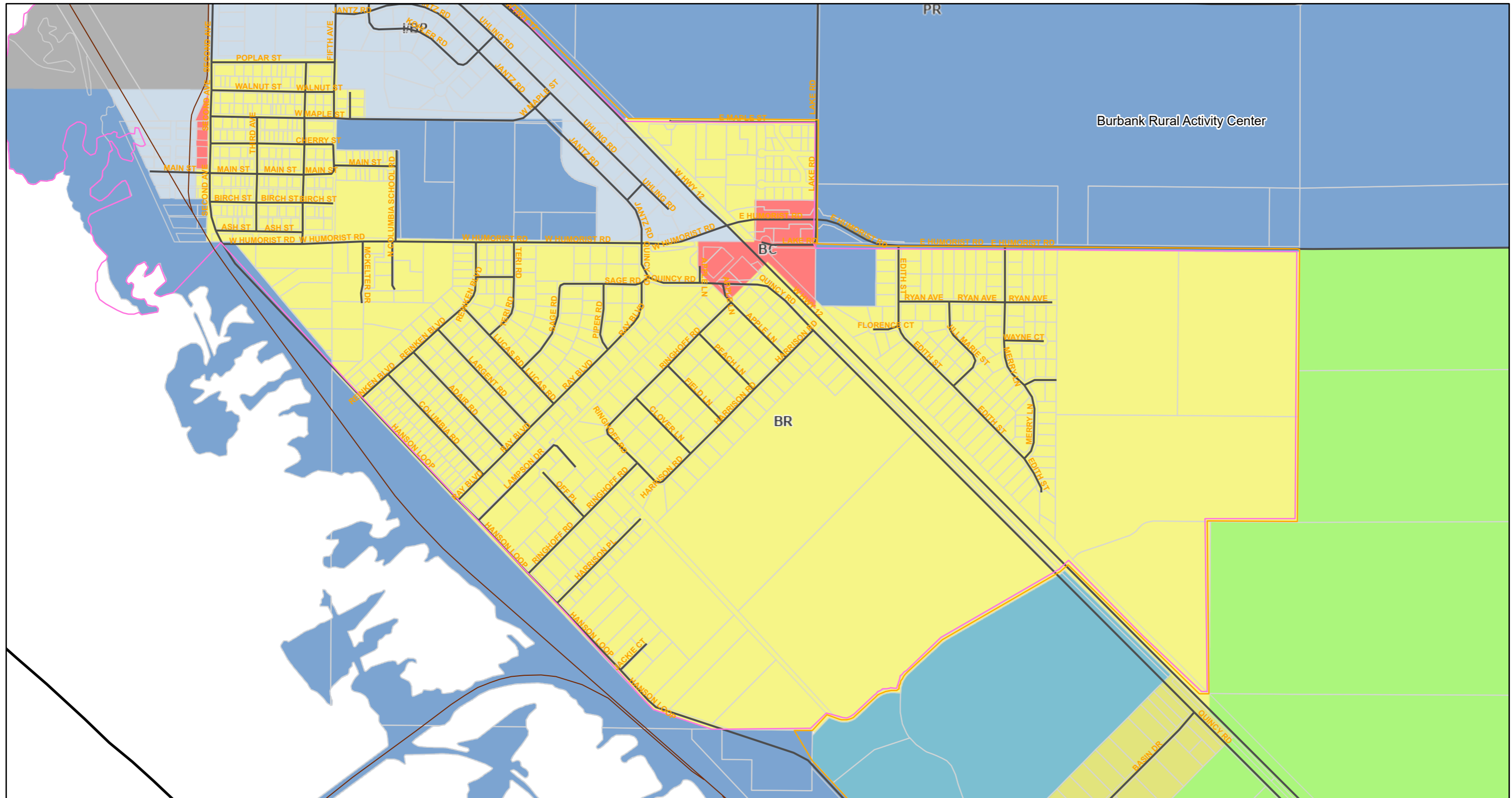
## **TRANSPORTATION**

**Goal BU 10** Provide a safe and efficient transportation and circulation system that addresses the needs of the Burbank community.

**Policy BU 10.1** Encourage adequate multi modal transportation facilities.

**Policy BU 10.2** Support the provision of affordable public transportation to the City of Walla Walla and the Tri Cities.

# Option 1: Retain existing Burbank Residential (BR) district



4/30/2021, 4:31:09 PM

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Tax Parcels

Railroads

Burbank Rural Activity Center

Urban Growth Areas

Administrative Boundaries - County Boundary

Roads

ZoningCounty\_2019-08-05

AGRICULTURE RESIDENTIAL 10

BURBANK COMMERCIAL

BURBANK RESIDENTIAL

HEAVY INDUSTRIAL

INDUSTRIAL/BUSINESS PARK

PUBLIC RESERVE

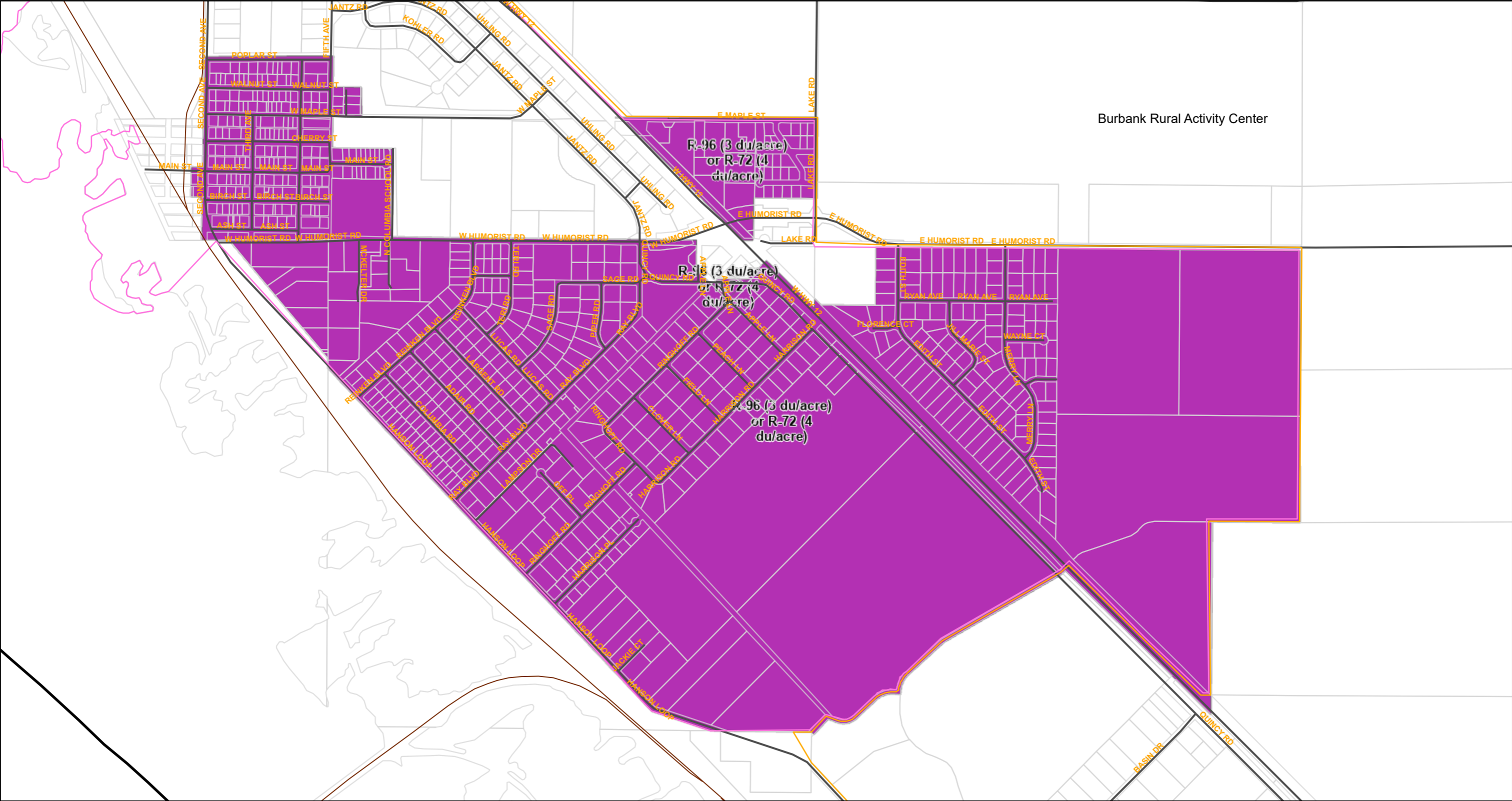
RURAL AGRICULTURE 10

RURAL RESIDENTIAL 2

0 0.15 0.3 0.6 mi  
0 0.25 0.5 1 km

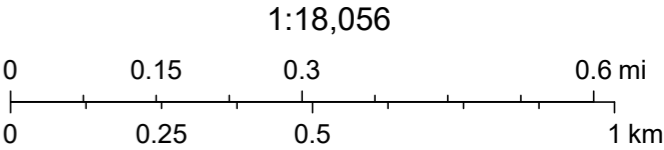


Option 2A: BR to R-96 (approx 3 du/acre)



