

CITY OF COLLEGE PLACE PLANNING COMMISSION AGENDA
375th Meeting – Council Chambers – 625 South College Avenue
November 21, 2017 – 7:00 P.M.

CALL TO ORDER

ROLL CALL:

Monty Puymon – Chair, Scott Duncan – Vice Chair, Wrandoll Brenes-Morua,
Eileen Davis, Ken Louderback, Dennis Olson and Brian Roth.

CONSENT AGENDA:

1. Approve Planning Commission Minutes from October 17, 2017.
2. Approve Regular Agenda for November 21, 2017.

REGULAR AGENDA:

1. Workshop – Comprehensive Plan Update 2018 – Gregg Dohrn

REPORTS:

Update on applications to Walla Walla County for UGA

OTHER BUSINESS:

Next meeting... December 19th

ADJOURN

374TH PLANNING COMMISSION MEETING MINUTES
College Place City Council Chambers
October 17, 2017 – 7:00 P.M.

PRESENT Commissioners: Wrandoll Brenes-Morua, Eileen Davis, Ken Louderback, Dennis Olson

Staff: Jon Rickard – Planning Director

ABSENT Monty Puymon, Scott Duncan, Brian Roth

CALL TO ORDER Acting Chair Ken Louderback called the meeting to order at 7:00 p.m.
Roll was called and it was noted that a quorum was present.

CONSENT AGENDA

Commissioner Olson made a motion to approve the minutes from the September 19th meeting and approve the regular agenda for October 17th. Second by Commissioner Davis, the Chair called for a vote and the motion passed 4 – 0.

REGULAR AGENDA

Item 1. Workshop – Comprehensive Plan Update 2018. The city’s consultant Gregg Dohrn presented the draft Land Quantity Analysis and the proposed Urban Growth Area’s (UGA) the city has been focusing on.

Open discussion was had regarding the different directions the city could expand its UGA.

Commissioner Olson made a motion to move forward with the proposal to remove the Martin Airfield from the UGA and add the southeastern SR 125 area as proposed. Second by Commissioner Davis, the acting Chair called for a vote and the motion passed 4 – 0.

Commissioner Brenes-Morua mad a motion that a goal be added to the comprehensive plan that during the next UGA review, consideration be made to include light industrial ground around Highway 12, within the vicinity of College Place. Second by Commissioner Davis, the acting Chair called for a vote and the motion passed 4 – 0.

Item 2. Design Standards and Guidelines for College Avenue – Draft Sept 26, 2017.

Mr. Rickard presented the latest draft of the design standards.

No action was taken.

REPORTS – None

OTHER BUSINESS – None

ADJOURN – Commissioner Louderback closed the meeting at 8:56 p.m.

The next regularly scheduled meeting is on November 21, 2017 at 7:00 p.m.

The foregoing minutes are the official record of the Planning Commission meeting that occurred on October 17, 2017. Audio recordings are available upon request.

Approved: _____

Chairman / Vice Chairman

Date

Attest: _____

Jon Rickard – Planning Director

Date

City of College Place
AGENDA ITEM

Agenda: # 1

Subject: Comprehensive Plan Update 2018 – Current Goals and Policies Review

Agenda Date: November 21, 2017

Originator: Jon Rickard, Planning Director

<i>EXHIBITS</i>	1. Sept 25, 2017 Current Goals & Policies Memo
<i>SUMMARY STATEMENT</i>	Part of the Comprehensive Plan overhaul is to review the current Goals and Polices of the existing Comprehensive Plan and strike out the ones that have been accomplished or are no longer relevant, identify goals and policies that you'd like to further discuss, and to make notes about goals and policies that you'd like to propose adding.
<i>RECOMMENDED ACTION</i>	No action to be taken.

Memorandum

Date: September 25, 2017

To: College Place City Council
College Place Planning Commission
College Place Parks, Arbor, and Recreation Board
College Place Economic Development, Tourism, and Events Commission
Jon Rickard/Mike Rizzitiello

From: Gregg Dohrn/Gen Dial

CC: John McVay/Steve Rose

Subject: Comprehensive Plan Goals and Policies

As we proceed with the review and update of the City's Comprehensive Plan and the City's Park and Open Space Plan, I thought it might be helpful to highlight the Goals and Policies that are currently in each document. As you get a chance, it will be particularly helpful if you could read through the list and strike out the ones that have been accomplished or are no longer relevant, identify goals and policies that you'd like to further discuss, and to make notes about goals and policies that you'd like propose adding. At this point don't worry about the language, we can wordsmith things later, just capture the thought.

