



City of College Place, Washington
Updated
Comprehensive Plan
October 9, 2018



City of College Place, WA Updated Comprehensive Plan October 9, 2018

ACKNOWLEDGEMENTS

We would like to thank the many citizens, staff, and community organizations who participated in the update of this plan.

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City of College Place, Washington
ORDINANCE NO. 18-023

AN ORDINANCE OF THE CITY OF COLLEGE PLACE UPDATING THE CITY'S COMPREHENSIVE PLAN; ADOPTING A FUTURE LAND USE MAP AND OFFICIAL ZONING MAP; AND DECLARING AN EMERGENCY.

WHEREAS, the City of College Place has been implementing a Comprehensive Plan and Development Regulations in accordance with the provisions of the Washington State Growth Management Act; and

WHEREAS, the City initiated a process in 2017 to review and update its Comprehensive Plan and the City Development Regulations in accordance with the provisions of the Washington State Growth Management Act; and

WHEREAS, it was the intent of the City during the process to update the City Parks and Recreation Plan in accordance with the guidelines of the Washington State Recreation and Conservation Office; and

WHEREAS, the process to review and update these planning documents included extensive interviews with local service providers, neighboring jurisdictions, and key property owners to identify potential revisions; and

WHEREAS, the update process included monthly meetings with the City Planning Commission and the Parks, Arbor, and Recreation Board, as well as regular discussions with the Economic Development, Tourism and Events Commission and the Historic Preservation Commission; and

WHEREAS, community surveys were distributed in English and in Spanish to gather further input on planning matters and more detailed information about parks and recreation opportunities in the community; and

WHEREAS, the City advertised and hosted an Open House on February 15, 2018 in both English and in Spanish to review draft planning documents; and

WHEREAS, the City has conducted an integrated SEPA/GMA review process to receive comments from the public and state agencies on the proposed amendments in accordance with the provisions of the Washington State Growth Management Act and the Washington State Environmental Policy Act; and

WHEREAS, the City has submitted the draft Parks and Recreation Plan to the Washington State Recreation and Conservation Office (RCO) for review and has been notified that the plan meets RCO guidelines; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed updated Comprehensive Plan and Parks Plan on August 21, 2018; and

WHEREAS, revisions were made to the draft documents based on the comments received; and

WHEREAS, the Planning Commission has forwarded the draft updated Comprehensive Plan and Parks Plan to the City Council with a recommendation of approval; and

WHEREAS, the timely approval of the updated plans is necessary to avoid any unnecessary confusion, and to enable the City Staff and City Planning Commission to continue with a review of the City's Development Regulations in accordance with the provisions of the updated Comprehensive and Parks Plans; and

WHEREAS, it is the intent of the City when updating its Development Regulations, to consolidate the regulations into a Unified Development Code, to streamline and make the regulations more accessible and user friendly.

NOW, THEREFORE, THE COLLEGE PLACE CITY COUNCIL DOES HEREBY ORDAIN AS FOLLOWS:

Section 1 Comprehensive Plan Amendments Adopted. The City hereby adopts the updated Comprehensive Plan, including the Appendices, in substantially the same form as the attached Exhibit 1. All previous versions of the Comprehensive Plan are hereby repealed.

- a. In the event there is an amendment to any of the documents in the Appendix, the amended documents shall be incorporated by reference into the Comprehensive Plan.

Section 2 Future Land Use and Official Zoning Map Adopted. The City hereby adopts the Future Land Use and Official Zoning Map, in substantially the same form as the attached Exhibits B and C respectively. All previous maps depicting the future land use designations, and/or the zoning designations are hereby repealed. In the event of a conflict between these maps and other maps or plans for the City of College Place, the attached maps shall prevail.

Section 3 Code Interpretation. In the event of a conflict between any provisions of this Ordinance and previously adopted ordinances, this Ordinance shall prevail. The Mayor and his/her designee are hereby authorized to make such administrative interpretations as may be necessary to implement this Ordinance.

Section 4 Findings of Fact. The findings contained in recitals in this Ordinance are hereby adopted as Findings of Fact that support the adoption of the updated Comprehensive Plan.

Section 5 Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 6 Effective Date and Declaration of Emergency. This Ordinance, as a public emergency ordinance necessary for the protection of the protection of the public health, public safety, public property, or public peace, shall take effect and be in full force and effect immediately upon

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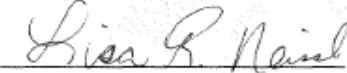
Ordinance No. 18-023 Comprehensive Plan Update

adoption. Pursuant to *Matson v. Clark County Board of Commissioners*, 79 Wn. App 641, 904 P. 2d 317 (1995), underlying facts necessary to support this emergency declaration are included in the "WHEREAS" clauses, above, all of which are adopted by reference as findings of fact as if fully set forth herein. This ordinance shall become effective immediately upon passage. The City Clerk is directed to publish a summary of this ordinance, consisting of the title, at the earliest publication date.

PASSED by the City Council of the City of College Place, Washington, this 9th day of October, 2018.


Harvey R. Crowder, Mayor

Attest:


Lisa R. Neissl, City Clerk

Approved as to form:

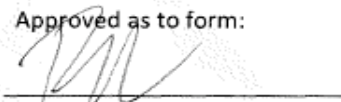

Rea Culwell, City Attorney

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CHAPTER ONE

INTRODUCTION

City of College Place, Comprehensive Plan - Introduction



INTRODUCTION

A comprehensive plan is a management tool designed to guide the allocation of resources and day-to-day decision-making in the City. It is based on a Vision Statement that describes a preferred future for the community and that distinguishes College Place from other communities. A comprehensive plan includes Goals and Policies which describe what the City government hopes to accomplish and how it intends to accomplish it. It also includes maps that highlight how land is being currently used and how it will be used in the future. The maps also highlight how and where the City intends grow and the public facilities that will be needed to support future growth and development.

In Washington State comprehensive plans are prepared and updated in accordance with the provisions of the Washington State Growth Management Act. This Act includes thirteen statewide goals that local comprehensive plans must address. The thirteen statutory goals identified in the state legislation are summarized as follows:

GROWTH MANAGEMENT ACT GOALS

1. Guide urban growth to areas where urban services exist or can reasonably be provided;
2. Reduce urban sprawl;
3. Encourage efficient multi-modal transportation systems;
4. Encourage the availability of affordable housing to all economic segments of the population;
5. Encourage economic development throughout the state;
6. Assure private property is not taken for public use without just compensation;
7. Encourage predictable and timely permit processing;
8. Maintain and enhance natural resource-based industries;
9. Encourage retention of open space and development of recreational opportunities;
10. Protect the environment and enhance the State's quality of life;
11. Encourage the participation of citizens in the planning process;
12. Ensure adequate public facilities and services necessary to support development; and
13. Identify and preserve lands and sites of historic and archaeological significance.

The Growth Management Act also provides that comprehensive plans must be consistent with locally adopted county-wide planning policies and the plans of neighboring jurisdictions. In addition, the Act requires that cities periodically update their comprehensive plans and requires that cities provide early and continuous opportunities for public involvement when reviewing and updating comprehensive plans. Comprehensive plans are implemented through a variety of tools and resources including Development Regulations which establish the standards that new growth and development must meet, as well as related planning documents such as the City's annual budget, capital facilities plan, and related plans such as the City's Parks, Recreation, and Open Space Plan.

THE PLANNING PROCESS



The process to review and update this Comprehensive Plan began in May of 2017 and featured a review of the existing City plans and recent accomplishments, and included extensive interviews with service providers and key stakeholders to determine what is being done well, what could be done better, and to get a sense of what might be missing from the community. A joint meeting of the City Council, the City's Parks Board, the City Planning Commission, and the City's Management Team was then conducted to further review recent accomplishments, to assess the feedback from the service providers and stakeholders, and to discuss their collective vision for the future.

The planning process was supported by the preparation of an updated demographic study of the community and an analysis of how land is being used in the city and an assessment of the amount of land that is vacant and suitable for development. A community survey was also conducted to gather more public input on planning matters as well as more detailed information about parks and recreation facilities in the community. Throughout this process the City Planning Commission, the Parks Board, the Economic Development Commission, and the Historic Preservation Commission continued to meet on a monthly basis to help review and update the goals and policies in the comprehensive plan. An Open House was conducted on February 15th, 2018 to review the community survey results and to receive comments on the proposed updates to the goals and policies.

This draft Comprehensive Plan document is now being distributed for review by state agencies and neighboring jurisdictions, residents, business and property owners, and the general public. Once all of the comments have been received and assessed, any additional revisions will be considered by the City Planning Commission, but ultimately this document will be reviewed and approved by the College Place City Council. Following adoption of this plan, the City will then begin a process to review and revise the City's Development Regulations to be consistent with the provisions of this plan and will continue to design and implement improvement projects throughout the community.

As you read this document you will see the Vision Statement which describes the preferred future for the community and the Goals and Policies that describe how this Vision will be achieved. In addition, you will find several technical studies and reports as well as more detailed information on priority topics such as economic development and parks and recreation. In particular, some of the significant changes in this comprehensive plan from previous plans include:

KEY INSIGHTS

- Reorienting future growth and development away from the area around Martin Airfield and redirecting it to the SR 125 corridor southeast of the city;
- More clearly recognizing that future population growth must be supported by new commercial and light industrial development, and that the city does not have sufficient vacant land, suitable for non-residential development;
- Recognition of the importance of coordinating planning activities with Walla Walla University;
- Identification of areas underserved by parks and recreation facilities and the potential benefits associated with partnerships with local schools; and
- Exploring the feasibility of building a library at a location that can serve as a multi-purpose community gathering place.

If you would like more information about this updated Comprehensive Plan, the status of the process to update the City's Development Regulations, or new development activities in the city, please refer to the City's website at: <http://www.cpwa.us> or call the City Planning Department at 509-529-1200.

Image Provided by Blue Mountain Television



CHAPTER TWO

VISION, VALUES, GOALS AND POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



VISION

The College Place City Council adopted the following Vision Statement as part of their 2017-2026 Strategic Plan on July 25, 2017 to describe what the community would like to be in the future. It is a statement of what the City Council is working towards and it is the foundation of this Comprehensive Plan.

By 2027, College Place is noted for its vibrant downtown with a mix of small businesses and housing that interfaces with Walla Walla University that give residents and a growing tourist trade the feeling of a small town. The City has attracted large-scale commercial development along its most trafficked roads, thus growing its tax base.