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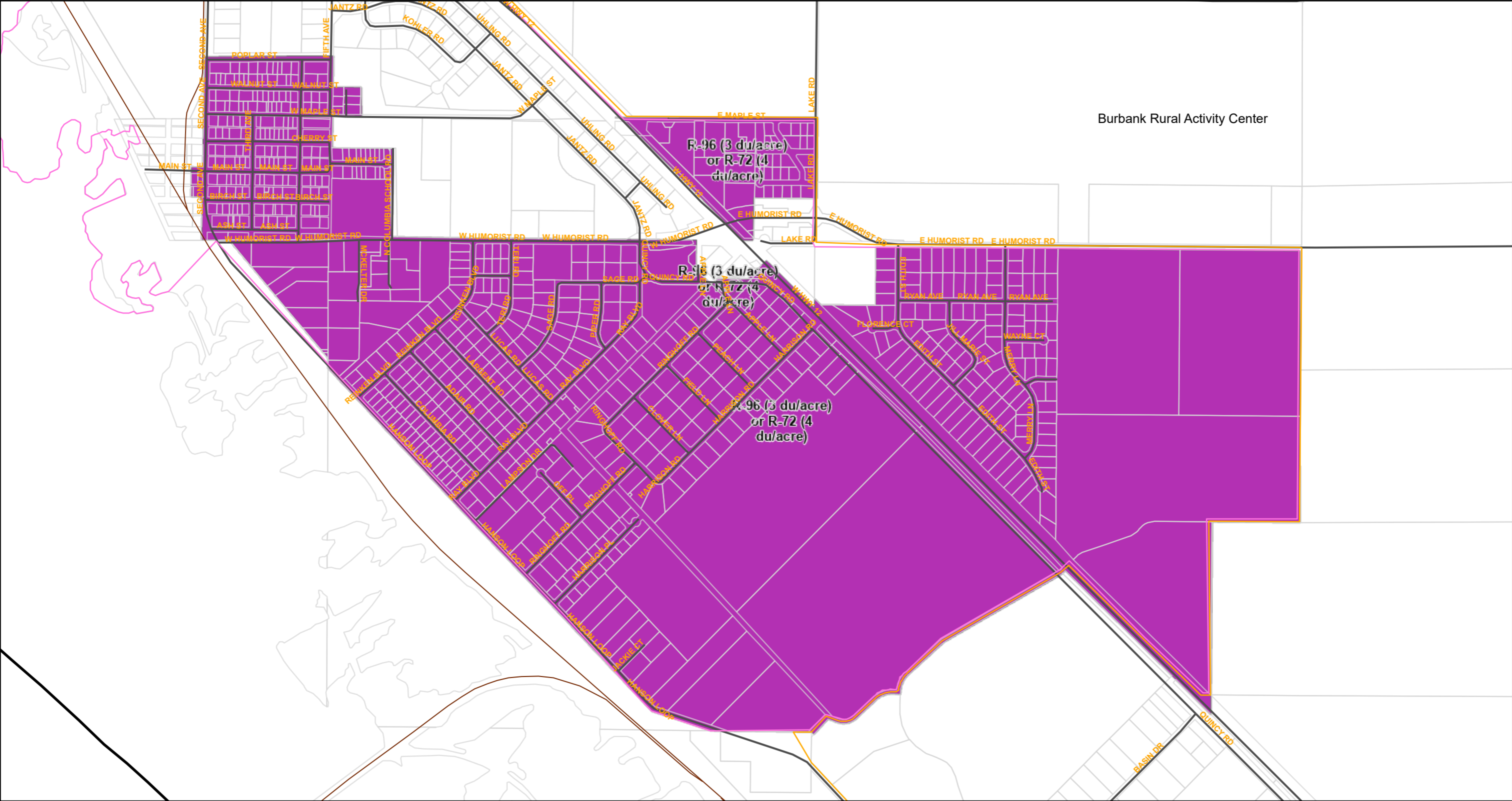
- Tax Parcels
- Administrative Boundaries - County Boundary
- Railroads
- Roads
- Burbank Rural Activity Center
- R-96 (3 du/acre) or R-72 (4 du/acre)
- Urban Growth Areas



1:18,056

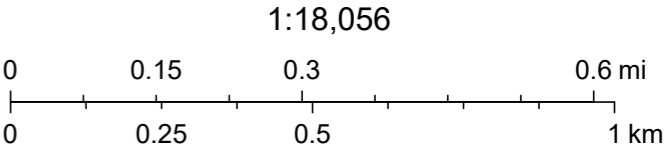


Option 2B: BR to R-72 (approx 4 du/acre)



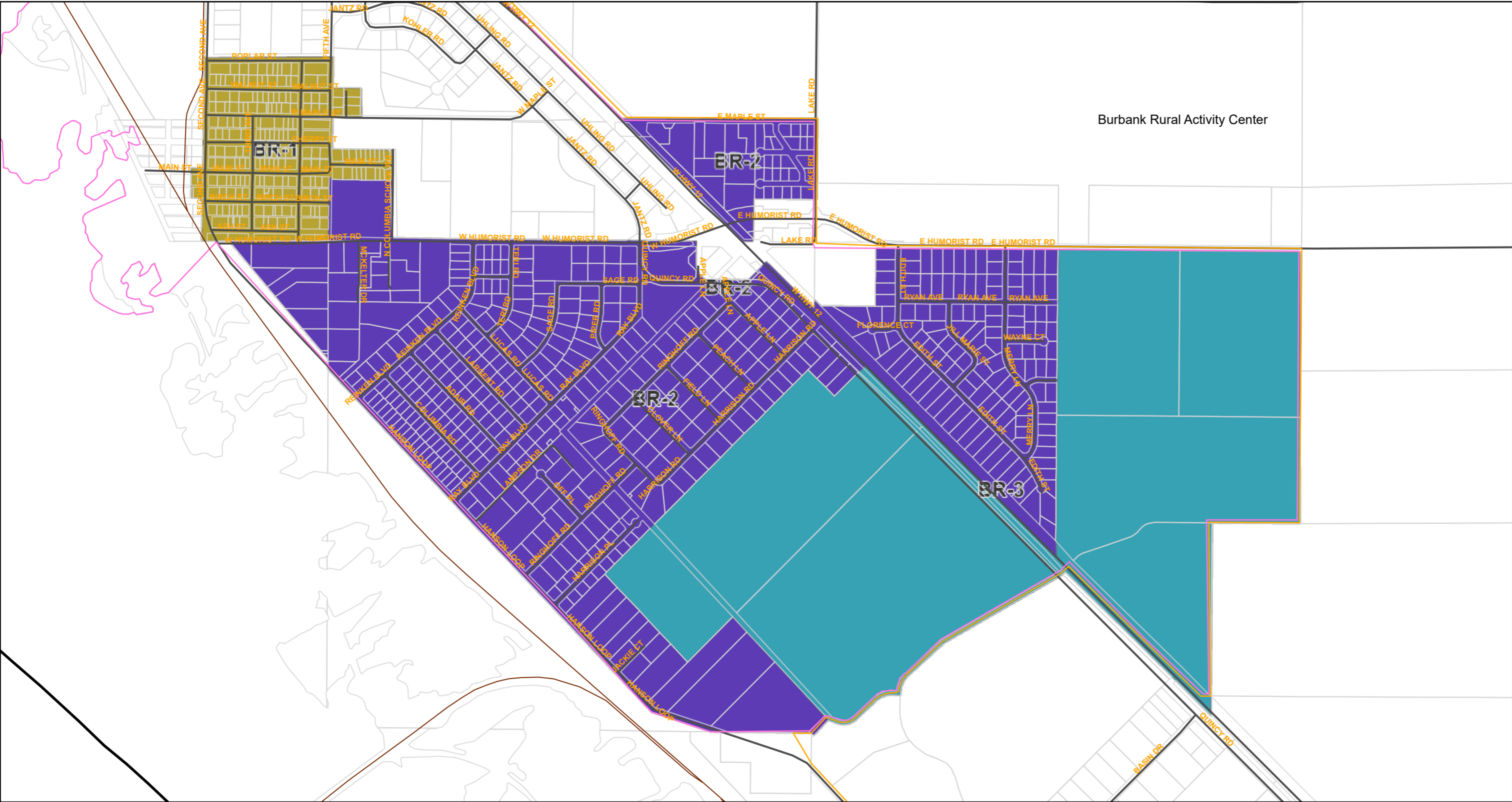
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- Tax Parcels
- Administrative Boundaries - County Boundary
- Railroads
- Roads
- Burbank Rural Activity Center
- R-96 (3 du/acre) or R-72 (4 du/acre)
- Urban Growth Areas





