

## OUR READERS' OPINIONS

Proposed subdivision is out of place *UB 3-31-19*

Twelve years ago, upon retirement, my wife and I moved from West Linn, Ore., to Walla Walla for all the obvious reasons: To escape the untenable traffic and wet weather, plus a desire to "go rural" again.

We purchased and built on a lot on Coyote Ridge Drive in the Table Rock subdivision. The lot looked out on 100-plus acres of farmland, growing, from year to year, wheat, barley, sweet peas, dry peas and garbanzo beans. Beyond Kendall Road, the Blues rise in their majesty affording us a view, that to be called idyllic, would be an understatement.

We did, however, know that this parcel was in the Urban Growth Boundary, bracketed by Kendall and Cottonwood roads, and would someday be developed. Based on a growth rate in Walla Walla approximating 1 percent per year forever, I figured I would be pushing daisies long before this acreage would be developed. At 77 years of age, I stick with my thesis.

The other reason for my cavalier attitude was because this land is in the extreme southeast section of the UGB, surrounded by rural homes built on multiple-acre parcels.

I figured future development would conform to the rural environs and feature density less than or equal to the density of Table Rock at worst. Urban development generally favors a density pattern that decreases as one moves from the core urban center toward a rural setting.

Image my shock upon seeing the plat map of a proposed development of 400-plus lots on this 100-acre piece of land. It looked like a subdivision typical of Las Vegas, Phoenix or Los Angeles, not a subdivision in Walla Walla that should transition smoothly to agricultural zoning. Why would the planners place the densest subdivision in Walla Walla County at the most remote spot in the UGB, far away from all services?

Anyone somewhat familiar with urban planning could find a thousand reasons why this development is terribly inappropriate as designed. With the proposed density, can you imagine traffic at the Howard/Prospect/Reser/Cottonwood intersection near Prospect Point School. There is no question existing property values throughout this area will be negatively impacted by a development of this nature.

This is not a call to halt development within the Urban Growth Boundary. Rather, I would ask city and county officials rethink this development and come up with a plan that will positively impact Walla Walla now and 20 years from now, without compromising the lifestyle and economic viability of neighborhoods and homes adjacent to this development.

**Brad Rice**  
Walla Walla