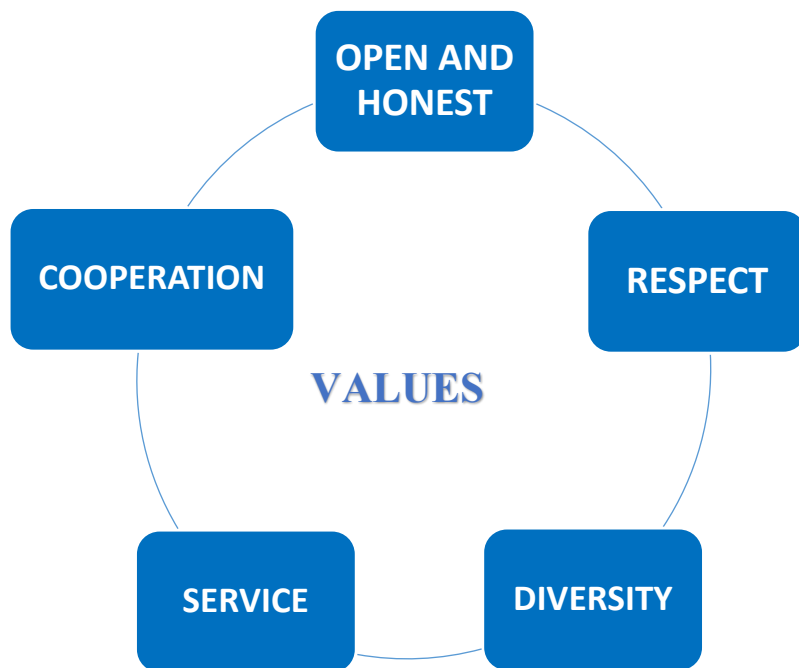
Resourceful in the use of finance tools and grant opportunities, the City gets extra value from every dollar of local taxes. Resources support a staff of dedicated, competent employees adequate to provide safety and responsiveness. Deferred maintenance is a thing of the past as depreciation is funded and cash reserves prepare the city to pursue opportunities without excess risk.

Mutual respect is shared between the City Council, residents, and staff. Residents, retirees, students, professionals, and young families feel safe; they know their neighbors and many of the city employees by name. Citizens are engaged and knowledgeable of the affairs of the City due to the character of staff and the quality, timeliness, and context through which information is shared; cooperation is a community norm. Volunteerism is high across the commissions of the City.

People circulate easily irrespective of mode, whether car, foot or bike; a system of sidewalks and trails make foot traffic a preferred method to get around town. The community turns out regularly for the events calendared throughout the year, co-hosted in partnership with the municipality and institutions such as: businesses, volunteer organizations, College Place Public Schools, Rogers School, Walla Walla Valley Academy, and Walla Walla University.

VALUES

In its expression of civic leadership and service, the City Council and staff hold these core values.



OPEN AND HONEST



The City is transparent and fair in its dealings. It is plain spoken in its communication. The City is engaged with its citizens in two-way communication and desires an aware and informed citizenry. The municipality is accountable for its actions and choices.

COOPERATION



College Place works well with others and values mutually-beneficial outcomes for the City and its partners.

RESPECT

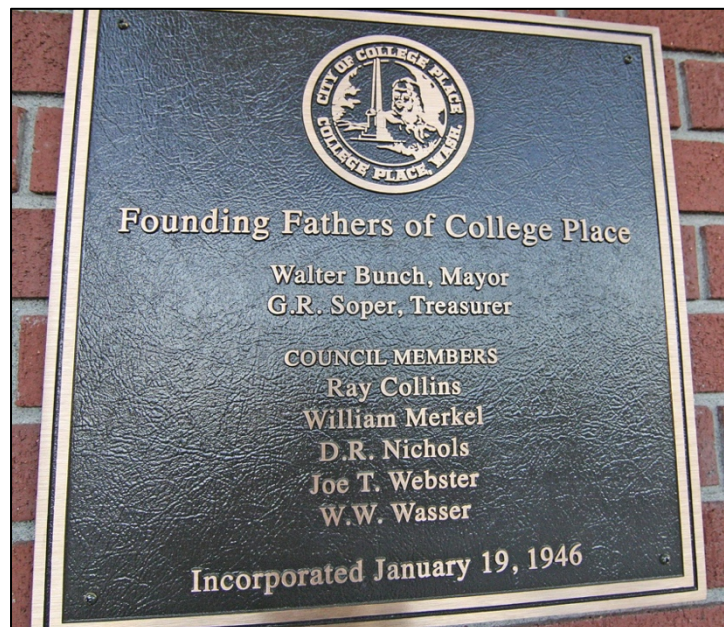
- ➡ *The City fosters respect between its Council and staff, Citizens, neighbors, its natural resources and built environment, its resident businesses to bind College Place into a sustainable and prosperous community. The City honors its heritage.*

SERVICE

- ➡ *The City exists to provide services to its constituents. It is an organized, learning organization that makes data-driven decisions. It's employees and Council are empathetic and humble.*

DIVERSITY

- ➡ *The City recognizes differences between people and values these differences as an asset. College Place fosters an environment where individuals find safety, dignity, and acceptance.*



CHAPTER TWO

COMPREHENSIVE PLAN GOALS

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



In order to realize the Vision for the City, the following Goals will be used to guide decision-making and the allocation of resources:

GOAL 1:

Preserve the small town character of the community. This includes, but is not limited to the following attributes:

- a. Family oriented;
- b. Friendly;
- c. Safe;
- d. Well maintained properties;
- e. Relatively quiet; and
- f. Fiscally sound.



GOAL 2:

Actively involve all residents, business, and property owners in the governance of our community.

GOAL 3:

Establish and implement a comprehensive economic development strategy for the City that supports the creation of jobs, promotes private investment, and increases the local tax base.

GOAL 4:

Develop a commercial district reminiscent of a small town “main street” with a mix of uses including commercial, offices, banking, public facilities, and other specialty retail uses, with residences above, consistent with a pleasant pedestrian environment.

GOAL 5:

Establish and maintain an Urban Growth Area that enables the City to sustain its economic and social well-being.

GOAL 6:

Establish and maintain a shared vision with the College Place School District as well as Walla Walla Valley Academy/Rogers School for serving the College Place community.

GOAL 7:

Establish and maintain a shared vision for development activities on and near the campus of Walla Walla University.

GOAL 8:

Encourage the availability of affordable housing to all economic segments of the community, promote a variety of densities and housing types, and encourage the maintenance and preservation of the existing housing stock.

- GOAL 9:** To provide a safe and efficient transportation and circulation system for use by vehicles, transit, pedestrians, and bicycles that promotes and supports the desired land use pattern and economic development priorities.
- GOAL 10:** Support the continued operation of Martin Airfield as a unique community asset.
- GOAL 11:** Maintain and improve existing utilities and services while planning for new growth and development.
- GOAL 12:** Research and place on the ballot a measure for public vote on whether to establish a library and community facility in the City of College Place.
- GOAL 13:** Honor the history of the community.
- GOAL 14:** Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.
- GOAL 15:** Protect, improve, and sustain environmental quality through best management practices and the use of best available science.
- GOAL 16:** Infuse the City's built environment with creative expression and design that results in vibrant public spaces where people want to be.
- GOAL 17:** Provide reliable, effective, and efficient utility services at the lowest reasonable cost, consistent with the City's aims of environmental stewardship, social equity, economic development, and the protection of public health.
- GOAL 18:** City services are provided at a level consistent with industry standards for a community our size and consistent with the values of the citizens.
- GOAL 19:** Support a healthy community in which each individual has access to community resources and services.
- GOAL 20:** Strengthen city partnerships and resources to support economic opportunities.
- GOAL 21:** Improve the business climate in College Place.
- GOAL 22:** Stimulate and diversify College Place's economy.
- GOAL 23:** Maintain the city's infrastructure so that it meets the needs of existing employers and targeted industries.

GOAL 24:

Develop a diverse portfolio of sites ready for business that provide College Place a competitive advantage because infrastructure is in place and owners are willing to sell/lease.

GOAL 25:

Support the development and redevelopment of a walkable College Avenue from Rose Street to 13th Street as a Mixed-Use Downtown District that serves as an attractive location for diverse small businesses, tourism, arts and culture, entertainment, community events, and residents.

GOAL 26:

Support the development of the Myra Road and State Route 125 corridors for big box stores and chain restaurants.

GOAL 27:

Grow and sustain a qualified workforce.

GOAL 28:

Embrace tourism as an economic development tool.

GOAL 29:

Support programs, projects, and development efforts that enhance the job market and promote community pride.

GOAL 30:

Protect College Place's valuable historic assets and allow for College Place to leverage its historicity for both commercial and community activity.

GOAL 31:

Promote a livable community with a strong sense of history.

GOAL 32:

Encourage a sustainable community by supporting preservation efforts.



CHAPTER TWO

GOVERNANCE POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



GOVERNANCE POLICIES

GOVERNANCE POLICY 1: Maintain a community newsletter.

GOVERNANCE POLICY 2: Support the provision of internet access to all residents and businesses in the City.

GOVERNANCE POLICY 3: In accordance with the provisions of the Growth Management Act, the City will periodically review and update its development regulations, including the regulations to protect environmentally sensitive areas.

GOVERNANCE POLICY 4: City regulations shall be administered in a fair and consistent manner throughout the community.

GOVERNANCE POLICY 5: Actively sponsor and promote community events.

GOVERNANCE POLICY 6: Support the preparation, adoption and implementation of a Master Plan for the Walla Walla University campus.

- a. This could include the establishment of a University Master Plan or similar zoning designation for the Walla Walla University campus.

GOVERNANCE POLICY 7: The City should identify mutually beneficial opportunities to support the implementation of a University Master Plan. This could include, but is not limited to:

- a. Vacation of City Streets within the campus;
- b. Development of a long-term on-campus parking strategy;
- c. Coordination of off-campus parking management and enforcement;
- d. Designation of transportation and emergency access corridors; and
- e. Opportunities for shared use of space or facilities.



GOVERNANCE POLICY 8: The City and the University should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.

GOVERNANCE POLICY 9: The City should continue to coordinate planning activities with local schools and incorporate supportive measures into the City’s Comprehensive Plan.

GOVERNANCE POLICY 10: The City and local schools should continue to meet periodically to discuss matters of mutual interest and concerns and to coordinate planning and development activities.

GOVERNANCE POLICY 11: The City shall continue to work in partnership with the College Place School District to identify and plan for future school sites and facilities. This may include, but is not limited to:

- a. Locating and sizing infrastructure improvements to accommodate projected growth;
- b. Submitting joint applications to the County to amend Urban Growth Area boundaries to support the planning and construction of new schools; and/or
- c. Work with the School District should they wish to petition to adopt school impact fees.