Option 3A: BR-1 to R-60 (infill) | BR-2 to R-96 (infill) | BR-3 to R-72 (vacant)



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- Tax Parcels

Railroads

Burbank Rural Activity Center
- Urban Growth Areas

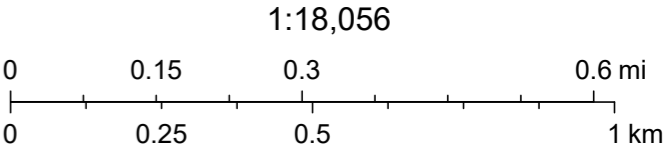
Administrative Boundaries - County Boundary

Roads
- BurbankOption3

BR-1

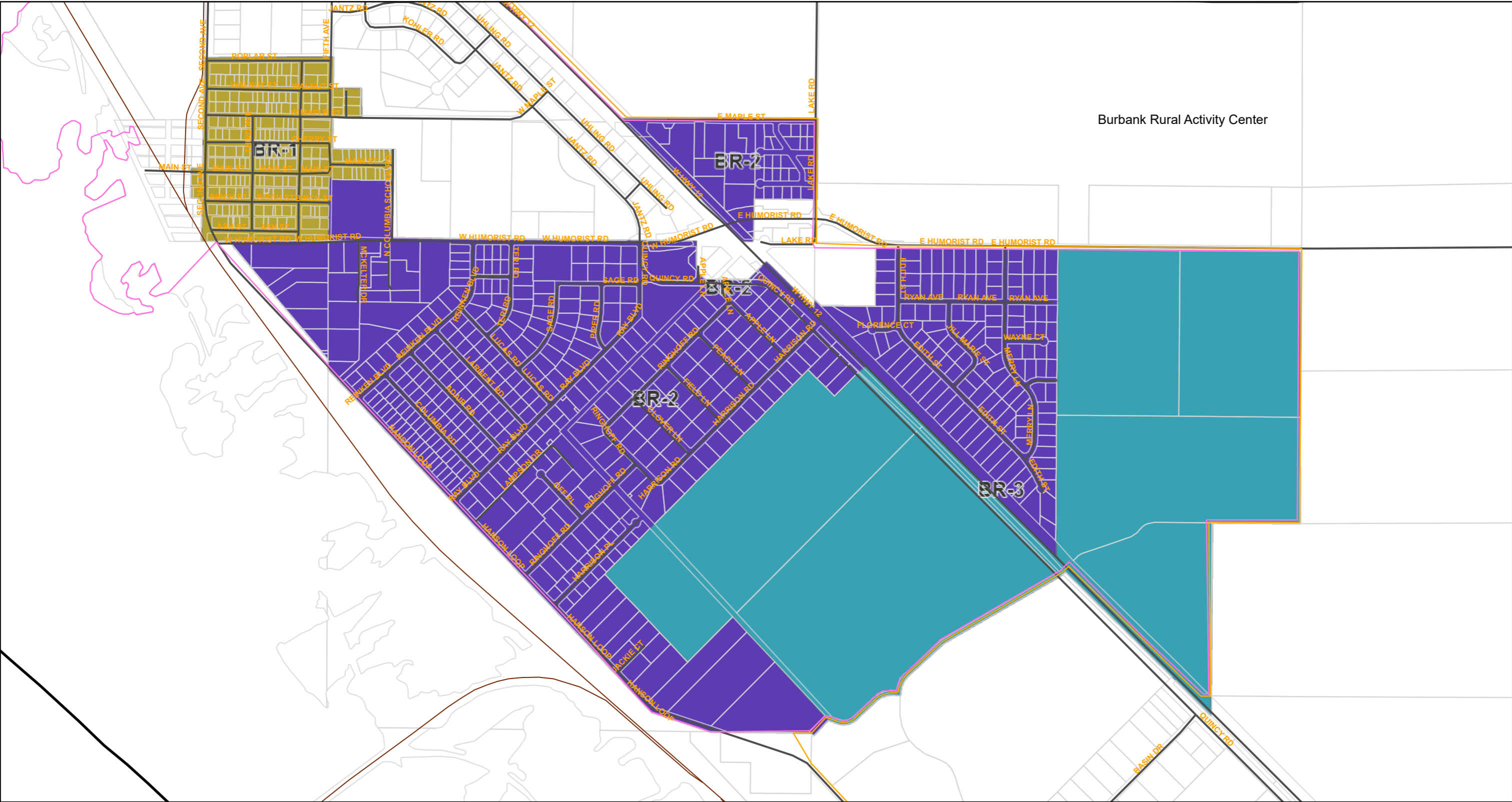
BR-2

BR-3





Option 3B: BR-1 to R-60 (infill) | BR-2 to R-72 (infill) | BR-3 to R-96 (vacant)



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- Tax Parcels

Railroads

Burbank Rural Activity Center
- Urban Growth Areas

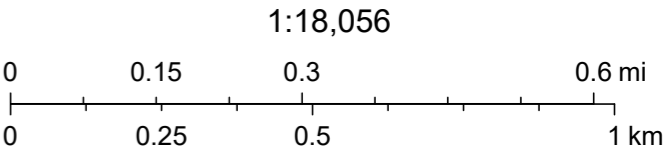
Administrative Boundaries - County Boundary

Roads
- BurbankOption3

BR-1

BR-2

BR-3





**Donald Sims**

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**From:** Patrick Reay <pr@portwallawalla.com>  
**Sent:** Monday, April 5, 2021 2:36 PM  
**To:** Lauren Prentice  
**Cc:** Paul Gerola; Jennifer Ballard; Tamara Carolfi  
**Subject:** RE: Information Request - Burbank Urban Growth Area  
**Attachments:** BBP Master Sewer Fee Schedule 2017.pdf; BBP\_Master\_Water\_Fee\_Schedule\_2017.pdf

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Good Monday afternoon Lauren and staff-

Below if the Port's responses to the questions provided in your letter dated March 19<sup>th</sup>.

1. Is the Port considering providing sewer or water connections to new or existing subdivisions in the Burbank UGA?  
The Port will provide or consider providing sewer and water connections to new and existing subdivisions, based on system capacities. These arrangements would be negotiated with the Port and would need Port Commission approval.
2. If so, how might extensions be financed?  
The financing of new connections would be the property owner or project proponents responsibility. The Port has established connections and capital facility charges. See attached Fee Schedules (Water and Sewer). If there is a proposed health hazard, there may be state or federal funding that may assist in an extension of service in certain situations.
3. How has the newly completed/permitted reservoir and treatment building affected the Burbank Water System's water availability/capacity?  
The new Wallula Dodd Water System (WDWS) is a completely separate Industrial Water system that is not connected in anyway with the Burbank Water System. The WDWS will serve properties located within the Attalia UGA.
4. What is the funding/timing for capital improvements (sewer and water) over the next 20 years?  
There is no defined timeframe for improvements on the Burbank Water and Sewer Systems. The Port will make the necessary investments in improvements that are required due to regulatory requirements, capacity expansion or demand from customers. The funding may consist of Port funds, state or federal funds, or developer driven project funds.
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 with the Burbank Business Park?  
The Port Commissioners believe that "residential use" on the second story of building was to be permitted outright within the Burbank Business Park. In addition, the Port Commissioners have discussed the option of allowing approximately 10-15 acres of residential use and development within the Burbank Business Park. The Port has received multiple inquiries regarding the ability to develop residentially within the Burbank Business Park. The Port Commissioners would consider residential development and would determine the best location within the BBP for the development activity to occur. The Port recognizes the need for housing in the Burbank

UGA and western Walla Walla County, as several large employers workforce commute from other locations to work within the county.

