



Walla Walla County Community Development Department

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Date: September 4, 2019
Date Prepared: September 3, 2019
To: Walla Walla County Planning Commission
From: Lauren Prentice, Principal Planner/Acting Director
RE: **Workshop** – initial Planning Commission workshop relating to residential density in the Burbank Residential zoning district. Docket No. ZCA18-002

Background and Summary of Interim Ordinance

On August 7, 2018 the Walla Walla Board of County Commissioners enacted 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). With the interim regulations, this density cap applies to mobile/manufactured home parks, one-family, two-family, multi-family, townhouse and other residential uses.

The Comprehensive Plan and Walla Walla County Code (WWCC) Chapter 17.18 already establish a minimum density for all UGAs: 3 dwelling units per acre. This was adopted in 2005.

The Board extended the interim ordinance for another six months via Ordinance No. 480 (Attachment A) to allow the County additional 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 and manufactured home parks. Currently, without the interim zoning enacted by Ordinance 471, there is no maximum density or minimum lot sizes in the development regulations for the Burbank area, except for multi-family residential housing.

Previously, as stated in the Comprehensive Plan, lot sizes were governed by water and sewer availability. The interim ordinance fills a gap in the County zoning regulations by capping the maximum density at four dwelling units per acre for all residential uses, not just for multi-family and townhouses.

The County's goal (established in the Work Plan section of the interim ordinance) is to draft zoning and other regulations/policies to address such developments and uses, to hold public hearings on draft regulations, and to eventually adopt these regulations. The Planning Commission's review and recommendations are critical to the Comprehensive Plan and development regulations amendment process (WWCC 14.03.050).

Attachments

- A. Ordinance No. 480 (interim ordinance extension)
- B. Comparison of residential zoning district standards from Title 17
- C. June 29, 2019 Meeting Summary
- D. 2019 Adopted Burbank Subarea Plan (Comprehensive Plan Chapter 12) and Map BSA-1
- E. Staff Report dated July 29, 2019 and attachments

Public Outreach

On Saturday, June 29, 2019 Community Development Department staff and the County's consultants held an open house in Burbank at Columbia Middle School; 19 people attended this workshop. The Watershed Company, the County's planning consultant, prepared a report summarizing the comments gathered at that meeting (Attachment D).

Existing Zoning Districts

In the Burbank UGA there is only one residential zoning district, it is Burbank Residential (BR). This differs from the other four UGAs with residential zoning (College Place, Prescott, Waitsburg, and Walla Walla). In these other UGAs, we have several single-family residential zones (R-60, R-72, R-96) as well a Residential Multi-Family (RM) district.

Attachment B is series of excerpts from the zoning code which shows the differences between the Burbank Residential district and the other residential zones. It may be appropriate to utilize one or more of these existing districts for the Burbank UGA as well.

Land Capacity and Estimated Population Growth

In the final Land Capacity Analysis that was prepared in June, the capacity of the Burbank Residential zone was estimated to be 2,005 people within 262 net acres of available land; a density factor of 3 dwelling units per acre was used in this calculation since that is the minimum density required by the Comprehensive Plan and development regulations. A portion of the County's 20-year project population growth has not been allocated to the Burbank UGA, which is the only UGA where there is not an incorporated city (except the Attalia Industrial UGA). Based on the growth rate in Burbank between 2010 and 2017, Burbank would be expected to grow by approximately 120 people by 2038.

Next Steps

The purpose of the meeting on September 4th is to bring the Planning Commission up to speed.

In order to provide the Planning Commission with enough time to review this documentation, we can schedule a workshop for the October meeting, and if there are specific things the Planning Commission would like staff to look into, we can do that between now and then.