In my experience, Goals and Policies can be a very valuable management tool, provided that they are consistent with your vision. I have also found that a few well stated policies can be more useful than having so many policies that it is difficult to keep track of them all. So as you read, you might find it useful to ask if the policy provides meaningful direction or not. For instance, a policy that states that the City should enforce one of its regulations may be true statement, but is it a useful one? What is the alternative, not enforce the regulation? Also, as you read keep in mind that a policy with the word shall is a statement of something that the City will do, a policy with the word should is a statement of intent that may or may not happen depending on circumstances, and that a policy with the word may, enables something to happen, but that does not ensure that it will happen.

Enjoy your reading! We look forward to discussing the Goals and Policies with you and updating them so that they provide you and your community with a clear statement of what you hope to accomplish, and how you intend to do so.

College Place Comprehensive Plan, March 2008 with 2014 Amendments

GOAL LU-1 The goal of College Place is to make efficient use of existing and planned public investment (utilities, roads, services, etc.) and reduce public uncertainties regarding annexation and infrastructure development.

Policy LU-1A The Urban Growth Boundary should be based upon the locational criteria established in the Land Use Appendix.

Policy LU-1B The Urban Growth Boundary should only be expanded when the area within the boundary is substantially developed and the City has identified a need, either residential, commercial, light industrial or public and has sewer and water capacity to accommodate new growth.

Policy LU-1C The City should execute an interlocal agreement with Walla Walla County containing provisions for:

- a. Joint review of development proposals to ensure that potential annexation areas develop according to the Comprehensive Plan and/or other development standards created by College Place.

Minimum zoning requirements, development standards, impact mitigation mechanisms, joint transportation standards and providing for the future annexation of the identified urban growth area.

Policy LU-1D The Urban Growth Boundary should not be considered as an instrument to force annexations, but rather to identify those areas that are eligible for annexation should the property owners wish to be part of College Place.

Policy LU-1E The City should annex and provide urban services on a priority basis to those areas immediately adjacent to the City boundary where available services can most easily and economically be extended.

Goal LU-2 To encourage all types and modes of conservation in order to preserve the agricultural economy and land outside the Urban Growth Area while maintaining the character by emphasizing urban growth within the UGA.

Policy LU-2A The City should establish an on-going joint planning and review process with Walla Walla County and the City of Walla Walla for those lands surrounding the City's urban growth boundary.

Policy LU-2B The City recognizes a periodic need for the systematic and planned expansion of urban land uses. In cases where agricultural land must be converted to non-farm uses, the land should have marginal productivity and not possess prime or unique soils as identified by the Soil Conservation Service.

Policy LU-2C Encourage a "right-to-farm" approach to preserving agricultural land such that the Cities and County recognize that the agricultural lands enjoy historical and prescriptive rights to normal farm practices regardless of adjacent land uses.

Policy LU-2D Reduce the pressures to convert agricultural land to nonfarm uses by encouraging the efficient use of lands within the City and the Urban Growth Area through implementation of appropriate development regulations.

Policy LU-2E Encourage traditional and non-traditional agricultural activities to retain the existing productivity of agricultural lands around the City.

Policy LU-2F Encourage the continued development and expansion in the urban area of agricultural service industries and activities such as, but not limited to, agricultural implements, agricultural chemicals, warehousing and marketing.

Goal LU-3 Continue to ensure that the environmental and economic impacts of growth are considered in the land use decision-making process.

Policy LU-3A Ensure that a high environmental quality is maintained in College Place by incorporating appropriate development standards in regulations and continuing to use the State Environmental Policy Act (SEPA) in the decision-making process.

Policy LU-3B Ensure that appropriate consideration is given to economic values and development by incorporating an active program for expansion of these uses in the decision-making process and by cooperation with the Port District in economic development endeavors.