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?  
Yes, I believe that that Port of Walla Walla would be supportive of allowing residential development within this zone. If located within the Port's Burbank Business Park, the two locations that could be considered are near the intersection of Jantz and Humorist on the east side of Jantz and located across the roadway from the Burbank Public Schools along Maple Street. Both locations could be considered. The Port Commissioners would still reserve the right to approve the developments within the Burbank Business Park, which can be done through our normal purchase and sale agreement processes.

Hopefully this addresses the questions. If you need further explanation or clarification, please let me know and we can provide or discuss.

Thanks. Pat

Patrick H. Reay  
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**SPECIAL PUBLIC DISCLOSURE NOTICE TO RECIPIENT(S):** Information contained in any communication to or from the Port of Walla Walla, including attachments, may be subject to the disclosure requirements of Washington's Public Records Act, Ch. 42.56 RCW.

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**From:** Lauren Prentice <lprentice@co.walla-walla.wa.us>  
**Sent:** Friday, March 19, 2021 5:47 PM  
**To:** Patrick Reay <pr@portwallawalla.com>  
**Cc:** Paul Gerola <pg@portwallawalla.com>; Jennifer Ballard <jballard@co.walla-walla.wa.us>; Tamara Carolfi <tcarolfi@co.walla-walla.wa.us>  
**Subject:** Information Request - Burbank Urban Growth Area

Pat –

We are working to complete the Burbank Residential Density project. As were preparing final amendment proposals, a few additional questions came up regarding the Port's Burbank sewer and water systems and the Burbank Business Park. Please see attached letter and summary of three current amendment options.

Thank you in advance for your assistance. If you have questions, let me know.

Best,

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

# Burbank UGA Residential Density Review

## Summary of Utility Availability

The Port of Walla Walla provided the County with the following documents:

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

Staff and LDC reviewed these documents. It appears that there is more than enough sewer capacity. Only 10% existing used, 3% future.

The Port's agreement with Pasco also allows them to purchase two more additional 100,000 blocks. Even with some large-scale developments (examples below) there would still be significant capacity available.

**BURBANK SEWER SYSTEM CAPACITY SUMMARY**

Category	Description
System Capacity	100,000 gpd (Existing) 300,000 gpd (Future)
Existing Discharge (2018)	9,500 gpd Average 17,000 gpd Maximum 35 gpm Peak
Available System Capacity	90,500 gpd (Existing) 290,500 gpd (Future)
% System Capacity Used	10% (Existing) 3% (Future)
Example Services Supported by Existing Available Capacity	905 Residential Connections 90 Office Buildings 12 Convenience Stores 11 Motels (60-Room)

Water capacity (existing) is more limited, based on the chart below. Also noted in the report that Columbia View Water System is served through a wholesale service agreement for 120 residential connections. This indicates that the Port has future capacity but may need to expand treatment,

storage and pump capacity to provide for future development... OR other private water system (on-site) or provider would need to be accommodated.

#### **BURBANK WATER SYSTEM CAPACITY SUMMARY**

<b>Category</b>	<b>Description</b>
System Capacity	120,000 gpd (Existing) 960,000 gpd (Future)
Existing Consumption (2018)	66,000 gpd Average 100,000 gpd Maximum 200 gpm Peak
Available Capacity	20,000 gpd (Existing) 860,000 gpd (Future)
% System Capacity Used	83% (Existing) 17% (Future)
Example Services Supported by Existing Available Capacity	44 Residential Connections 5 Office Buildings 3 Motels (60-Room) 1 High School

Therefore, based on this information, from a UGA/development perspective, a mixed-density zoning option would be viable. Caveats with this include:

- Capacity and usage over time - how much of this capacity will be used up at any one time (or over a length of time)? For instance, hypothetically say that a development (see example services rows above) comes in and uses up a large block of capacity; the County and Port would need to plan ahead to determine the amount of usage per development and how much capacity is left after completion.
- Phasing development – Developments could be managed possibly by development agreement, making sure that there are specific standards in place and if developments are phased over time, County and Port have a way to track usage over a number of years.

### **Burbank Water System**

The Burbank Water System consists of two shallow alluvium wells, a nitrate treatment system, a chlorine disinfection system, a 298,000-gallon ground reservoir, a booster pump station, and approximately 14,000 feet of 8- and 12-inch diameter water main. Water service is provided to the Burbank Business Park, Burbank Industrial Park, and Columbia School District. Also, the Columbia View Water System is served through a wholesale service agreement for 120 residential connections.

The existing water system capacity is 120,000 gallons per day (gpd), with storage capacity as the limiting component. Future maximum system capacity is 960,000 gpd after system expansions to nitrate treatment, storage, and booster pump capacity are made to meet the system's full water right.

In 2018, system users had an average day demand of 66,000 gpd. A maximum day demand of 100,000 gpd and a peak hourly demand of 200 gpm are estimated.

See Figure A for a site plan of the existing and proposed water system. A summary of the water system capacity is provided in the table below.

**BURBANK WATER SYSTEM CAPACITY SUMMARY**

Category	Description
System Capacity	120,000 gpd (Existing) 960,000 gpd (Future)
Existing Consumption (2018)	66,000 gpd Average 100,000 gpd Maximum 200 gpm Peak
Available Capacity	20,000 gpd (Existing) 860,000 gpd (Future)
% System Capacity Used	83% (Existing) 17% (Future)
Example Services Supported by Existing Available Capacity	44 Residential Connections 5 Office Buildings 3 Motels (60-Room) 1 High School

The water system is currently at 83 percent capacity based on storage as the limiting system component. The existing water consumption is 17 percent of the future maximum water system capacity based on water rights as the limiting system component.

### **Burbank Sewer System**

The Burbank Sewer System consists of gravity and grinder pump collection systems, two lift stations, and a pressure sewer to the City of Pasco's publicly operated treatment works. Sewer service is provided to the Burbank Business Park, Burbank Industrial Park, and Columbia School District.

The Port of Walla Walla has an Interlocal Agreement with the City of Pasco for wastewater disposal and treatment. The agreement allows the Port to purchase up to three 100,000 gpd (annual average flow) blocks of wastewater treatment capacity. Currently, the Port has purchased one 100,000 gpd block.

The existing sewer system capacity is 100,000 gpd of sewer flow with the Port's wastewater treatment capacity block as the limiting factor. Future maximum system capacity is 300,000 gpd, dependent on the purchase of the additional two 100,000 gpd wastewater treatment capacity blocks.

In 2018, the sewer system accepted an average day flow of 9,500 gpd. A maximum day flow of 17,000 gpd and a peak hourly flow of 35 gpm are estimated.

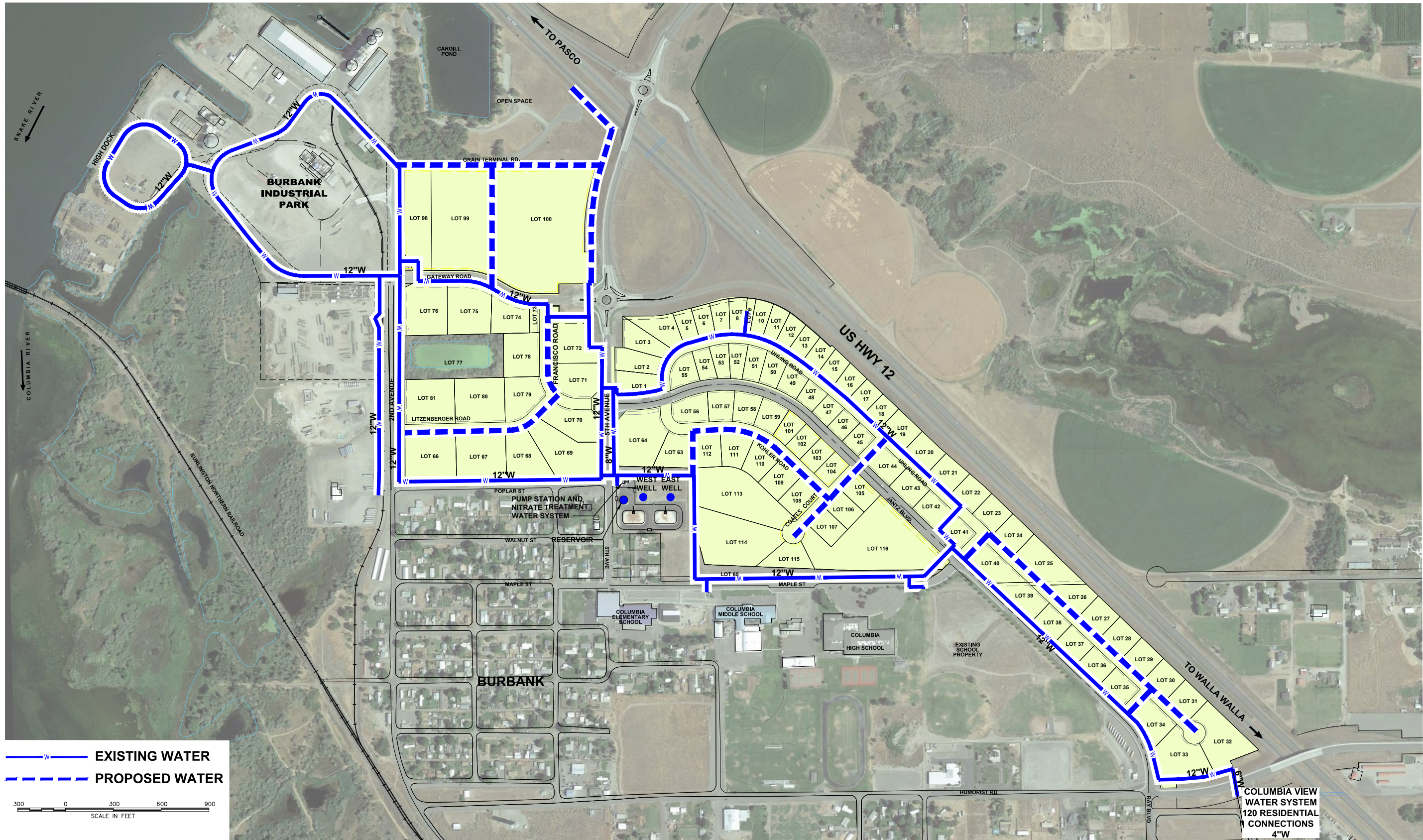
See Figure B for a site plan of the existing and proposed water system. A summary of the sewer system capacity is provided in the table below.

