



Walla Walla County Community Development Department

www.co.walla-walla.wa.us



From the Director's Desk by Tom Glover, AICP

Fall is finally here, and we're enjoying these cooler days and beautiful blue skies.

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. Prior to the adoption of Ordinance 471 there was no density limit for single-family home development in the Burbank Residential Zone. 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 mobile/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, will be addressed through a deliberative planning process with the Planning Commission. That process will include public workshops and hearings.

The County's goal is to ultimately draft zoning and other possible regulations to address new residential developments and uses in the Burbank Residential Zone. Staff looks forward to working with the Planning Commission and the Burbank community to hold public hearings on draft regulations and to eventually make a recommendation to the Board of County Commissioners.

We welcome your comments and feedback regarding our newsletters, as well as any of the activities we manage. Please contact us any time during regular business hours: Monday through Friday, 8:00 a.m. to 4:00 p.m. (Wednesdays we close at 3:30 for staff meetings). Our main phone line is: (509) 524-2610. We can also receive inquiries by e-mail at: commdev@co-walla-walla.wa.us

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30th Anniversary for AACE & WACE

2018 marks the 30th anniversary of the American Association of Code Enforcement (AACE) and the Washington Association of Code Enforcement (WACE). AACE is a national nonprofit association representing the profession of code enforcement. Since its inception, AACE has become the premier association fostering code compliance through its certification program, education, training and enforcement. Code officers provide essential and beneficial services that ensure quality of life in neighborhood communities from coast to coast. As population density, economic constraints and technology place ever greater pressures on communities, the need and demand for professional code officers continues to rise.



See [“The Importance of Code Enforcement” video from AACE here.](#)

The American Association of Code Enforcement (AACE), founded in 1988 by representatives from five states, now represents all 50 states, the District of Columbia and Canada. AACE is the only association representing housing, property maintenance and zoning officials in the United States. Its members are employed by cities, towns, parishes, counties and state government for the enforcement of housing, property maintenance and zoning ordinances intended to provide minimum standards for the protection of the public's health, safety and welfare. WACE has a very similar mission but is directed toward Washington State, its residents and Code Enforcement Officers.

Ron's Road Report – Fall Edition – “Lessons of the Road”

This time of year is often fraught with peril for our county's wildlife. I can't help but wonder if the mortality rate is their own fault, and what lessons can we learn from so many giving up their lives. Today I observed a porcupine carcass on Route 124. This is an animal completely covered with his/her own defense arsenal. I can just see him walking around: "Hey, I'm a porcupine just try and mess with me, I'll getcha!" This kind of arrogance is what leads to a collision with an 18-wheeler. I'm also seeing animals with scent glands (e.g. skunks), and stingers (bees), and I think natural law must include Karma, and we are the instruments of the Karmic balance.

The many dear corpses I see along Mill Creek are obviously the result of deer that live their lives in an extreme state of nervousness. I notice that the live deer I see standing along the road are chill. But they also get jumpy around mating season. Being nervous and lustful, evidently did these creatures no good. Right up there with skunks, is possums. They are liars, faking like they are dead. "Oh, here comes a car, I'll just lie here, and he'll think I'm dead." This kind of duplicity would not be admired by anyone, on any plane of consciousness.

I think some animals have to little pride in themselves. I've observed racoons that eat garbage. This shows that they just have no self-respect. After so long with your head in a dumpster I'm sure life has little meaning, these road kills are surely self-inflicted. Squirrels take life to seriously, always runnin' around gathering nuts.... and what not. You just know these guys have a spouse at home that's being neglected, and kids that need attention. No wonder, when the head lights approach they can't decide which way to go.

So, if you are on the road enough the messages are right in front of you. Respect yourself, don't work too hard, love your family, be humble, and show a little restraint. Or just don't walk out in the middle of the road for no reason.



HAPPY, HAPPY THANKSGIVING

Pointers for Successfully Submitting Building Permit Applications

Check with a Planner in our office to verify your setbacks and to see if there are any restrictions on your property prior to submitting your application. Planners are Lauren @ 524-2620 or Don @ 524-2618.

