



# WALLA WALLA COUNTY

Community Development Department

310 W. Poplar, Suite 200 • Walla Walla, WA 99362-2865

---

September 17, 2018

## **PRESS RELEASE**

***Re: Public Hearing, Ordinance 471, Residential density in Burbank***

Walla Walla County Community Development Department  
310 W. Poplar Street  
Walla Walla, WA 99362  
[www.co.walla-walla.wa.us](http://www.co.walla-walla.wa.us)  
509-524-2610

On Monday, October 1, 2018 the Walla Walla County Board of County Commissioners will be holding a public hearing beginning at 6:00 p.m. to receive comments from the public regarding their adoption of interim Ordinance 471, which pertains to the maximum density of mobile/manufactured home parks and residential uses in the Burbank Residential Zoning District. A Public Information Meeting will be held at 5:00 p.m., to provide interested persons the opportunity to ask County planning staff questions about the ordinance, prior to the start of the hearing.

**Date:**        **October 1, 2018**  
**Time:**        **Public Information meeting at 5:00 p.m.**  
                  **Public Hearing at 6:00 p.m.**  
**Location:**   **Walla Walla County Fire District #5, Station**  
                  **460 W. Humorist Rd. in Burbank**

### **Background**

On August 7, 2018 the Walla Walla Board of County Commissioners adopted Ordinance 471, an interim ordinance which limits the density on any new residential development in the Burbank Residential Zoning District to no more than four dwelling units per acre (assuming availability of water and sewer utility services). This applies to mobile/manufactured home parks, one-family, two-family, multi-family, townhouse and other residential uses. The ordinance is in effect for one year, ending on August 7, 2019 unless an ordinance is adopted rescinding or amending the interim zoning. It may also be extended by the Board of County Commissioners following a public hearing prior to such extension.

The interim ordinance fills a gap in the County zoning regulations by extending the maximum density of four dwelling units per acre to all residential uses, not just for multi-family and townhouses. The purpose of the interim ordinance is to allow the County adequate time to study the Burbank Subarea Plan (Chapter 12 of the County's Comprehensive Plan), including the Burbank Urban Growth Area and potential development regulations related to density, zoning, lot size and mobile/manufactured home parks.

Policy issues, such as whether the County should have additional standards for manufactured home parks, what type of maximum density should be allowed in the Burbank Residential Zone, what lot sizes should be allowed in the zone and whether additional zoning classifications are needed in the Burbank Urban Growth Area, are best addressed through a deliberative planning process with the Planning Commission, and through public workshops and hearings.

The County's goal is to ultimately draft zoning and other possible regulations to address such developments and uses, to hold public hearings on draft regulations and to eventually adopt ~~these~~ certain regulations. We expect that process to take about a year to complete.

The County has received letters recently about mobile/manufactured home parks in the Burbank area. This interim zoning was initiated partly in response to the concerns expressed, but also ensure that there were not gaps in the County zoning regulations regarding maximum residential density.

Mobile/manufactured home parks are currently an allowed use in the Burbank Residential Zone by an approved conditional use permit (C.U.P). The County's Hearing Examiner, following a public hearing, makes those decisions.

Limiting all residential land uses, including mobile/manufactured home parks, to a maximum of four dwelling units per acre will allow the County adequate time to review the Burbank subarea and what densities and lot sizes can be supported. During the period of the interim ordinance, new subdivisions and mobile/manufactured home parks will be allowed but will capped at four units per acre.

**Other factors to consider**

The Port's sewer system in the Burbank Urban Growth Area has been in place since late 2015. As well, the Port also operates/manages a municipal-level water utility service. Both services are limited in service area but are capable of being expanded.

The addition of the Port's sewer system could 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 residential development to be located on at least 12,500 square feet of land if a connection to a public water system were to be made. One acre or more was required if there is no public water system connection.

While the Port's infrastructure is a needed service and a benefit to the Burbank area, the County needs to update its land use plans.

**END**