**BURBANK SEWER SYSTEM CAPACITY SUMMARY**

Category	Description
System Capacity	100,000 gpd (Existing) 300,000 gpd (Future)
Existing Discharge (2018)	9,500 gpd Average 17,000 gpd Maximum 35 gpm Peak
Available System Capacity	90,500 gpd (Existing) 290,500 gpd (Future)
% System Capacity Used	10% (Existing) 3% (Future)
Example Services Supported by Existing Available Capacity	905 Residential Connections 90 Office Buildings 12 Convenience Stores 11 Motels (60-Room)

The sewer system is currently at 10 percent capacity based on the Port's agreed wastewater treatment capacity as the limiting system factor. The existing sewer discharge is 3 percent of the future maximum sewer system capacity based on the maximum wastewater treatment capacity as the limiting system factor.

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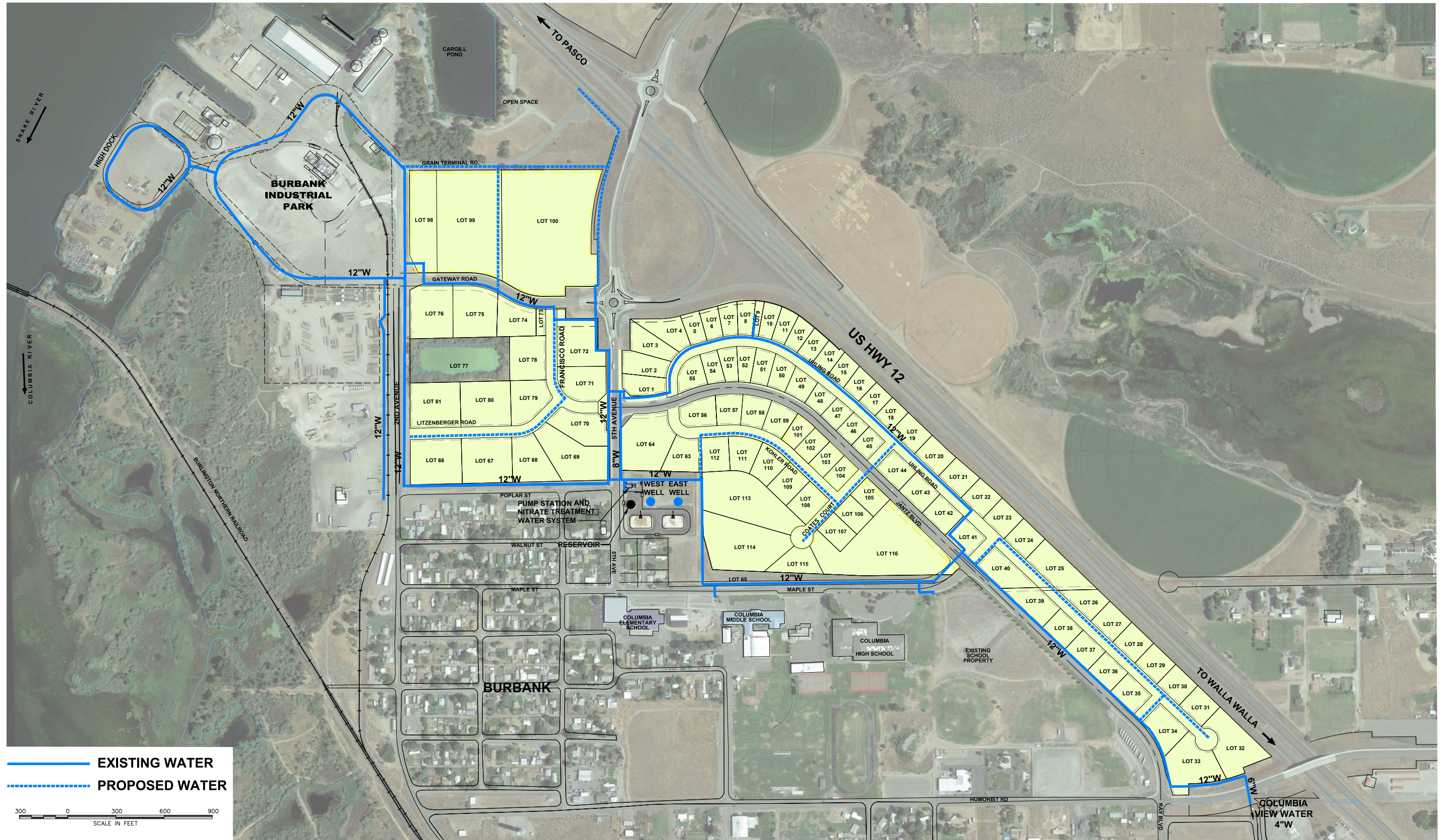
**anderson  
perry**  
& associates, inc.