Policy LU-3C Promote the reduction in greenhouse gas emissions by focusing and concentrating development to existing urban areas.

Overall Residential Goal

Establish a range of residential densities which reflect the type of housing that ensures housing is available to all economic segments of the community.

GOAL LU-4: Establish residential densities that reflect the needs of the residents in the City of College Place while providing the citizens with effective, economical public services.

Policy LU-4A Recognize the density and character of surrounding development when making development decision.

Policy LU-4B Recognize the capabilities and limitations of present and future public services when considering development proposals.

Policy LU-4C Within the City it is recognized that higher densities can be allowed to more efficiently utilize the land and conserve natural resources through less costly utilities (roads, public facilities and services, etc.)

Policy LU-4D To achieve more efficient land use in the central area of the City and the Urban Growth Area, the zoning code should reflect the need for higher densities, reduced setbacks, smaller minimum lot sizes, etc.

Policy LU-4E The City of College Place will provide services (water, sewer, urban growth, police and fire protection, etc.) in a phased, planned manner in the future.

Policy LU-4F Encourage substantial completion of the development and infill of existing neighborhoods to minimize the extent of undeveloped area between existing and new residential areas.

Goal LU-5 Multiple Family Encourage a range of types of multiple family structures to ensure a continued choice in housing opportunities.

Policy LU-5A High density residential areas should be located in the vicinity of existing high density residential areas, institutions, shopping areas, and major transportation routes.

Policy LU-5B Allow small congregate care centers and group homes in the community so as to provide decentralized housing facilities rather than large centralized institutions.

Policy LU-5C Allow for the location of apartments above commercial uses along College Avenue.

Policy LU-5D Continue to provide for locations for mobile home parks within multiple family zoning districts.

Goal LU-6 Encourage the use of solar access rights, energy easements and energy management concepts for future home use.

Policy LU-6A Provide encouragement for the use and protection of solar access and energy rights by easements and management concepts.

Goal LU-7 The City recognizes the need to beautify existing and proposed residential areas.

Policy LU-7A Require residential development proposals to be consistent with the objectives and policies set forth in the Urban Design and Preservation chapter of this Plan.

Policy LU-7B Establish standards for development to assure the City's objectives and policies are implemented.

Policy LU-7C Encourage neighborhoods to work together, possibly forming Local Improvement Districts (LID's) to improve roads, sidewalks, landscaping, underground utilities, etc.

Policy LU-7D Develop and establish programs for the timely underground placement of all utilities in residential areas (except major distribution feeders). The program should be realistically modeled to fit the financial and physical capabilities of the residents and of the power companies.

Goal LU-8 In residential areas, make pedestrian and vehicular traffic as safe as possible.

Policy LU-8A Develop and enforce programs that will prevent encroachment by trees, shrubs and fences onto the public right-of way. (This does not include planting of trees/shrubs in designated planting strips.) Provide an on-going public relations program to inform the citizens of the City of College Place of the policies governing vegetation encroachment and safety features.

Policy LU-8B Encourage the installation of safety zones, sidewalks, crosswalks, lighting, parking regulations, etc., and other safety features to protect the public and pedestrian and vehicular traffic.

GOAL LU-9 Encourage innovative and creative site planning, construction and remodeling methods that promote efficient energy use and which are consistent with the goals and policies of the Comprehensive Plan.

Policy LU-9A The City should encourage the use of “Planned Unit Developments”, single and multi-family developments, and mobile home parks all with related green strips and open spaces within.

Overall Commercial Goal

Work in a partnership with the business community and the public in making the City of College Place a desirable location for commercial development, by providing sufficient land areas in a variety of sites to diversify and improve commercial activities which serve the needs of College Place citizens.

Goal LU-10 Promote commercial activities that are consistent with community values as identified in the Comprehensive Plan and strive to assure greater diversification of employment opportunities and a vital and diverse tax base.

Policy LU-10A The design of commercial facilities shall reflect the character of College Place and provide a sense of place with appropriate scale and well-designed landscaping, parking, transit, vehicular and pedestrian access.

Policy LU-10B All negative impacts and/or costs associated with new commercial development must be mitigated and/or equitably defrayed by the developer.