GOVERNANCE POLICY 12: The City and local schools should continue to explore mutually beneficial strategies for the shared or joint use of facilities.

GOVERNANCE POLICY 13: The City should continue to work in partnership with important social service providers such as the Blue Mountain Action Council, Sonbridge, and others to help those with the greatest needs.

GOVERNANCE POLICY 14: Support existing and the establishment of new community events such as the Farmer’s Market, Independence Day, Halloween, and Winterfest.

GOVERNANCE POLICY 15: The City shall continue to implement the County-wide Planning Policies (see Appendix D).

- a. This may include a periodic review and the recommendation of revisions.

GOVERNANCE POLICY 16: The City will seek to actively include the public in all comprehensive planning activities in the community, including but not limited to the periodic review and update the review of this Comprehensive Plan.

CHAPTER TWO

LAND USE POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



LAND USE POLICIES

LAND USE POLICY 1: Maintain sufficient land in the Urban Growth Area to meet projected population growth well into the future, to provide the tax base necessary to support the provision of City services, and to provide meaningful planning choices.

- a. Work closely with the Walla Walla County, the City of Walla Walla, and the Port of Walla Walla to establish a joint strategy to support the long-term expansion of the College Place Urban Growth Area, especially for commercial and industrial development, without adversely affecting agriculture of long-term commercial significance in the County.
- b. This will include the reallocation of the 58 acres of UGA being held as an Unspecified Urban Reserve, as a result of the removal of Martin Airfield from the College Place Urban Growth area in 2018.
- c. Priority consideration should be given to expanding the UGA along the SR 125 corridor where City services exist or can reasonably be provided.
- d. Properties in the vicinity of Old Highway, 12 suitable for industrial development, should also be considered for inclusion in the College Place UGA.

LAND USE POLICY 2: Maintain a mutually beneficial planning partnership with Walla Walla County and the City of Walla Walla for the review of development proposals near shared boundaries and infrastructure.

LAND USE POLICY 3: Encourage the County to take actions to eliminate the unincorporated pockets in the College Place UGA. This may include, but is not limited to:

- a. Investments by the County to improve infrastructure to urban standards;
- b. Revenue sharing agreements that would facilitate the City serving these areas; and;
- c. The transfer of stormwater management fees collected by the County from the unincorporated pockets to the City to support the installation of improvements necessary to serve these areas.



LAND USE POLICY 4: Allow existing residential and agricultural activities to continue until such time that the property owner is ready to change uses. This may include, but is not limited to:

- a. Requesting that the County modify its policies and practices to allow the current County zoning to remain in place when parcels are added to the College Place Urban Growth Area.

LAND USE POLICY 5: Periodically review and update the regulations governing Planned Unit Developments so that it remains a tool to promote flexible and innovative approaches to development consistent with the provisions of this Comprehensive Plan.

- a. This should include a comparative analysis of development standards required in a PUD and a typical subdivision, with a specific emphasis on park and open space standards.

LAND USE POLICY 6: Support the efforts of the owner of Martin Airfield, the Washington State Department of Transportation Aviation Division, and Walla Walla County, in consultation with the surrounding property owners to establish and maintain an airport overlay zone that will prevent development of height hazards, mitigate noise impacts and prohibit development of uses that would encourage large concentrations of people such as churches, schools and hospitals.



LAND USE POLICY 7: Support the designation of Martin Airfield as a special rural land use in the County Comprehensive Plan.

LAND USE POLICY 8: Support the adoption of a special County zoning district to regulate the use and development of land within the boundaries of Martin Airfield, to insure compatibility with aviation facilities and adjacent properties, protection of runway safety and clear zones and aviation facilities, and enhance the potential for future development that does not require urban levels of service.

LAND USE POLICY 9: Review and update the City Development Regulations to support temporary mobile uses such as food trucks, food cart pods, and pop up shops.

LAND USE POLICY 10: Merge the R-75 District into the R-60 District so that there is only one single family zoning district.

- a. This may include establishing a larger minimum lot size for duplexes.

LAND USE POLICY 11: Maintain an efficient, consistent, and reliable development review process.

LAND USE POLICY 12: Provide more flexible development standards or other incentives to developments that propose exceed the requirements for natural resource protection, open space, public gathering places, and energy efficiency.

LAND USE POLICY 13: Review and revise the criteria for designating parcels as Public Reserve, or similar designation, so that the primary uses in this district involve parcels dedicated for public use such as parks, recreation, and dedicated open spaces.

- a. This may involve amending the Table of Permitted Uses to allow public facilities as a permitted use in all zones.
- b. This could be done in conjunction with establishing a special zoning district for the University Campus.

LAND USE POLICY 14: Review and potentially revise the Development Regulations to eliminate the Neighborhood Commercial (CN) zoning district and list neighborhood commercial as a permitted or conditional use in residential zones.

LAND USE POLICY 15: Review and potentially revise the Development Regulations to integrate the Manufactured Home Park (MHP) zoning district into the Multi-Family Residential (RM) zoning district.



CHAPTER TWO

NATURAL RESOURCES POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



NATURAL RESOURCE POLICIES

NATURAL RESOURCE POLICY 1: Plan and encourage sound management of natural resources – land, air, water, vegetation, fish, wildlife, and energy-considering entire watersheds and regional influences.

NATURAL RESOURCE POLICY 2: Prevent the destruction of critical areas including wetlands, areas with critical recharging effect on aquifers used for potable water, fish and wildlife conservation areas, frequently flooded areas, and geographically hazardous areas.

NATURAL RESOURCE POLICY 3: Balance the City’s goals of protecting environmentally critical areas with other social, cultural, and economic goals of the City of College Place Comprehensive Plan.

NATURAL RESOURCE POLICY 4: As the UGA is expanded and annexations occur, the City shall continue the County’s Shoreline Master Program and designations until such time that the City is ready to adopt a new shoreline master program for these areas.



CHAPTER TWO

URBAN DESIGN POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



URBAN DESIGN POLICIES

URBAN DESIGN POLICY 1: Support and encourage the efforts of neighborhoods, businesses, and property owners to maintain and improve the appearance of their properties.

- a. Maintain an on-going public relations program to inform the community of the policies governing vegetation encroachment and safety features.

URBAN DESIGN POLICY 2: Establish and maintain an active code enforcement program to protect property values, improve the appearance of the community, and to attract new investment.

URBAN DESIGN POLICY 3: Periodically review and update programs and regulations that affect the appearance of the City. This shall include, but is not limited to:

- a. City Parks and Open Space Plan;
- b. Street tree program;
- c. Design review standards and process;
- d. Landscaping standards; and
- e. Sign regulations.



URBAN DESIGN POLICY 4: Coordinate with the private sector and with neighborhood groups to carry out civic improvements such as hanging plant baskets and planters along College Avenue.

URBAN DESIGN POLICY 5: Continue to enhance the major entries to the City and to College Avenue with landscaping, special lighting and entrance signs.

URBAN DESIGN POLICY 6: Support/encourage development activities and public improvements that promote a sense of place.

URBAN DESIGN POLICY 7: Support/encourage walking, bicycling and other activities that promote interaction among residents.

URBAN DESIGN POLICY 8: Encourage and support development activities and design standards that discourage criminal behavior.

URBAN DESIGN POLICY 9: Encourage the maintenance of private properties and shared spaces in the community.

URBAN DESIGN POLICY 10: The City shall adopt and implement design standards for the Downtown Mixed-Use District.

CHAPTER TWO

HISTORIC PRESERVATION POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



HISTORIC PRESERVATION POLICIES

HISTORIC PRESERVATION POLICY 1: Actively involve the community in establishing and maintaining an inventory of historic and cultural resources in the community.

HISTORIC PRESERVATION POLICY 2: Support the maintenance and protection of registered historic structures and properties.

- a. The demolition of historic structures should only be permitted when there are no other options and the structure(s) presents a threat to the public health and safety.
- b. If demolition is unavoidable, mitigating measures to compensate for the loss should be required.

HISTORIC PRESERVATION POLICY 3: Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.

- a. Continue to research and adopt programs and regulations that promote the preservation and use of historic building and properties.

HISTORIC PRESERVATION POLICY 4: Actively involve all members of the community in historic preservation activities and integrate historic preservation into City decision-making processes.

HISTORIC PRESERVATION POLICY 5: Assist older neighborhoods in discovering their origins and in appreciating their historic features.

HISTORIC PRESERVATION POLICY 6: Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.

HISTORIC PRESERVATION POLICY 7: Promote College Place as a regional center with a rich, unique history.





HISTORIC PRESERVATION POLICY 8: Support the commissioning of a qualified historian to write a history of College Place.

HISTORIC PRESERVATION POLICY 9: Provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.

HISTORIC PRESERVATION POLICY 10: Establish methods to engage the public with the history and historical assets of College Place.

HISTORIC PRESERVATION POLICY 11: Promote the preservation and maintenance of buildings and property in established Historic Districts.

HISTORIC PRESERVATION POLICY 12: Support the incorporation of public history into proposed and existing greenways and parks.

HISTORIC PRESERVATION POLICY 13: Support a vision for the future of the Walla Walla Poor Farm House that preserves the home's value to the citizens of College Place while protecting their health and safety.

- a. Actively solicit and collect oral histories, pictures, and memorabilia associated with the Poor Farm House.

HISTORIC PRESERVATION POLICY 14: Continue to research potentially significant historic properties.

- a. Develop a list of historically significant properties and districts.
- b. Periodically update the College Place list of historically significant properties.
- c. In partnership with the owners, nominate properties for the state and national historic registries.

HISTORIC PRESERVATION POLICY 15: Contact the new owners of the historic properties and actively support preservation efforts.

HISTORIC PRESERVATION POLICY 16: Actively identify and highlight historic districts.

HISTORIC PRESERVATION POLICY 17: Identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation.

HISTORIC PRESERVATION POLICY 18: Develop a comprehensive system of signage.

- a. Identification of historic properties.
- b. Identification of historic districts.

- c. Directing visitors to other historic sites.
- d. Integrate with a walking tour (including electronic) and local handouts: support local businesses with advertisement on front, tour on back, distribute to each participating business.

HISTORIC PRESERVATION POLICY 19: Encourage public agencies to utilize historic buildings when looking to meet future needs.

HISTORIC PRESERVATION POLICY 20: Develop procedures to protect historic structures from demolition while respecting the rights of property owners.

