

G. R. Dohrn and Associates

Memorandum

Date: August 30, 2022

To: Jon Rickard

From: Gregg Dohrn

Subject: Technical Adjustment to the Official Zoning Map

On Tuesday September 20, 2022, the Planning Commission will be conducting a public hearing on potential amendments to the College Place Unified Development Code, including:

1. Amendments intended to increase the supply of housing consistent with the recommendations of the Walla Walla Regional Housing Action Plan.
2. A new Chapter 14.100 to guide the approval of master planned developments in all zoning districts.
3. Housekeeping amendments including:
 - (1) Clarifying that on corner lots the required side yard setbacks shall be measured from the property line.
 - (2) Clarifying that a manager or caretaker residence is permitted as an accessory use in the Manufactured Home Park zoning district.
 - (3) Clarifying how lot width is measured.

As we discussed, we will also present at the public hearing a technical adjustment to the Official Zoning Map to align the zoning of two parcels with their current use as assisted living facilities and their designation as Multi-Family Residential on the Future Land Use Map (See attached Official Zoning Map). These two parcels were previously zoned Planned Unit Development (PUD), and they should have been zoned Multi-Family Residential when that zoning district was eliminated.