Policy LU-10C Encourage the maintenance of a commercial property inventory in cooperation with the Port District and update the inventory on a regular basis.

Goal LU-11 Encourage groupings of compatible commercial activities which serve their respective market areas.

Policy LU-11A Enforce the zoning code to ensure the grouping of compatible commercial activities, which provide adequate parking, attractive landscaping, and good access, both pedestrian and vehicular, to their respective trading publics.

Policy LU-11B Maintain the integrity of commercial areas by prohibiting the intrusion of incompatible, non-commercial uses, except allowing for a mix of commercial, residential and public uses in the College Avenue Commercial District.

Goal LU-12 Commercial districts should be accessible to both vehicular and pedestrian traffic while providing adequate parking which is convenient to the people that it serves.

Policy LU-12A Continue to work with Valley Transit to designate bus routes which will serve College Place businesses and shoppers.

Goal LU-13 College Avenue Commercial District

Develop a commercial district reminiscent of a small town “main street” serving the University and citizens of College Place 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.

Policy LU-13A Initiate a concerted effort to renovate, upgrade and refurbish, structures in the process of redevelopment of the College Avenue Commercial District.

Policy LU-13B Survey and inventory commercial structures.

Policy LU-13C Develop rehabilitation programs by which tenants/property owners can receive technical and policy direction as well as assistance in locating financial aid while rehabilitating, remodeling and upgrading their business consistent with the plan.

Goal LU-14 Encourage the development of existing, new or remodeled facilities to complement each other and the adjacent areas in order to provide a visually pleasing area in which to work and shop.

Policy LU-14A Improve the appearance of the commercial district by recognizing that the City is responsible for guiding the visual quality of the district. This can be achieved in developing programs for landscaping (shade and seasonal color); street fixtures, benches, pedestrian scale lighting, public restrooms, and aesthetic considerations of the street and stores, and by working with businesses to develop a workable sign code.

Policy LU-14B Develop a program for the timely underground placement of the present overhead utilities in the College Avenue Commercial District (except for major distribution feeders).

Policy LU-14C Support sidewalk commercial activities where they will not interfere with pedestrian and vehicular movements.

Goal LU-15 Increase the amount of pedestrian activity along College Avenue and increase accessibility.

Policy LU-15A Improve the sidewalks to assure greater ease of pedestrian circulation through widening, removal of obstacles and increasing space at storefronts or uses with outdoor activities (eating, sidewalk related displays, etc.)

Policy LU-15B Make the commercial district more accessible through improvements in the circulation, through and around the commercial district.

Policy LU-15C Consider the implementation of a no parking area along College Avenue from 4th & College to Whitman & College to improve visibility and pedestrian safety through Walla Walla University campus. Additional off-street parking would need to compensate for the loss of on street parking.

Goal LU-16 Rose St./Whitman Dr/Myra Rd Commercial District

Recognizing that the Blue Mountain Mall has been developed in the City of Walla Walla and Home Depot in the City of College Place along this corridor, it is the intent of the City of College Place to encourage regional commercial facilities to locate along the west side of Myra Road.

Policy LU-16A Such facilities should be located so as to provide convenient, safe ingress and egress to and from the parking area.

Policy LU-16B New facilities should be located with reasonable consolidated access from arterial or collector streets.

Policy LU-16C They should provide enough land for integrated development of vehicular circulation, off street parking, and pedestrian connections to transit and between facilities.

Goal LU-17 Commercial developments should respect adjacent residential areas and mitigate impacts.

Policy LU-17A Enforce the zoning code language to ensure compatible setbacks with buffers from commercial areas adjacent to residential areas.

Policy LU-17B The parking should be arranged and improved so that noise, exhaust fumes, and light from automobiles and structures do not create a nuisance to abutting residential properties.

Policy LU-17C Enforce the zoning code language to ensure buffering of commercial areas from residential areas with attractive landscaping.

Goal LU-18 Commercial District with Access Near SR-125

Recognizing that College Place has the potential to serve a substantial population outside the City to the south and east, it encourages the development of a commercial district near SR-125.