HISTORIC PRESERVATION POLICY 21: Support the preservation and interpretation of historic resources of and formerly located at the Walla Walla County Poor Farm site.



CHAPTER TWO

HOUSING POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



HOUSING POLICIES

HOUSING POLICY 1: The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

HOUSING POLICY 2: High density residential areas should be located in the vicinity of existing high density residential areas, the University, shopping areas, and major transportation routes.

HOUSING POLICY 3: Encourage small congregate care centers and group homes in the community, to provide decentralized housing facilities, rather than large, centralized institutions.

HOUSING POLICY 4: Encourage the location of apartments above commercial uses along College Avenue.

HOUSING POLICY 5: The City shall periodically review its development regulations to ensure that multiple options exist to encourage a broader range of housing choices, such as small lot single family residences, smaller scale multiple family housing such as duplexes and four-plexes, mixed residential



developments, clustered units, etc., as well as to incorporate emergent housing types. This may also include the adoption of standards to govern the development of cottage housing or other innovative affordable housing techniques.

HOUSING POLICY 6: Allow accessory dwelling units in all residential zoning districts as a means to increase the supply and diversity of housing opportunities.

HOUSING POLICY 7: Support the inclusion of low and moderate-income housing units in larger scale residential developments.

HOUSING POLICY 8: Encourage and support social and health service organizations which offer support programs for those with special needs, particularly those programs that help people remain in the community.

HOUSING POLICY 9: The City of College Place should continue to coordinate with Walla Walla County and the City of Walla Walla to address area-wide housing issues.

- a. This may include, but is not limited to supporting regional emergency and transitional housing options while more permanent housing options are developed.

HOUSING POLICY 10: Support manufactured housing as an affordable housing option.

- a.** Manufactured homes shall continue to be permitted as a single family residence.

HOUSING POLICY 11: Work with Walla Walla University to address future housing needs and opportunities for students.

HOUSING POLICY 12: Identify and evaluate county, regional, state and federal housing finance options, as well as public-private partnerships to encourage a wider array of housing stock.

HOUSING POLICY 13: When reviewing existing and potential new housing regulations, the City shall include an assessment to make sure that fair housing choices are not impeded.

HOUSING POLICY 14: Consideration should be given to strategies and incentives that will encourage manufactured home parks to remain a source of affordable housing.



CHAPTER TWO

TRANSPORTATION GOALS AND POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



TRANSPORTATION GOALS AND POLICIES

TRANSPORTATION GOAL 1: To provide a safe and efficient transportation and circulation system that reinforces the City's distinct community character, addresses the needs of College Place residents, promotes and supports the desired land use pattern, and is concurrent with new growth.

TRANSPORTATION POLICY 1: The City adopts an LOS standard of "D" for all roadway segments, an LOS of "D" for all signalized intersections, and a LOS "D" for the critical movement of all non-signalized intersections.



TRANSPORTATION POLICY 2: All new streets and street improvements shall be designed and constructed to meet City standards.

- a. New private streets are discouraged, and all new private streets will be constructed to meet City standards.
- b. Encourage standardization of street and transportation standards with the City of Walla Walla and the County of Walla Walla where appropriate.
- c. Implement complete streets practices as guided by the City's Complete Streets Policy (CPMC 12.14).
- d. When designing new streets and redesigning existing streets, the City shall explore the feasibility of incorporating low impact design storm water features such as bio-swales and rain gardens.

TRANSPORTATION POLICY 3: Development of new neighborhood streets shall be consistent with the following:

- a. New streets should be designed with street trees and amenities, and to encourage use by pedestrians and bicycles;

- b. Traffic should be diffused and balanced and streets should be designed in such a manner so as to discourage truck and heavy through traffic in neighborhoods while maintaining connectivity; and
- c. Cul-de-sacs and closed loop streets shall be discouraged. Where allowed, pedestrian connections between cul-de-sacs and through routes shall be included in the design to encourage pedestrian activity.

TRANSPORTATION POLICY 4: Enforce adequate standards for new streets and upgrade existing streets.

- a. Encourage Local Improvement Districts (LIDs) to fund the improvement of existing sub-standard streets to appropriate urban standards, including the provision of sidewalks and right-of-way widths to include bicycles where appropriate, with costs repaid through local tax assessment.
- b. Require mitigation and developer participation in street upgrades or new streets for impacts created by development.
- c. Utilize semi-rural road standards in transitional urban-rural areas where no long-term change in character is anticipated.
- d. Utilize road standards to reduce impermeable area and replacement/maintenance costs where desirable as a cost-saving measure.
- e. Develop “equity contribution” mechanisms for accepting and coordinating development contributions in lieu of improvements towards funding circulation and pedestrian infrastructure.



TRANSPORTATION POLICY 5: Access onto arterial streets shall be controlled in the following manner:

- a. Controlled access to commercial and industrial uses on arterials.
- b. Direct lot access to principal arterials in residential areas shall be prohibited.
- c. Provide for limited access to minor arterials.

TRANSPORTATION POLICY 6: The City may consider on a case by case basis assuming ownership of existing privately-owned streets. Priority consideration shall be given to:

- a. Private streets located in a dedicated right-of-way;

- b. Private streets constructed to meet or that can reasonable comply with City standards;
- c. Private streets that are being maintained by homeowners with adequate reserves that can be transferred to the City to ensure appropriate repair and maintenance; and/or
- d. Neighborhoods committed to establishing an LID to improve private streets to City standards.



TRANSPORTATION POLICY 7: The City should/shall establish and maintain a pavement management system in accordance with State guidelines.

TRANSPORTATION POLICY 8: Assess opportunities and strategies for reducing transportation demand (transportation demand management) and incorporate them within zoning, planning and development action, decisions, and requirements when feasible.

TRANSPORTATION POLICY 9: New major traffic generators such as secondary schools, institutions of higher learning, churches, shopping and industrial areas should be located on or near streets with adequate capacity.

TRANSPORTATION POLICY 10: Establish and maintain truck routes that are clearly signed to serve designated commercial and industrial areas.



TRANSPORTATION POLICY 11: Coordinate with the State Department of Transportation in the review of development requests adjacent to or impacting SR-125.

- a. Consider providing a sound barrier/wall between the highway and adjacent residential uses as a means to minimize highway impacts.

TRANSPORTATION POLICY 12: Recognize Myra Road as a future connector between SR-125 and SR-12.

- a. Require that future subdivisions be designed so that there is a minimum of local streets intersecting Myra Road.
- b. Ensure that future subdivisions have alternate lot access and front on interior streets, rather than Myra Road.
- c. Provide for reasonable commercial property access to Myra Road where mitigations supported by transportation impact studies will minimize impacts to traffic flow on Myra Road.
- d. Cooperate with the County and City of Walla Walla in the planning and development of Myra Road and ensure the fair and equitable treatment of all parties.

TRANSPORTATION POLICY 13: Recognize SW 4th Street and SW Davis Avenue as key elements to the utility and transportation infrastructure on the west side of the City.

TRANSPORTATION POLICY 14: Identify and implement north-south transportation corridors as part of development requirements for westernmost portions of the city to connect to Highway 125.

TRANSPORTATION POLICY 15: As the City continues to grow and develop, identify, evaluate and as needed implement alternative north-south transportation routes to relieve reliance on College Avenue.

TRANSPORTATION POLICY 16: Recognize the “C” Street/Larch Avenue, Whitman Drive/Larch Avenue and 12th Street/Larch Avenue intersections as significant intersections with potential for improved traffic flow.



TRANSPORTATION POLICY 17: Support the installation of electric vehicle charging stations and the utilization of alternative fuel sources.

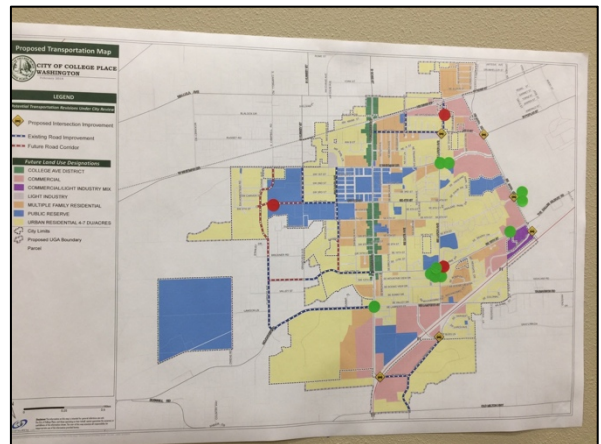
TRANSPORTATION POLICY 18: Develop and implement a parking strategy for the College Avenue corridor.

- a. This may include the establishment of public parking lots to serve College Avenue and other designated commercial areas with limited on-street parking.

TRANSPORTATION POLICY 19: Coordinate with Walla Walla University and implement and enforce permitting standards to reduce reliance on public parking facilities and construct facilities adequate to serve the University's full parking needs.

TRANSPORTATION POLICY 20: Establish and maintain a system of bicycle and pedestrian trails and routes that link neighborhoods and public facilities and that enhance the walking and bicycling experience. This should include:

- a. Designated bike routes;
- b. Way finding signs;
- c. Priority consideration to those streets that provide access to schools and parks, or where there is concern for pedestrian safety;
- d. Consultation with local schools and the Parks Board;
- e. Enforcement of safety laws;
- f. Priority consideration shall be given to non-motorized improvements that are consistent with the Blue Mountain Regional Trail Plan;
- g. Acquire property or easements to fill in gaps in the pedestrian/bicycle trail along the East Whitman extension between Larch Avenue and Myra Road;
- h. Encourage extension of bicycle routes within and outside of city limits to connect Fort Walla Walla and Whitman Mission facilities;
- i. Encourage new bicycle routes to be established outside of vehicular travel ways; and
- j. Continue to evaluate where bicycle and pedestrian routes should be designated and encourage their construction and use.



TRANSPORTATION POLICY 21: The City shall, in consultation with local schools, social service providers, businesses, property owners, and residents, establish and maintain an inventory of sidewalks with a priority list of repair and maintenance activities, missing links, and new service areas.

- a. This shall also include safety zones, crosswalks, lighting, parking regulations, etc., and other safety features to protect the public and pedestrian and vehicular traffic.
- b. This may include the adoption of innovative approaches or flexible standards in developed areas with limited rights-of-way, including such measures as installing sidewalks on only one side of the street, narrowing travel lanes, restricting on-street parking, and/or establishing one way streets.

TRANSPORTATION POLICY 22: Work with Valley Transit to establish bus amenities and/or shelters at selected bus stops in the City to be based on level of use and surrounding development.

- a. Encourage transit facilities be provided in “large” commercial developments.

