

## Table Rock Homeowners Association

278 Coyote Ridge Drive  
Walla Walla, WA 99362  
trhoa@tablerockhoa.org

March 18, 2016

The Honorable Allen Pomraning, Mayor of Walla Walla  
and Members of the Walla Walla City Council  
Walla Walla City Hall  
15 North 3<sup>rd</sup> Avenue  
Walla Walla, WA 99362

Dear Mayor Pomraning and Members of the City Council:

For purposes of introduction, we are the Board Members of the Table Rock Homeowners Association. This letter is submitted to voice the concerns of the approximately 100 homeowners comprising that Association about the proposed annexation of the 100-acre area located east of Cottonwood Road and west of Kendall Road. More specifically, this letter is directed towards the proposed development by Hayden Homes of an 11-acre parcel that falls within the proposed annexation area.

As one of the premiere new neighborhoods in Walla Walla, we seek assurances that development of the 11-acre parcel, and subsequent development of the remaining land within the annexed area, mirror the high standards of quality that are embodied in our development. In that light, we want to express the concerns that follow.

### **1. Drainage issues.**

A significant part of the history of the Table Rock development is its flooding and drainage issues. These issues are fully documented in the City of Walla Walla Memorandum dated January 5, 2015 and titled *Powerline Road Annexation –Stormwater Facility Review*. This review was requested by Mr. Ki Bealey, P.E.: Public Works Director and prepared by Mr. Joel Petty, P.E.: Engineering Division and Mr. Brad Daly, Stormwater Coordinator.

This comprehensive report covers the history and all present drainage issues as they pertain to Table Rock, as well as seven additional areas in our recently annexed area. Immediate, near future, and short and long term concerns are all noted. Specifically, on pages 6 and 7 a Summary of Facility Deficiencies/Areas of Concern lists current and potential problems for the impacted areas. The takeaway from this report is that these areas have had and continue to have problematic drainage issues requiring significant annual maintenance and repair.

Before any development of the area proposed for annexation, including the 11 acres under contract to Hayden, we expect that serious consideration will be given to how development will exacerbate these well-documented drainage issues. We also expect that adequate drainage plans for the entire parcel will be drawn up and approved before construction of any sort begins.

2. **Master Plan for entire 100 acres.**

Although the drainage plan is of paramount importance, we feel that development of 100 acres with potentially 400 homes involves more than just drainage. The Table Rock HOA respectfully requests that a Master Plan be completed prior to the start of the 11-acre Hayden development. It is not our intent to obstruct any development; however, we feel it is important to have a Master Plan that is the result of an overall vision for the entire 100-acre area, rather than a collection of smaller developments with no unifying theme or continuity, with no planning for open-space and livability attributes, and with the attendant problems piecemeal development would entail with regard to drainage and utility issues.

Taking the overall view embodied in a Master Plan falls precisely under the guidelines delineated in the existing *City of Walla Walla Comprehensive Long Range Planning*:

*Walla Walla's Comprehensive Plan was adopted October 2008 and sets a vision for how Walla Walla will develop and accommodate growth over the next twenty years. The plan identifies the density, type, and intensity of land uses throughout the City, as well as the character and capacity of public facilities and services like streets and utilities. The plan also addresses key issues such as affordable housing, annexation, economic development, the environment, and transportation.*

*The Comprehensive Plan also serves as the basis for the City's adoption of development regulations such as zoning and sub-division standards.*

The City of Walla Walla's Mission Statement proclaims under the *Value of Stewardship*:

*We embody planning and management of resources and work to operate a sustainable city, economically, socially and environmentally.*

We simply ask the City of Walla Walla to carry out that stewardship by requiring that development in the entire parcel be controlled by a Master Plan, so that future homeowners in the area can enjoy a well-planned and thought-out community that also protects the environment by including drainage provisions, green spaces, paths, and parks.

It is well-planned neighborhoods like ours that will truly benefit everyone in the City of Walla Walla as the City grows. For that reason, an additional concern is the application to the County by the owners of the area petitioning for annexation to develop the land with septic/well systems instead of City services. We assume that if this application is approved by the Community Development Department Director, the City will be involved in ensuring that the aquifers are not in any way impacted and that properties within the City are not egregiously affected.

Sincerely,

The Table Rock HOA Board