PORT OF WALLA WALLA  
BURBANK BUSINESS PARK  
  
WATER SERVICE  
2019

A

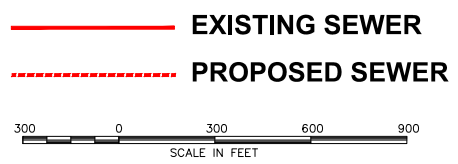
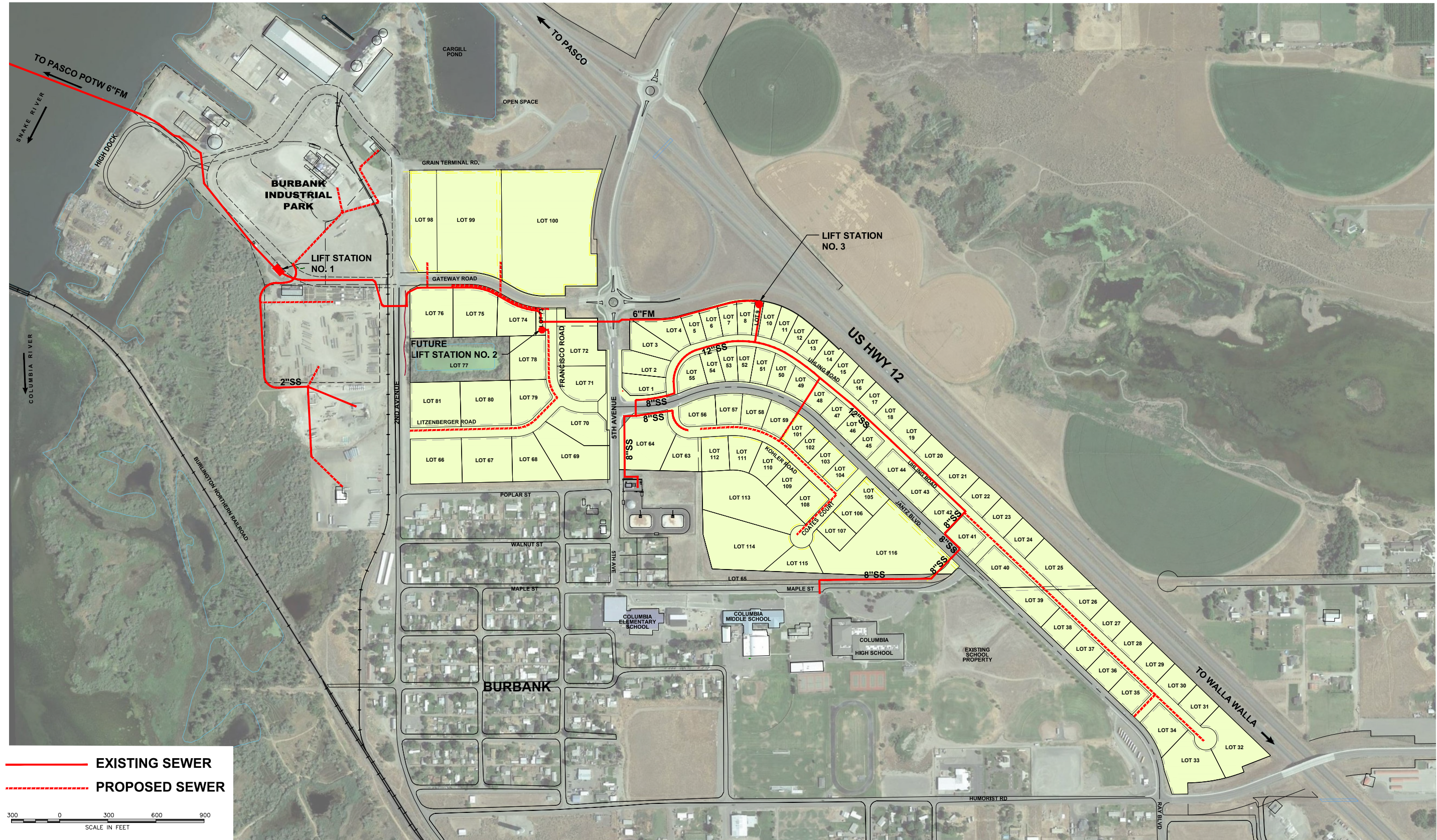


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	<p>PORT OF WALLA WALLA BURBANK BUSINESS PARK</p> <p><b>WATER SERVICE</b> 2019</p>	<p><b>A</b></p>
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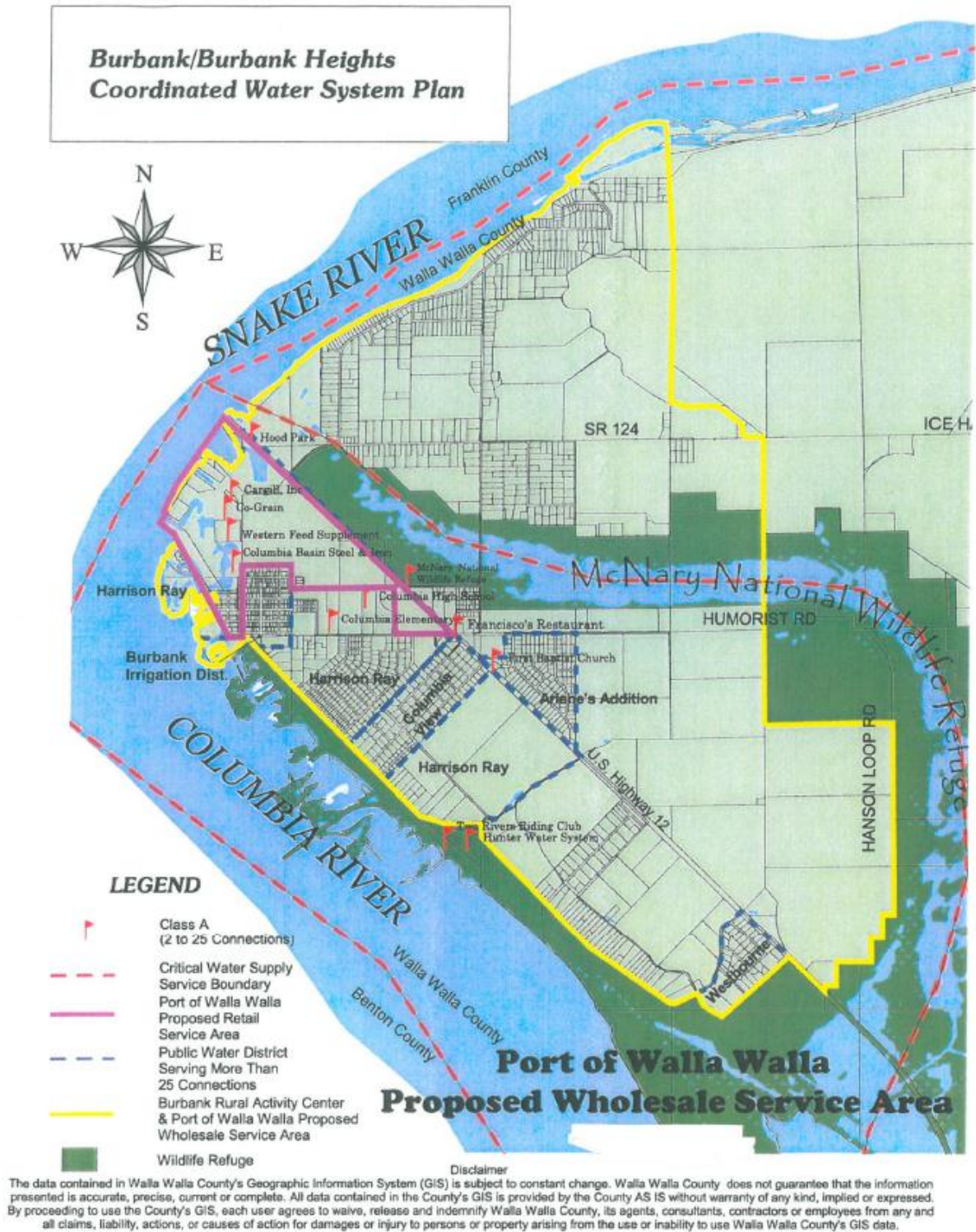
anderson  
perry  
& associates, inc.

PORT OF WALLA WALLA  
BURBANK BUSINESS PARK

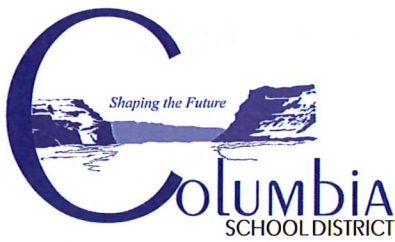
SEWER SERVICE  
2019

B

Exhibit 2  
Port of Walla Walla Burbank Sewer Service Area Map







## *Columbia School District #400*

755 MAPLE STREET  
BURBANK, WA 99323  
PH: 509-547-2136  
FX: 509-546-0603  
WWW.CSD400.ORG

TODD HILBERG, SUPERINTENDENT

April 9, 2021

ATTENTION: Lauren Prentice  
Community Development Director  
Walla Walla County  
310 W. Poplar Street, Suite 200  
Walla Walla, WA 99362

Dear Lauren Prentice:

The following communication is in response to your request for information from the Columbia School District regarding potential modification of residential density in the Burbank Urban Growth Area. I have outlined our responses to your questions below as indicated in the letter dated on March 19, 2021.

**Question-** *Could you please provide Walla Walla County Community Development with a statement addressing any concerns the School District may have with regard to increased density and growth in the Burbank area?*

Columbia School District is not opposed to growth. We are a district that has been slowly declining in enrollment for many years so we have the capacity for limited growth. **We are in favor of growth that can be predicted, planned, and prepared for.** This includes adding the additional staffing, materials, and support needed for increased enrollment. Unfortunately due to our limited growth potential in our elementary and middle schools, **we are not in favor of high density housing of any kind due to our limited space and infrastructure.** Due to limited housing costs, high density housing developments typically result in an increase of young families and our primary grades are very limited in our ability to absorb a significant increase in enrollment.