TRANSPORTATION POLICY 23: Aggressively pursue outside grant funding sources as a priority.

- a. Support efforts to obtain state and Federal level recognition and funding of local road systems.

TRANSPORTATION POLICY 24: Explore opportunities to reduce long-term maintenance liabilities by reducing overall paved surfaces where not in conflict with city policies.

- a. This may include, but is not limited to the elimination of public, on-street parking on new and reconstructed roads where warranted as a measure to mitigate long-term maintenance cost and stormwater run-off impacts by decreasing overall public road surface area.

TRANSPORTATION POLICY 25: Work on establishing an equitable funding mechanism to implement the College Place Transportation Benefit District.

TRANSPORTATION POLICY 26: Foster cooperation between the County, City of Walla Walla; Port of Walla Walla, and Valley Transit in all transportation planning.

TRANSPORTATION POLICY 27: Actively participate in local, state, and regional transportation planning forums.



CHAPTER TWO

ECONOMIC DEVELOPMENT POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, And Policies



ECONOMIC DEVELOPMENT POLICIES



ECONOMIC DEVELOPMENT POLICY

1: Actively support historic and long-standing businesses in the community.

ECONOMIC DEVELOPMENT POLICY

2: Actively promote College Place as a desirable location for new businesses and industries. This should include, but is not limited to:

a. Attracting new investment to diversify and expand the city's jobs base, with focus on attracting living-wage jobs, to allow people to work and live in the community.

ECONOMIC DEVELOPMENT POLICY 3: Establish and maintain a list of sites suitable for commercial and industrial development.

ECONOMIC DEVELOPMENT POLICY 4: Establish and implement a shared strategy with the Port of Walla Walla, the Walla Walla Valley Chamber of Commerce, and the Washington State Department of Commerce, for the marketing of commercial and industrial sites in College Place and the College Place UGA. This may include, but is not limited to recruitment of:

- a.** Big box retail and restaurant/fast casual dining options, that is appropriate for our market;
- b.** Lodging facilities with space for meetings and conferences.

ECONOMIC DEVELOPMENT POLICY 5: In partnership with the Port of Walla Walla, identify and prepare for development, one or more sites suitable for development as a business park and/or for light manufacturing.

ECONOMIC DEVELOPMENT POLICY 6: Explore the potential for preparing selected economic development sites as shovel ready for development. This may include, but is not limited to:

- a.** Conducting an environmental review in advance of project specific development proposals.
- b.** The strategic location and development of infrastructure to support new development.

ECONOMIC DEVELOPMENT POLICY 7: The City and the University should explore the feasibility of establishing a joint entrepreneurial center or similar strategies to support the formation of new businesses.

- a. This may include partnerships with local business, education, training, and economic development organizations such as the Valley Chamber of Commerce as well as Walla Walla Community College.



ECONOMIC DEVELOPMENT POLICY 8: Encourage partnerships that focus resources toward increasing the employability of all citizens. This may include, but is not limited to:

- a. Local job training, retaining, and continuing education programs;
- b. Public/private sponsorship of entrepreneurial and vocational education programs; and
- c. Student internship programs with local businesses.

ECONOMIC DEVELOPMENT POLICY 9: Strengthen collaboration among the business community, economic development stakeholders, Walla Walla University, healthcare organizations, local government, tourism organizations, and other higher education institutions.

- a. This may include, but is not limited to the establishment of a local economic development or business association.

ECONOMIC DEVELOPMENT POLICY 10: Explore the feasibility of establishing a program to finance façade and safety improvements by small businesses.

ECONOMIC DEVELOPMENT POLICY 11: Support sidewalk commercial activities where they will not interfere with pedestrian and vehicular movements.

ECONOMIC DEVELOPMENT POLICY 12: Explore the feasibility of implementing a Main Street Program sponsored by Preserve Washington and the Main Street America Network.

ECONOMIC DEVELOPMENT POLICY 13: Encourage economic development opportunities compatible with airport operations that do not require urban levels of services.

ECONOMIC DEVELOPMENT POLICY 14: Research, prepare, and present regulations to govern the use of residences as short-term vacation rentals.

ECONOMIC DEVELOPMENT POLICY 15: Partner with economic development agencies to establish a 'Maker Space' in College Place.

ECONOMIC DEVELOPMENT POLICY 16: Explore the feasibility of establishing a multi-use recreation facility with ballfields in College Place to attract regional youth tournaments.

ECONOMIC DEVELOPMENT POLICY 17: Identify or develop a landmark and asset that can be a draw for tourists.

ECONOMIC DEVELOPMENT POLICY 18: Continue wayfinding/place-making activities throughout the community.

ECONOMIC DEVELOPMENT POLICY 19: Support visitor information kiosks.

ECONOMIC DEVELOPMENT POLICY 20: Develop, refine, and implement economic monitoring in accordance with the Strategic Plan to help advance the City's economic development policies and program



CHAPTER TWO

PUBLIC FACILITIES AND SERVICES POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



PUBLIC FACILITIES AND SERVICES POLICIES

PUBLIC FACILITIES AND SERVICES POLICY 1: The City will strive to maintain the following levels of service:

- a. Water supply: 140 gallons per capita per day;
- b. Sanitary sewage collection: 110 (approximately) gallons per day per capita;
- c. Emergency medical facilities: Responding to 90% of the emergency calls within 6 minutes. and
- d. Fire: The City's existing fire protection rating from the Washington Survey and Rating Bureau.

PUBLIC FACILITIES AND SERVICES POLICY 2: New growth and development activities shall pay their fair share of the cost of facilities needed to serve them.

PUBLIC FACILITIES AND SERVICES POLICY 3: Explore the feasibility of establishing impact fees in accordance with the provisions of the Washington State Growth Management Act. Public facilities for which impact fees may be collected shall include public streets and roads, open space and recreation facilities, stormwater, and school facilities.

PUBLIC FACILITIES AND SERVICES POLICY 4: Properties in the College Place Urban Growth Area shall annex into the City in order to receive City water and sewer service.

PUBLIC FACILITIES AND SERVICES POLICY 5: Properties in the College Place Urban Growth Area may continue to utilize existing wells and septic systems as long as they continue to meet Walla Walla County Health Department standards.





PUBLIC FACILITIES AND SERVICES POLICY

6: The rates for City utilities provided in areas outside of the City limits shall be 150% of the rates charged for services inside the City limits.

PUBLIC FACILITIES AND SERVICES POLICY

7: Support the establishment of electrical service areas in an effort to minimize the duplication of services.

PUBLIC FACILITIES AND SERVICES POLICY

8: Support the placement of power lines and overhead cables underground.

PUBLIC FACILITIES AND SERVICES POLICY 9: The City should join the US Army Corps of Engineers and Walla Walla County in updating the Mill Creek Flood Channel Management Plan.

PUBLIC FACILITIES AND SERVICES POLICY 10: The City shall establish a storm water management program in accordance with the provisions of state laws and regulations.

PUBLIC FACILITIES AND SERVICES POLICY 11: Promote the co-location of new public and private utility distribution facilities in shared trenches or rights-of-way and coordinate the timing of construction to minimize disruption to the public and reduce the cost of service delivery.

- a. Provide timely and effective notice to utility providers to encourage coordination of public and private activities in the construction and maintenance of new and existing roads.

PUBLIC FACILITIES AND SERVICES POLICY 12: Identify and assess potential sites for a library and community facility. This may include, but is not limited to:

- a. Sites in or near downtown College Place;
- b. Sites that would promote connections and interactions between residents and Walla Walla University; and
- c. Lions Park.

PUBLIC FACILITIES AND SERVICES POLICY 13: Evaluate alternative sites for a library and community facility utilizing the following criteria:

- a. Supports library operations;

- b. Contributes to the provision of related community services such as meeting rooms, events center, and/or cultural events such as plays, concerts, and/or reading programs;
- c. Centrally located and/or readily accessible to residents;
- d. Accessible by vehicles, transit, walking, and bicycles;
- e. Cost effective, requiring limited improvements and/or providing operational savings; and
- f. Contributes to other community goals such as economic development, increasing a sense of community identity, strengthen the relationships between the City and the University, etc.

PUBLIC FACILITIES AND SERVICES POLICY 14:

College Place residents shall be provided with the opportunity to vote on establishing a local library.

- a. The City should continue to explore the feasibility of annexing into a library district; and
- b. The City may, as an interim measure, continue to make payments to the Rural Library District or the City of Walla Walla Library for library services.



PUBLIC FACILITIES AND SERVICES POLICY 15: The City will continue to evaluate cost effective options for the delivery of basic life support services (BLS).

PUBLIC FACILITIES AND SERVICES POLICY 16: It is the intent of the City to maintain a mutual aid agreement with Fire District 4.

PUBLIC FACILITIES AND SERVICES POLICY 17: The City should continue to expand and support Fire Department volunteers.

PUBLIC FACILITIES AND SERVICES POLICY 18: Rebuild Well #1 and #2 to be a sustainable long-term asset to the City's water system.

PUBLIC FACILITIES AND SERVICES POLICY 19: Proactively maintain city infrastructure systems.

PUBLIC FACILITIES AND SERVICES POLICY 20: Conduct preventative maintenance in the City's park and urban forestry system.

PUBLIC FACILITIES AND SERVICES POLICY 21: The City shall establish fees to recover the costs associated with responding to frequent/exceptional calls for emergency services at the same address.

PUBLIC FACILITIES AND SERVICES POLICY 22: The City shall review and update its Capital Facilities Plan (CFP) annually, in conjunction with the City budget process. The updated CPF shall be incorporated by reference into this Comprehensive Plan.

PUBLIC FACILITIES AND SERVICES POLICY 23: The City will reassess the Land Use Element if funding is not available to provide required infrastructure.

PUBLIC FACILITIES AND SERVICES POLICY 24: The City will continue to evaluate the need for essential public facilities and will continue to process applications for Essential Public Facilities in accordance with the provisions of the County-wide Planning Policies and the City's Development Regulations.



CHAPTER TWO

PARKS AND RECREATION PLAN GOALS AND POLICIES

City of College Place, Comprehensive Plan - Vision, Values, Goals, and Policies



PARKS AND RECREATION PLAN GOALS AND POLICIES

Equity and Access Goals and Policies

EQUITY AND ACCESS GOAL 1: Provide for a broad public and private park and recreation plan and system meeting the needs of all age and income groups within the community.

EQUITY AND ACCESS GOAL 2: Support a healthy community in which everyone has access to community resources and services.