Policy LU-18A Such centers should be located at the intersection of major arterials near highway interchanges where good access is provided. These centers should provide adequate city access roads with high capacity (turning movements) and design quality (landscaping, signing, lighting) as well as interior roads with controlled points of access to prevent congestion on major streets.

Policy LU-18B They should provide adequate landscaped parking including trees for shading, as well as good delivery and access to commercial buildings without creating internal traffic problems.

Policy LU-18C Such centers should be located on sites which are sufficient in size to serve all of their trade area.

Policy LU-18D Centers should provide adequate pedestrian access and walkways throughout the development which provide safety and convenience to the shopping public and connects to city-wide transit systems.

Policy LU-18E Natural features such as streams should be enhanced with landscaping and incorporated into the site plan as an amenity.

Policy LU-18F Impacts of the development such as noise, lighting glare, visual intrusion on adjacent neighborhoods should be mitigated.

Goal LU-19 Industrial Overall Goal

To provide sufficient incentives and land for the compatible and planned growth of the College Place area which promotes a diversity of industrial uses, while continuing to protect the human and natural environment.

Policy LU-19A Designate sufficient land area with potential for general commercial and industrial use in appropriate locations in order to encourage additions to the regional tax base and employment pool.

Policy LU-19B Provide large enough areas of land to serve the long term needs of the community. This will include taking into consideration the many types of industrial uses and their differing requirements for land area and services.

Policy LU-19C Locate industrial uses near truck access and within reasonable proximity to existing utilities and other public services to make development feasible.

Policy LU-19D Support capital improvement programs to improve utilities, services, and facilities for industrial parks and encourage the formation of public corporations for the use of industrial revenue bonds (regular and/or tax exempt).

GOAL LU-20 Encourage the development of compatible commercial and industrial uses within industrial districts in order to protect residential and retail shopping districts and to provide for protection of industrial lands from sprawl and intrusion of non-compatible uses.

Policy LU-20A Encourage industries meeting reasonable criteria to locate in College Place.

Policy LU-20B Provide for the location of industrial activities compatible with the urbanizable area of College Place while at the same time preventing industrial sprawl.

Policy LU-20C Promote the use of planned-unit-development concepts in the designs of industrial parks.

Policy LU-20D Separate residential districts from industrial and commercial uses by careful design of the transportation network and by proper screening, landscaping, open space, and green space buffers.

Policy LU-20E Enforce specific zoning code performance standards designed to control the following: emission of noise, vibration, noxious and hazardous odors, smoke, dust, radioactivity, and pollutants; circulation patterns; off-street parking, loading and service facilities; protection of solar, clean air, water and natural resources; other applicable standards; and green space within industrial districts.

Policy LU-20F The economic, social and environmental impacts associated with new industrial development should be evaluated under the State Environmental Policy Act. Negative impacts must be avoided or mitigated satisfactorily and associated costs equitable defrayed by the developer.

Goal LU-21 Protect groundwater, provide for stormwater runoff, and protect critical areas.

Policy LU-21A The City will develop and implement necessary regulations and guidelines to maximize protection of groundwaters, efficient disposal of runoff, and to assure developments will have a minimal impact on critical areas.

Goal LU-22 Prevents encroachment of incompatible land uses and densities to Martin Airfield in order to preserve the State's valuable aviation system while protecting the health, safety and welfare of the surrounding community.

Policy LU-22A Coordinate with the Washington State Department of Transportation Aviation Division, Martin Airfield owner, the County and surrounding property owners to develop 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.

GOAL HO-1 Provide a variety of housing opportunities in a diversity of housing types by preserving and developing housing throughout the City to meet the needs of all economic segments

of the community and investigate sources of outside funding for use by public or private agencies for the establishment of public housing should it be determined that any housing problems are not being adequately addressed by the private sector.

Policy HO-1A The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

Policy HO-1B The City shall review its development regulations to ensure that multiple development strategies exist for achieving housing diversity such as, but not limited to, small lot single family residences, small scale multiple family housing such as duplexes and four-plexes, mixed residential developments, clustered units, etc., to encourage a broader range of housing choices.

Policy HO-1C Allow for accessory dwelling units on single family lots as a means to increase the supply and diversity of housing opportunities.