Check with a Building Inspector if you have any particular design questions. They can't design it for you, but they can give you very good information. This too could prevent any delays in the approval of your application. Building Inspectors are Todd @ 524-2617 and Ron @ 524-2615.

Make sure you have turned in your application for Addressing and Access (driveway) to Public Works – 990 Navion Lane. If you have questions call 509-524-2710.

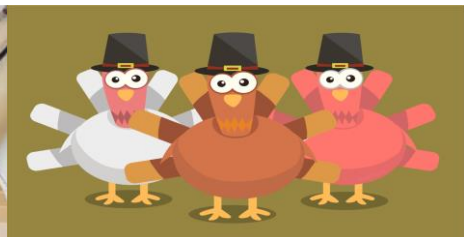
Make sure you have turned in your Well and Septic application to Environmental Health – 310 W Poplar St, Suite 114. If you have any questions call 509-524-2662.

Make sure that all the blanks are filled in. They wouldn't be there if we didn't need the information. If you have a question about the application, ask the Permit Technician, the Building Inspector or the Planner and any one of them can assist you. The Permit Tech is Lauri at 524-2614.

Check off the items on the checklist. It is there to help. If you don't include something that is on the checklist, it could hold up approval of your application.

Your parcel number can be found on your property tax statement. It is twelve digits long. If you cannot find it, call the Assessor's Office at 509-524-2560 and they can find that for you.

Remember that our website is <http://www.co.walla-walla.wa.us/departments/comdev/index.shtml> and our main number is 509-524-2610.



Places to Recycle in Walla Walla County

You should confirm with the listed business if they are still accepting materials or if there are other limitations that may be in effect. This list may not include all facilities and/or opportunities for recycling; no exclusions are intended or implied. Charges may apply, call ahead to inquire.

Builders ReSupply – 509-525-2728

CEP Recycling – 509-200-1100

City of Walla Walla Sanitation Division – 509-527-4479

Goodwill Industries – 509-525-5992

Home Depot – 509-525-4758

Basin Disposal of Walla Walla – 509-525-1711

Local Recycling Hotline – 509-524-4503

Muirhead Salvage – 509-529-0529

Schnitzer Steel – 509-544-7825

St Vincent De Paul – 509-525-3903

Stubblefield Company – 509-529-1169

Walla Walla Recycling – 509-525-1482

Sudbury Landfill Household Hazardous Waste Facility – 509-527-4591

E-Cycle Washington www.ecyclewashington.com

Visit <http://1800recycle.wa.gov> or call 1-800-RECYCLE to search for more recycling opportunities.

310 W Poplar St Suite 200
Walla Walla, WA 99362

Main Line 509-524-2610
commdev@co.walla-walla.wa.us

Inspection Request Line 509-524-2611

Residential Burn Decision Line
509-524-2612

Permit/Document Submittals
permits@co.walla-walla.wa.us

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Nina Baston, Code Compliance/
Burn Control Officer II
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Inspection Hours 7 AM – 4 PM (M – F)
Office Hours: 8 AM – 4 PM (M, T, Th & F)
& 8 AM – 3:30 PM (W)

NOW OPEN DURING THE LUNCH HOUR

Electrical Outlets – What NOT to do



Liquefaction Reports

For property found to be located in moderate to high susceptibility to liquefaction the County is authorized, and expected, to require a completed critical areas report per Chapter 18.08 of the Walla Walla County Code, before issuing an approved building permit. However, you may also choose to have a qualified professional (engineer) conduct a preliminary liquefaction assessment before preparing a full report and submitting a critical area permit application. In many cases a preliminary assessment will show that the susceptibility is lower than mapped and a full report and engineering is then not required.

The County cannot make a determination that your projects will have no impact on the critical area identified on your property until all the cumulative impacts of your projects are analyzed, disclosed, and reviewed according to the criteria required by Chapter 18.08.

Permits issued Jan. 1st through Sep. 30th for:

- **New single-family homes:** 39
(same for 2017)
- **All Bldg. permit types:** 362
(315 in 2017)
- **Residential Burn Permits:** 578
(519 IN 2017)
- **Land Use Projects:** 100
(78 in 2017)

Fall Newsletter 2018