EQUITY AND ACCESS GOAL 3: Provide barrier-free (ADA compliant) access, where readily available, by modifying existing facilities or when designing or constructing new facilities.

EQUITY AND ACCESS POLICY 1: Provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City. Explore feasibility of an impact fee program.

EQUITY AND ACCESS POLICY 2: Pursue the standard that every City resident *should* be within one-half mile of a neighborhood park or within 1 mile of a community park facility. Stress the acquisition and development of 5 -100-acre parks to meet the standards set in the City's Park's level of service standards. Trails are to be provided at a standard of .3 of a mile for every 1,000 people.

EQUITY AND ACCESS POLICY 3: Locate neighborhood parks in conjunction with new subdivisions and, as opportunities arise, in those areas of the City that may not be immediately accessible to community parks, ensuring that City level of service standards are met.

EQUITY AND ACCESS POLICY 4: Non-motorized trails should be developed as multi-use trails to accommodate a variety of users, including pedestrians and bicyclists.

EQUITY AND ACCESS POLICY 5: Explore opportunities for acquiring park land on the west side of town and north of Whitman Drive to provide additional recreational opportunities access and improving the City's parks level of service standard for all College Place residents.



EQUITY AND ACCESS POLICY 6: Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.

COMMUNITY-ORIENTED GOALS AND POLICIES

COMMUNITY ORIENTED GOAL 1: Ensure the ongoing involvement of community residents in the park planning process.

COMMUNITY OREIENED GOAL 2: Establish and maintain a shared vision with local institutions of higher education, the Adventist school system, and the public school district for serving the College Place community.

COMMUNITY OREIENED GOAL 3: Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.

COMMUNITY OREIENED POLICY 1: Representatives of the City, Institutions of Higher Education, Adventist school system, and the College Place School District should meet periodically to discuss matters of mutual interest and concerns and to coordinate joint parks planning and development activities.

COMMUNITY OREIENED POLICY 2: Representatives of the City, Institutions of Higher Education, Adventist school system, and the College Place School District should continue to explore mutually beneficial strategies for the shared of joint use of facilities.



COMMUNITY OREIENED POLICY 3: Encourage volunteer citizen groups, developers and other partners in the development and implementation of park and recreation programs.

COMMUNITY OREIENED POLICY 4: Promote unique community events and gatherings to bring people together and to foster a sense of place in the city.

ENVIRONMENTAL STEWARDSHIP GOALS AND POLICIES

ENVIRONMENTAL STEWARDSHIP GOAL 1: Preserve and protect the environmental integrity of College Place natural assets.

ENVIRONMENTAL STEWARDSHIP POLICY 1: The small streams passing through the city are an important visual and environmental asset which should be preserved and enhanced by:

- a. Using open space dedications when required for a development proposal on properties containing a creek to acquire creek frontage and access;
- b. Protect streams from unauthorized channelization, loss of bank vegetation and other actions that may adversely impact the stream corridor.

ENVIRONMENTAL STEWARDSHIP POLICY 2: As feasible, promote recycling at all College Place parks and recreation facilities.

ENVIRONMENTAL STEWARDSHIP POLICY 3: Remove invasive vegetation within parks, open spaces and sensitive areas by incorporating weed management protocols into maintenance plans and by working with native plants.

ENVIRONMENTAL STEWARDSHIP POLICY 4: Give priority consideration for use of environmentally friendly material in the design and development of existing and new parks.



ENVIRONMENTAL STEWARDSHIP POLICY 5: Engage with volunteer organizations and nonprofits to promote the stewardship of sensitive areas, parks, and trails.

ENVIRONMENTAL STEWARDSHIP POLICY 6: Maintain Tree City USA status.

HEALTH AND WELLNESS GOALS AND POLICIES

HEALTH AND WELLNESS GOAL 1: Promote health and well-being of College Place residents through the development and improvement of non-motorized transportation networks to promote physical activity and healthy lifestyles.

HEALTH AND WELLNESS GOAL 2: Explore opportunities for recreational programming and/or potential for a shared use agreement with the City of Walla Walla Parks and Recreation, College Place schools, and the Adventist school system.

HEALTH AND WELLNESS GOAL 3: Promote the use of City parks and recreation facilities.

HEALTH AND WELLNESS POLICY 1: Support bicycle-oriented infrastructure within and adjacent to College Place parks and transportation systems.

HEALTH AND WELLNESS POLICY 2: As funds become available continue the bike path through the City of College Place from Larch Avenue and 12th Street to the City limits on Whitman Drive.

HEALTH AND WELLNESS POLICY 3: The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.

HEALTH AND WELLNESS POLICY 4: Prioritize pedestrian and bicycle trail routes and plans identified in the Blue Mountain Region Trails Plan and seek funding to implement.

HEALTH AND WELLNESS POLICY 5: Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.

HEALTH AND WELLNESS POLICY 6: Ensure bicycle signage is consistent with the City's wayfinding signage standards.

HEALTH AND WELLNESS POLICY 7: Explore the feasibility of establishing youth/adult recreation programs in College Place.

- **Action:** Explore the feasibility of establishing a fee structure for 18 and over adult recreational programming.

HEALTH AND WELLNESS POLICY 8: The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.

HEALTH AND WELLNESS POLICY 9: Explore the development and land acquisition opportunities for the development of a large sports complex to host regional and local recreational events.

HEALTH AND WELLNESS POLICY 10: Stress advertising of park facilities and activities.

- **Action:** Develop promotional materials, including maps and brochures to highlight local park, trail, and recreational areas and facilities.



FACILITY INTEGRITY GOALS AND POLICIES



FACILITY INTEGRITY GOAL 1:

Maintain vibrant park amenities and facility integrity while reducing operating maintenance costs and improving operating efficiencies.

FACILITY INTEGRITY GOAL 2:

Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.

FACILITY INTEGRITY GOAL 3:

Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.

FACILITY INTEGRITY GOAL 4: Create and leverage economic development opportunities for local park systems.

FACILITY INTEGRITY POLICY 1: Prioritize park improvements and identify a source of funds, both for large projects and small maintenance type works, by preparing and maintaining a current Capital Improvement Program.

- a. Renovations should be accomplished in a manner that allows a minimum opportunity for vandalism.
- b. When appropriate minimize maintenance and park requirements.
- c. Maintain adequate drainage and irrigation of park lands.

FACILITY INTEGRITY POLICY 2: Apply for funding through the Recreation and Conservation Office grant opportunities to update Lion's Park recreational amenities and facilities.

FACILITY INTEGRITY POLICY 3: Minimize the development of pocket parks (less than 2 acres) unless a neighborhood association, nonprofit organization, or a volunteer group is deemed responsible for the maintenance.

FACILITY INTEGRITY POLICY 4: Explore the development of establishing a pricing strategy and fee structure for rented facilities that aligns with comparable market rates and supports costs recovery of maintenance and operations costs.

FACILITY INTEGRITY POLICY 5: Prepare and implement a maintenance plan for every park and facility.



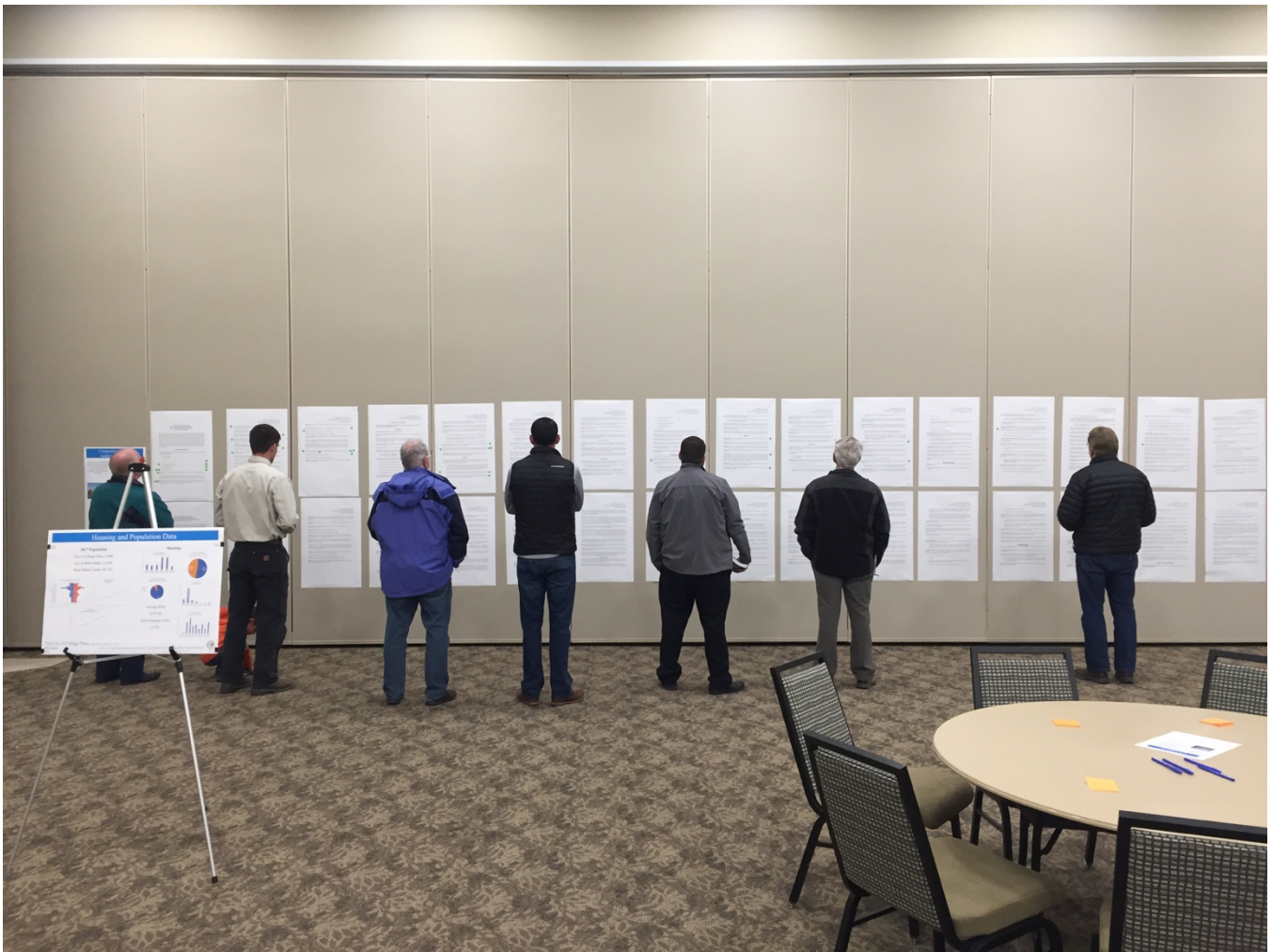
FACILITY INTEGRITY POLICY 6: The Parks, Recreation and Arbor Board should meet periodically with the City's Economic Development Commission to coordinate efforts and to ensure consistent goals and priorities.