Our current building infrastructure has the ability to provide an additional 50 students at Columbia Elementary School and 70 students at Columbia Middle School. Numbers beyond that would push our buildings beyond our capacity. Any large or rapid developments of any kind would tax our system and force district officials to look for alternative space or options for staff and students. Due to the size of our district, we do not have options to send students to "other schools" in the district to balance schools or class sizes. Again, we are not against growth. **We welcome the responsible development of our community that can be predicted, planned, and prepared for.** This would entail a moderate/steady increase over time.



## Columbia School District #400

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BURBANK, WA 99323  
PH: 509-547-2136  
FX: 509-546-0603  
WWW.CSD400.ORG

TODD HILBERG, SUPERINTENDENT

In consultation with the District Board of Directors and feedback from community members, residents continue to oppose high density housing as they prefer the rural setting that our community has afforded our residents. Again, not against development but against the type of development that would occupy housing in a high density setting. **As you can see, CSD has the ability to sustain growth within our community, but the impact of sudden or large growth of our community would have a drastic impact on our ability to serve our students and community.** Thank you for seeking input pertaining to the impact of growth and development of the Columbia School District community. District officials look forward to continuing to work with you to support our community through this process.

**Question-** *Could you please provide a map delineating school attendance zones?*

We do not have any attendance zones. We only have one elementary, middle and high school. Students attending preschool through 5th grade attend Columbia Elementary School while students at Columbia Middle School range from 6th-8th grade and Columbia High School hosts a traditional 9th-12th grade configuration.

**Question-** *What is your current school enrollment broken down by grade?*

District Enrollment as of April 2021					
Preschool-	49	4th Grade-	75	9th Grade-	68
Kinder-	40	5th Grade-	63	10th Grade-	46
1st Grade-	53	6th Grade-	60	11th Grade-	50
2nd Grade-	51	7th Grade-	63	<u>12th Grade-</u>	<u>48</u>
3rd Grade-	37	8th Grade-	55	<b>Total-</b>	<b>758</b>

\* See attachment for district enrollment history (reminder- Preschool count not included in these numbers)

**Question-** *What is your current school capacity?*

Columbia Elementary School- could add an additional 50 students

Columbia Middle School- could add an additional 70 students

Columbia High School- could add an additional 175 students

**Question-** *What is your projected enrollment for the next 10 years?*

Unknown, the district's projected enrollment is done yearly using a formula. The formula uses numbers from the previous year to predict. Currently CSD officials are projecting a decrease in enrollment from this year to next year. Those numbers will not be finalized until later this spring.



## *Columbia School District #400*

755 MAPLE STREET  
BURBANK, WA 99323  
PH: 509-547-2136  
FX: 509-546-0603  
WWW.CSD400.ORG

TODD HILBERG, SUPERINTENDENT

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**Question- What is your projected capacity for the next 10 years?**

Columbia Elementary School- could add an additional 50 students

Columbia Middle School- could add an additional 70 students

Columbia High School- could add an additional 175 students

**Question- Any plans for any expansion of the school(s) or new facilities?**

Not currently. This would have to be done by the CSD Board of Directors and a vote of the community via a bond project in the future.

**Question- Any capacity or enrollment studies currently underway or which have been conducted for the Burbank School District in the past 10 years?**

None

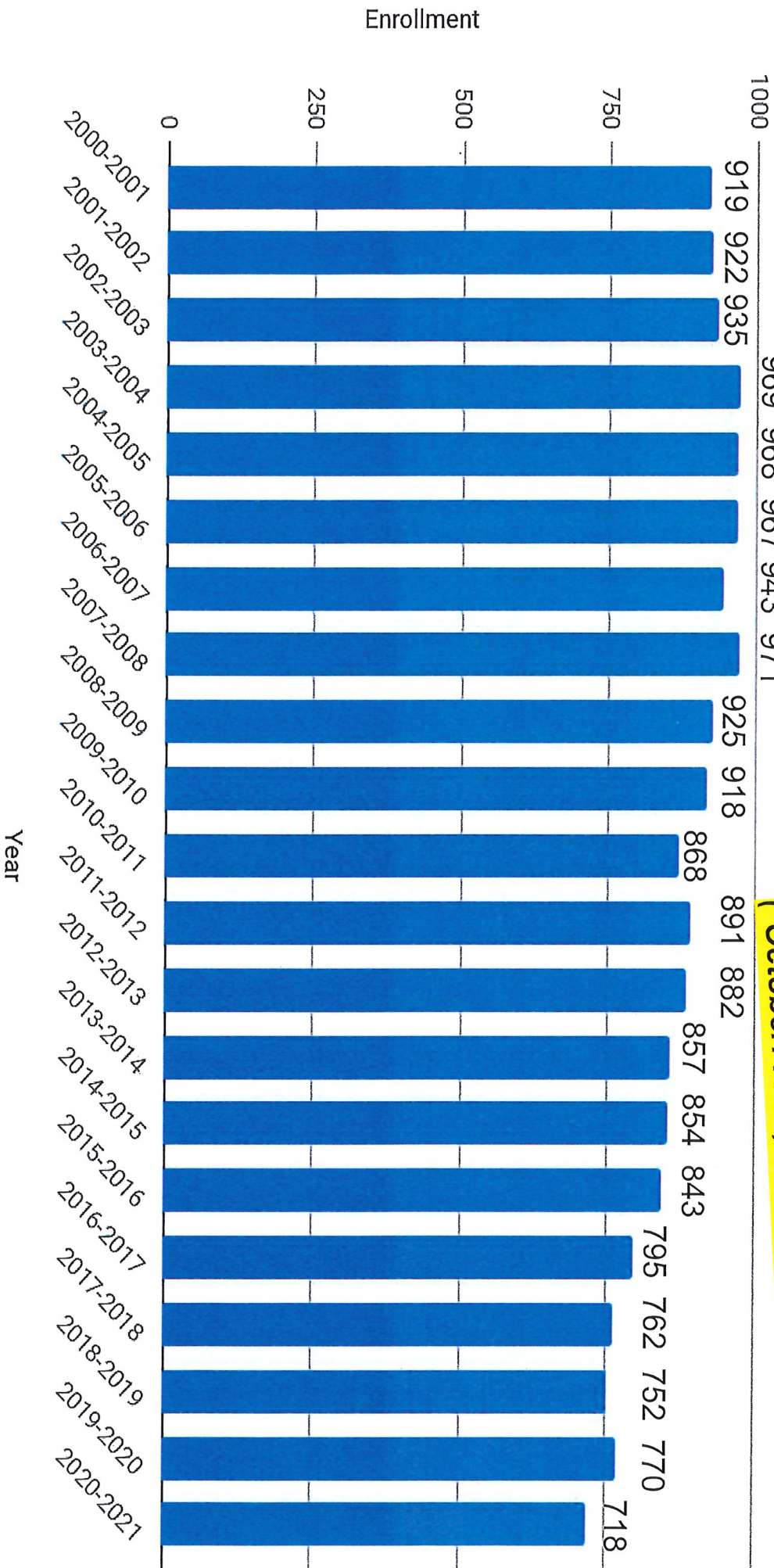
Thank you again for seeking input and feedback into the proposed modifications of residential density in the Burbank Urban Growth Area. The above information outlines the potential impact on the district and students within the Columbia School District. **As stated previously, CSD has the ability to sustain growth within our community, however the impact of sudden or large growth of our community would have a drastic impact on our ability to serve our students and community.** If you have any additional questions or concerns, please contact me at your earliest convenience.

Sincerely,

Todd Hilberg  
Superintendent  
Columbia School District #400

# Columbia School District Enrollment

**OSPI Enrollment Numbers**  
**(\*October: K-12, Preschool not included)**





## NOTICE OF INFORMATIONAL PUBLIC MEETING AND WALLA WALLA COUNTY PLANNING COMMISSION PUBLIC HEARING (VIRTUAL)

### **Informational Public Meeting**

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

#### **ZCA18-003 – Burbank Urban Growth Area Residential Project Update**

Amend Walla Walla County Code (WWCC) Chapter 17-18, Development Standards – Density and Dimensions, for the Burbank Residential (BR) zoning district. The Public Meeting would discuss the following three general options for the BR zoning district:

- 1) **No Action:** Take no action to adopt new regulations, which would leave the BR zoning district with no maximum density for single-family and manufactured home parks (except as limited by health standards and setbacks).
- 2) **One Residential Zoning District:** Retain the Burbank Residential zoning district and adopt a new low-density residential development standard for all residential uses; thereby reducing to the density of development that could occur in the UGA. The BR zoning district would be modified to have a maximum density (or minimum lot size). Adopt Manufactured Home Park standards. Single-family Residential density within the range of 4-8 units per acre is under consideration.
- 3) **Multiple Residential Zoning Districts:** Adopt three separate Burbank Residential zoning districts such as BR1, BR2, and BR3 which with various density requirements. Adopt Manufactured Home Park standards. New BR1 and BR2 districts would allow infill development consistent with existing development patterns and BR3 would establish low-density residential zoning for undeveloped portions of the UGA. Single-family Residential density within the range of 4-8 units per acre is under consideration.