FACILITY INTEGRITY POLICY 7: Develop design standards for park signage, using Kiwanis Park sign as the standard for design.

CHAPTER THREE

COMMUNITY ENGAGEMENT

City of College Place, Comprehensive Plan – Community Engagement

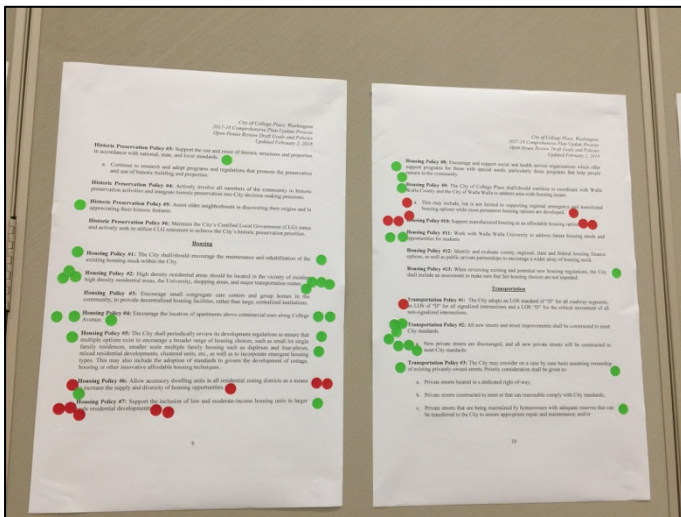


PUBLIC PARTICIPATION PLAN

A public participation plan was developed to guide the outreach and engagement efforts as the draft comprehensive plan was developed. Public announcements were conducted to explain the process of the comprehensive update and its requirements to the public, offering opportunities for engagement throughout the update timeline.

The public participation plan's purpose was to highlight opportunities for early and continuous involvement in the update process.

To kick-off the update, the City conducted a series of meetings to gather information to be used in



of meetings to gather information to be used in determining priorities for consideration while updating the comprehensive plan. This included a meeting with the City Management Team, a joint meeting of the City Council, Planning Commission and Parks Arbor and Recreation Board (PAR Board), and a series of discussions with targeted stakeholders including local developers, representatives of the business community, and Walla Walla University. Written summaries of these meetings were prepared, distributed and made available for public review on the City's website and social media outlets.

To facilitate the update process the following tools, approaches, and methods were applied to

best receive valuable feedback from the community and to inform the City on how best to move forward with the update. *See Appendix F for additional outreach materials and a copy of the Comprehensive Plan Outreach Survey Results.*

Open Public Meetings

- Meetings with City Management Team
- Meetings with City Council, Planning Commission and PAR Board
- Series of discussions with targeted stakeholders throughout the area
 - Written summaries of the meetings will be available for public review
 - Meeting participants will be added to mailing list to receive periodic updates from the City
 - Materials are made available on the City's website

Outreach Materials and Events

- **Flyer/Brochure/Save the Date Postcard:** Informational materials will be made available for public distribution and to be used in conjunction with public displays at local events such as football or sporting event.

- Materials to be made bilingual
 - QR codes made available on materials
 - Develop a list of events for outreach
- **Survey:** Will be prepared to further gather information from the community, available both online and in print form.
- **Events:**
 - Sporting events, Farmers Market, Festivals, City Sponsored Events (Winterfest)
 - Potential use of translator at community outreach events

Announcements:

- City Hall electronic reader board
- City's social media sites (Facebook, Twitter, Instagram and Nextdoor).
- City newsletter (distributed in utility billings)
- Local newspaper
- Press release
- Radio (KUJ 1420 Walla Walla radio station and University community program on radio station)



CHAPTER FOUR

LAND USE

City of College Place, Comprehensive Plan - Land Use



LAND USE

In addition to the Goals and Policies contained in Chapter 2, the Land Use Element is based on the findings and conclusions of the Land Use Report, including the Future Land Use Map, which can be found in the Appendix. The Future Land Use Map identifies the preferred land use and development pattern for the City and demonstrates how the City will accommodate projected population and employment growth through the year 2038. The Future Land Use Map consists of the following land use designations which will be used to evaluate proposed changes to the Official City Zoning Map. Proposed rezones must be consistent with the land use designations as follows, or they cannot be approved.

FUTURE LAND USE DESIGNATION

ZONING DISTRICTS

College Avenue District:

Downtown Mixed Use (DMU)

Commercial:

General Commercial (GC)
Mixed Use Commercial
Hwy Commercial
Planned Unit Development (PUD)

Light Industrial:

Light Industry (LI)
Planned Unit Development (PUD)

Multiple Family Residential:

Multi-Family Residential (MFR)
Planned Unit Development (PUD)

Public Uses (PU):

Public Use*

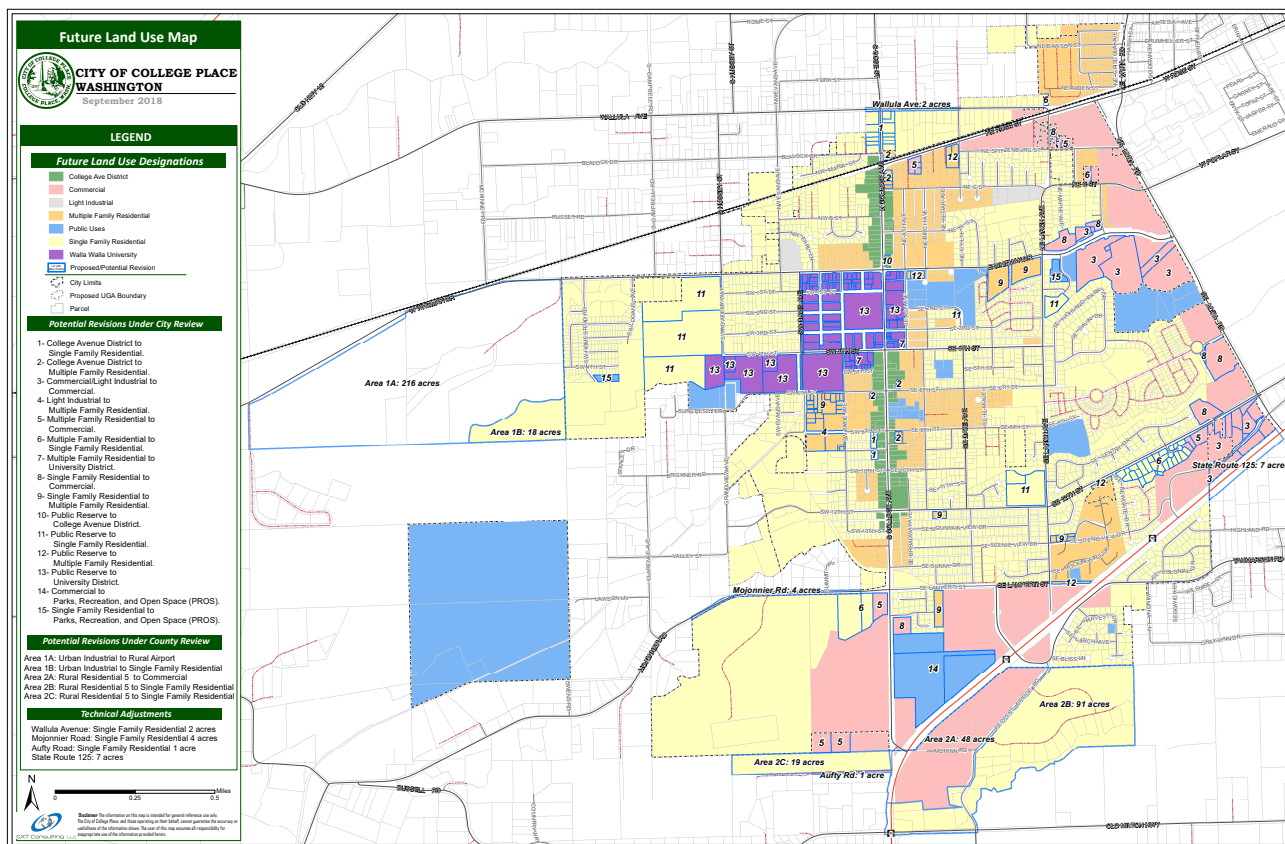
Single Family Residential:

Single Family Residential (SFR)
Planned Unit Development (PUD)

Walla Walla University:

University District

*It should be noted however, that if a publicly owned parcel that is zoned public use is sold to a public party, it shall be rezoned through an administrative determination consistent with the neighboring properties.



FUTURE LAND USE MAP

The Future Land Use Map also identifies the Urban Growth Area for the City. In addition to the City limits, the College Place Urban Growth Area includes selected lands in unincorporated Walla Walla County, adjoining the City, that are characterized by urban development and/or where urban services exist or can reasonably be provided.

The Urban Growth Area is established through a collaborative effort of the City of College Place and Walla Walla County and requires approval by the Board of County Commissioners. The boundaries of the Urban Growth Area contained in this Comprehensive Plan have been adjusted to provide sufficient land to ensure that the City can accommodate the population growth projected for the City in the year 2037, an increase of 1,385 persons. It is important to note that this includes not only additional land suitable for residential development, but also land suitable for commercial and light industrial development. This is a particularly important consideration, as the economic base of the City must be able to grow in order for the City to be able to provide the necessary services to support the projected population growth. In other words, new residential development is sustainable only if there is corresponding commercial and industrial development.