The purpose of this meeting is to inform the public about the amendments under consideration prior to public hearings; there will be a presentation and opportunities to ask questions of Community Development Department staff and other County representatives. No oral testimony will be taken, and no decisions will be made at this meeting. *A public hearing will be held at 5:30 PM on May 5, 2021 by the Planning Commission (see below); a Board of County Commissioners public hearing will be held after the Planning Commission provides a recommendation, this is anticipated to occur later in May; separate public notice will be issued for this hearing.*

### **INFORMATIONAL MEETING INFORMATION**

**Tuesday, April 27, 2021 from 4 to 7 PM; formal presentation to occur at 5:15 PM.**

**Location:** Due to the Governor's COVID-19 restrictions, **this meeting will be held virtually and in person.**

<b>Virtual:</b> Cisco Webex Meeting Link: <a href="https://wwco.webex.com/meet/CDD">https://wwco.webex.com/meet/CDD</a> Call in: 1-408-418-9388 Meeting Number/Access Code: 969 633 053	<b>In Person:</b> Walla Walla Fire District 5 Station. 460 W. Humorist Road, Burbank, WA 99323 <b>**NOTE: IN PERSON PARTICIPANTS MUST COMPLY WITH COVID-19 PROTOCOLS. MASKS WILL BE REQUIRED AND TOTAL OCCUPANCY WITHIN THE BUILDING WILL BE LIMITED; YOU MAY HAVE TO WAIT IN LINE OUTSIDE.</b>
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**Access documents, maps, and meeting recordings via the Project Website:**

[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)

## **Planning Commission Public Hearing**

The Planning Commission will be conducting a public hearing on the following proposed development regulation amendment.

**ZCA18-003** – Burbank Residential Density and Dimensions Code Amendments (see description above).

The Planning Commission, following the public hearing, will make a recommendation to the Board of County Commissioners (BOCC) at the same meeting or on a date not yet determined. The Planning Commission will be asked to recommend that a proposed amendment be approved, approved with modifications, or denied. The process for review and recommendation of the final docket is described in Walla Walla County Code (WWCC) Sections 14.10.070 and 14.15.070 which outline the criteria for consideration. The BOCC will then review the recommendation at a public hearing, pursuant to WWCC 14.10.070C(2) and 14.15.070C(2).

Any interested person may comment on this application, receive notice, and participate in any hearings. Persons submitting testimony may participate in the public hearing, request a copy of the final decision, and have rights to appeal the final decision. You can obtain a copy of the staff report from the Community Development Department by contacting the person listed below; the staff report will be available about one week prior to the hearing date.

Written comments regarding the above applications may be submitted prior to and at the hearing on May 5, 2021 for Planning Commission consideration. Send written comments to one of the following addresses:

**Walla Walla County Community Development Department**  
**c/o Lauren Prentice, Director**  
**310 W. Poplar Street, Suite 200; Walla Walla, WA 99362**  
[planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us)

### **PUBLIC HEARING INFORMATION**

**Wednesday May 5, 2021, at 5:30 PM** (or as close thereto as possible)  
**Location:** Due to the Governor's COVID-19 **this hearing will be held virtually.**  
Cisco Webex Meeting Link: <https://wwco.webex.com/meet/CDD>  
Call in 1-408-418-9388 | Meeting Number/Access Code: 969 633 053

An agenda, instructions on participating by phone or online, and a staff report, will be available approximately one week prior to the hearing. Contact staff directly for more information about how to participate virtually; if you provide your email address, we can add you to the email distribution list. If you want to run a test of the Cisco Webex system, we can do that too.

**For members of the public without access to technology to participate, the County has arranged access to equipment at the Community Development Department office at 310 W. Poplar, Suite 200. Please contact the department at least 24-hours in advance to coordinate.**

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**FOR MORE INFORMATION:** For more information regarding this meeting, please contact Lauren Prentice, Director, at 509-524-2620 or [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us).

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

## Lauren Prentice

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

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

**NOTICE:** All emails, and attachments, sent to and from Walla Walla County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

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**From:** wade haswell <[whaswell@hotmail.com](mailto:whaswell@hotmail.com)>  
**Sent:** Tuesday, April 6, 2021 8:20 PM  
**To:** Walla Walla County Commissioners <[wwcocommissioners@co.walla-walla.wa.us](mailto:wwcocommissioners@co.walla-walla.wa.us)>  
**Subject:** Burbank trailer park

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

I am having a problem trying to understand how after two plus years of telling the commissioners NO that you continue to try and cram this disaster upon us.

We know that trailers will be taxed at such a rate that it will not pay for the infrastructure required for them to exist. The cost of all the NEW infrastructure will cost US the home owners. We will gain nothing by doing this.

The School can't absorb the many new students and we the people will NOT approve ANY school bonds so where you going to get the money for new schools? NOT FROM US!

Traffic is already a mess, DRUGS have been found in students BACKPACKS already so lets bring in hundreds more so we can expand the DRUG problem in the area!

This TRAILER PARK brings ZERO POSITIVES to our community so why not UNDERSTAND THE WORD NO and move on?

It is this behavior that makes a person say, FOLLOW THE MONEY!



## Lauren Prentice

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**From:** Wayne Langford <waynelangford@frontier.com>  
**Sent:** Friday, April 9, 2021 12:28 PM  
**To:** Walla Walla County Commissioners; Community Development  
**Subject:** Burbank zoning

Dear Commissioners,

After yesterday's workshop with Community Development Director Lauren Prentice, there were a couple of points made I feel compelled to write about, and specifically Commissioner Tompkins' question as to if there is a consensus of what Burbank is wanting regarding changes to the zoning and managed growth in the UGA. Director Prentice stated there is no consensus, and I would beg to disagree with that.

For several years, through meetings and workshops, and in hundreds of letters and comments, I believe the community has said loud and clear the desire of the community is to retain it's rural-like atmosphere first and foremost, and that any growth be managed and limited to the lowest density allowed. With the exception of the old downtown area, platted close to 100 years ago, in the "wild, wild west days" as Commissioner Tompkins so eloquently pointed out when there were no regulation, the vast majority of the Burbank area is divided into 1/2 acre and larger lots. The area directly abutting the NE border of the undeveloped area of the UGA is one acre lots.

While most of the residents would like to see the larger lots continue, they understand that is not an option with access of public utilities. They are, however, accepting of 1/4 acre lots, or an R96 zoning designation, which was one of the original options for the development of the UGA, and should be considered as a fair compromise between the one acre lots that would be allowed without sewer, and the proposed 6-8+ lots per acre that an R60 or R72 designation would bring. Last Tuesday's meeting with Commissioner Mayberry, well attended by people living in the "affected area" for such an impromptu event, will confirm that. When asked if 1/4 acre lots would be acceptable, the unanimous comment was yes.

Regarding home choices, that, too, has been well answered, but there is confusion and misunderstanding between what staff considers home type choices and what the community considers them. The last major housing development done in Burbank is the Arlene's Addition, which was built out primarily in the 1980's and 1990's, over 30 years ago. This is an area with a community water system and septic tanks, on half, 3/4 and 1 acre lots. The community has said time and again that a real neighborhood of site built homes emulating Arlene's Addition is what is not only desired, but needed if the community is going to grow smartly. It's obvious that Burbank is starving for such a development, and would be highly popular.

Developing the UGA with 1/4 acre lots that have public water and sewer, there can be a mix of home sizes and types that will give plenty of options for new and existing residents who want to live in a new home, and remain in the Burbank community. It would effectively be making permanent the current interim ordinance of not less than 3 but not more than 4 lots per acre, while keeping the zoning simple for Community Development staff to manage. It also would be similar to suburban zoning that is surrounding the City of Walla Walla, per the report discussed at the Planning Commission workshop last October.

It is my belief that Burbank is at a crossroads, and it is up to the Commissioners to make the final decision as to which road the community will take. We can continue to live in mediocrity with high density and limited home choices, or we can take a different path, offer options and opportunity for people with good paying jobs that want to have a nice home, enjoy a better quality of life in Burbank, that will also raise the bar for the entire community, and the County. This is all we ask.

Wayne Langford  
Burbank