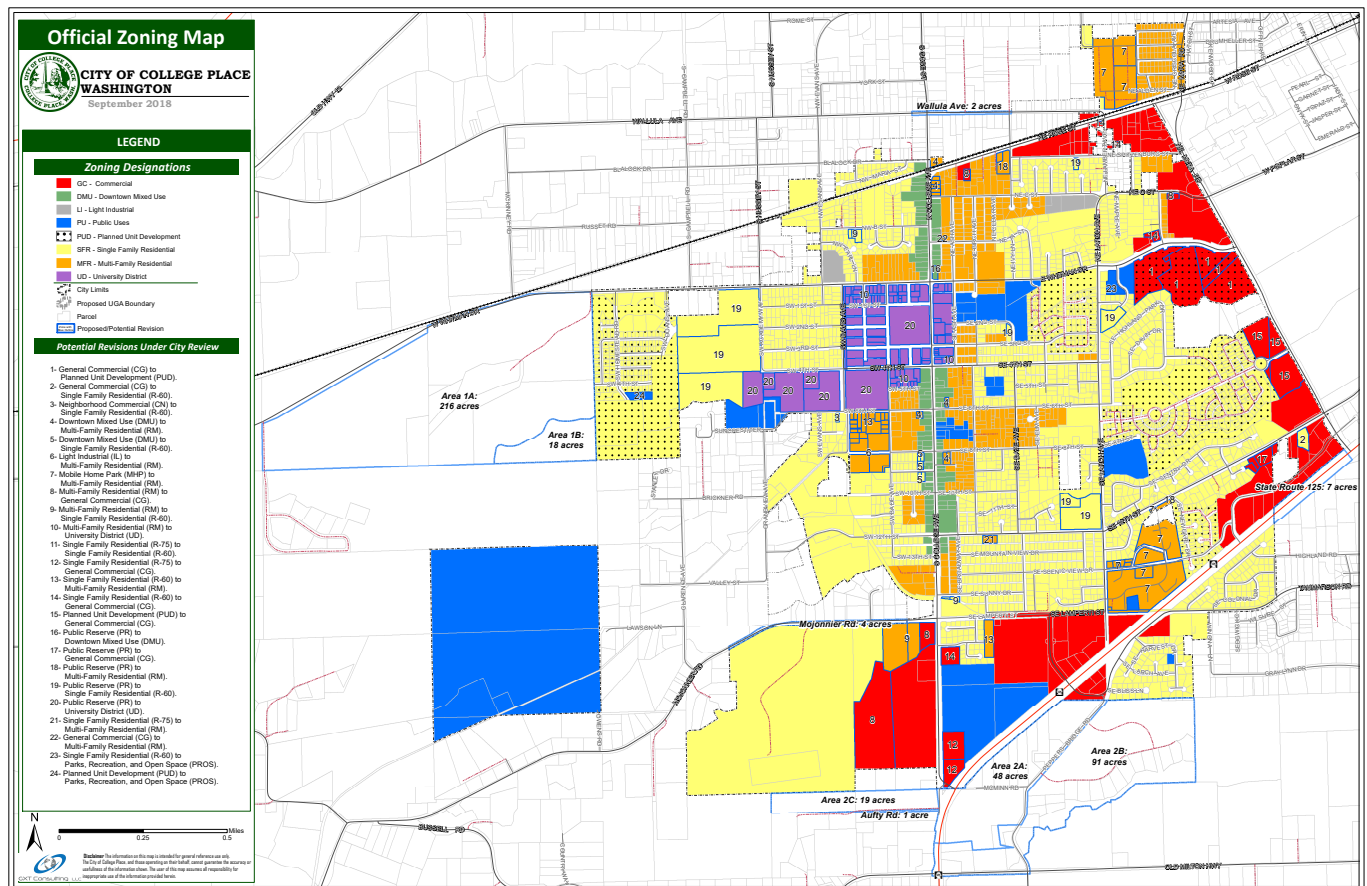
As a part of the process to review and revise the Future Land Use Map and the College Place Urban Growth Area boundaries, an updated demographic profile of the City was prepared (See Appendix B), and a recent land quantity analysis was updated and included in a Land Use Report for the city (See Appendix C). This updated Land Quantity Analysis was especially important as it documented that there is no vacant industrial land suitable for development in the City and given current development patterns, there is enough vacant residential land suitable for development in the City and the proposed UGA to meet the projected population growth through 2037, but not beyond that. As a result, further adjustments will need to be made to the College Place UGA in the future.

As depicted on the Future Land Use Map, the logical area for future growth and development is to the southeast of the City along the SR 125 corridor. The state highway provides ready access to the area and the City will be relocating a well later in 2018 that will provide expanded water service in this area. In addition, City sewer service extends to the boundaries of this area and can readily be extended. It is important to note however, that this Urban Growth Area is not complete as the City has retained an



unspecified Urban Reserve of 58 acres to be added in collaboration with the County and the Port of Walla Walla. Given the County's mandate under the Growth Management Act to preserve agricultural lands of long-term commercial significance, the cities of College Place and Walla Walla, have initiated a process with Walla Walla County, to identify areas adjoining the cities that can be designated for future urban development. It is anticipated that through this process, additional lands along the SR 125 Corridor particularly well suited for light industrial development may be identified for inclusion in the College Place Urban Growth Area.

Another area that may be suitable for the commercial and industrial development that is essential to the City's economic well-being is northwest of the city, in the vicinity of the former State Route 12 corridor, but this area may be more difficult to serve with city water and sewer services. It is understood by the parties that the collaborative process to identify additional areas most suitable for urban development may take a few years, but it is essential that it be completed so that appropriate additions can be made to complete the City's Urban Growth Area.



PROPOSED ZONING MAP

It is also important to note that this Comprehensive Plan calls for several revisions to the City's Official Zoning Map and Development Regulations. One series of changes call for the merger of the R-75 single family residential zone into the R-60 single family zoning district, into a consolidated Single-Family Residential (SFR) zoning district, and the merger of the manufactured housing zone into the Multi-Family Residential Zone (MFR). The net result of these changes is that there will be a clear distinction between areas suitable for single family residences and areas most suitable for multiple family residences.

Another series of changes involve the Public Use zoning district, which previously included both public and private lands. This zone will be revised to feature properties primarily for public use such as City Parks, the City Hall Complex, and K-12 schools. Most notably, properties associated with the Walla Walla University Campus will be moved out of the Public Use Zone and into a new zoning district designed just for properties on the University's campus. Other properties that may be owned by the University but are not a part of the campus, will be zoned to be compatible with neighboring land uses.

CHAPTER FIVE

ECONOMIC DEVELOPMENT PLAN

City of College Place, Comprehensive Plan - Economic Development Plan



**To view the complete Economic Development Plan,
please see Appendix J.**

PARKS, RECREATION AND OPEN SPACE PLAN

City of College Place, Comprehensive Plan - Parks, Recreation and Open Space Plan



To view the complete Parks, Recreation and Open Space Plan, please see Appendix H.

TRANSPORTATION PLAN

City of College Place, Comprehensive Plan - Transportation Plan



To view the complete Transportation Plan, please see Appendix G.

CHAPTER EIGHT

UTILITIES

City of College Place, Comprehensive Plan - Utilities



UTILITIES

The City of College Place operates a municipal water system in accordance with the provisions of a Water System Plan and a municipal sewer system in accordance with the provisions of a Sewer System Plan. Both of these plans are periodically reviewed and updated in accordance with State of Washington guidelines.

Stormwater Utility

The City is also in the process of establishing a storm water utility, which will be implemented as part of the fiscal year 2019 budget process.

The City received a letter from the State of Washington Department of Ecology (DOE) informing the City of the need for the City to obtain a municipal NPDES permit by 2019. The DOE awarded the City a grant to develop a Stormwater Plan and Utility Rate Structure. A utility and rate structure needs to be developed for this program as several activities are required for a NPDES permit including education, elimination of illicit discharges, stormwater system operation and maintenance, and creation of regional facilities where required. Documents related to the NPDES permit and rollout of the City Stormwater Utility is located below in the Document Center. In addition to the city-owned utilities, the City of College Place is served by the following public and private utility providers:

Natural Gas

- Cascade Natural Gas

Water

- City of College Place Water
- Walla Walla University Water
- College Place Schools Water
- Green Tank Irrigation District
- District #14 Irrigation District

Garbage

- Basin Disposal

Internet

- Charter Spectrum
- Centurylink
- Pocketinet
- Columbia Energy
- Hughesnet

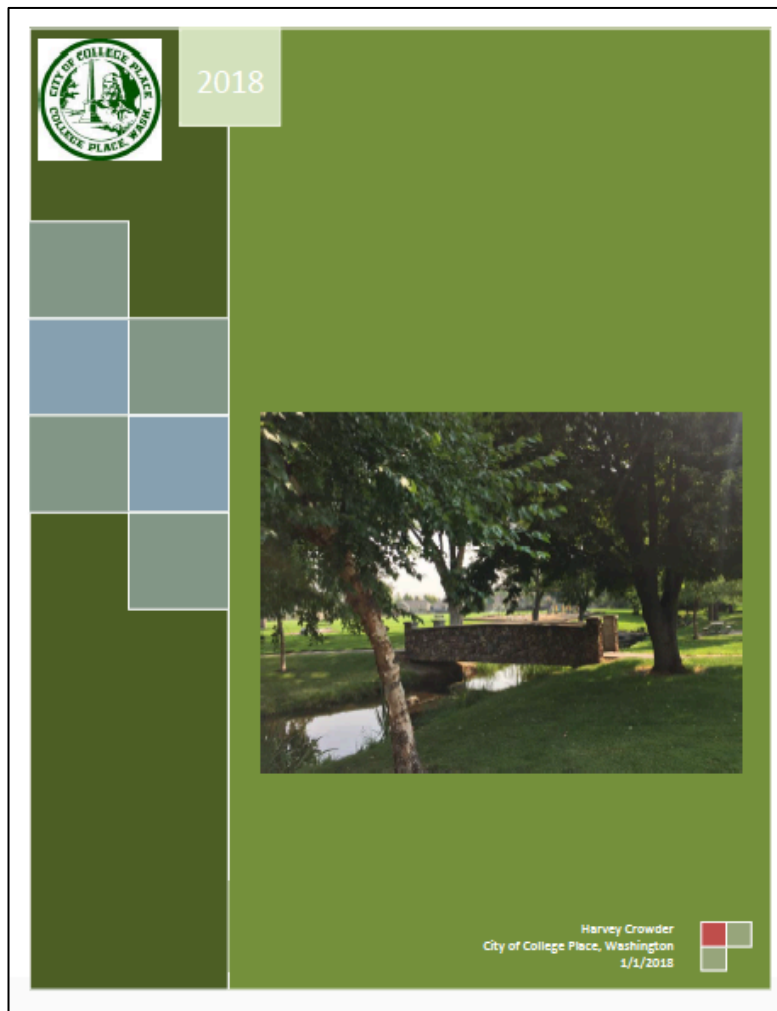
Phone

- Charter Spectrum
- Centurylink

It is the intent of the City to work closely with these utility providers to support their efforts to update their service delivery plans so that they can support the projected growth and development and maintain, if not improve, current levels of service.

CAPITAL FACILITIES PLAN

City of College Place, Comprehensive Plan - Capital Facilities Plan



To view the complete Capital Facilities Plan, please see Appendix I.