Policy HO-1D Provide incentives and work in partnership with not-for profit and for-profit developers and agencies to build permanent low and moderate income housing.

Policy HO-1E Provide for the inclusion of low and moderate income housing units into larger scale residential developments.

Policy HO-1F Establish a housing monitoring program in cooperation with Walla Walla City and Walla Walla County to track the type and quantity of residential development.

Policy HO-1G The City recognizes that, given the college population and economic make-up of the community, multiple family housing will continue to be in demand for the foreseeable future. To ensure continued availability of land zoned for multiple family use, the City should limit the development of single family units or subdivisions on these lands and establish zoning regulations that provide for smaller single family units lands and establish zoning regulations that provide for smaller single family units and flexible zoning standards.

Policy HO-1H 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.

Policy HO-1I Coordinate with State and regional health care and housing programs and promote development of institutional and financial mechanisms to provide for affordable housing.

Policy HO-1J The City of College Place shall continue to coordinate with Walla Walla County and the City of Walla Walla to address areawide housing issues.

OVERALL URBAN DESIGN GOAL

Promote a comfortable and pleasant environment to which all people can relate and which conveys a positive aesthetic impression of the City and defines its character.

GOAL UD-1 The City and its residents should strive to enhance the visual quality of the City, particularly along College Avenue.

Policy UD-1A Develop specific programs and regulations for dealing with the visual quality of the City. At a minimum these should include the following:

- a. Park Plan
- b. Street Tree Program
- c. Design Review Process
- d. Landscaping Standards
- e. Sign Code

The City should also review existing development regulations for consistency with this element of the Plan.

Policy UD-1B Form a College Avenue Association consisting of business owners, property owners and City representatives to:

- a. Develop design standards for future development along College Ave. that will contribute to the overall visual quality of the street.
- b. Look into implementing a Main Street Program sponsored by the National Trust for Historic Preservation.

Policy UD-1C Encourage the public to use qualified professionals in the designing of structures and developments.

Policy UD-1D Conduct a visual survey and analysis of the existing environment to determine the strategic points within the City of College Place which should be targets of improved urban design treatment. The survey should contain such things as:

- a. Significant natural features and topography;
- b. View corridors;
- b. Significant buildings;
- c. Street landscaping;
- e. Pedestrian facilities.

Policy UD-1E Enhance the major entries to the City and to College Avenue with landscaping, special lighting and attractive City entrance signs.

Policy UD-1F Coordinate with the private sector and with neighborhood groups to carry out civic improvements such as hanging plant baskets and planters along College Ave.

OVERALL PRESERVATION GOAL

Conserve historic resources which provide a continuity with the past and ensure that present and future citizens are provided with adequate housing and a pleasant living environment.

GOAL P-1: Encourage the retention and re-use of buildings with historic value.

Policy P-1A Prepare an inventory of historic buildings and sites and officially recognize them.

Policy P-1B Include language in the zoning code to address historic sites illustrating the historic importance of the site to the City and area.

GOAL P-2: Actively promote and support public and private rehabilitation programs throughout the City, thereby reversing neighborhood deterioration and improving conditions to a point when voluntary private reinvestment takes place.

Policy P-2A: Encourage the demolition of dilapidated buildings which do not have historic significance.

Policy P-2B: Seek to provide public funds through application of Community Development Block Grants or other similar funds when available.

Policy P-2C: Initiate and/or participate in programs sponsored by other public agencies for minor and major home repairs and energy conservation improvements.

Policy P-2D: Encourage the retention of structures identified as having historic significance which are still in sound condition or can be rehabilitated.

Goal TR-1 To provide a safe and efficient transportation and circulation system that addresses the needs of College Place residents, promotes and supports the desired land use pattern, and is concurrent with new growth.

Policy TR-1A The City of College Place shall make every effort to provide all segments of the population with safe and convenient access from their homes to places of employment and to public facilities and services.

Policy TR-1B Strive to plan, construct and maintain transportation facilities in such a manner as to promote positive social, economic and environmental effects.

Policy TR-1C Foster cooperation between the city and regional and state transportation agencies.

Policy TR-1D Participate in the Walla Walla Valley Metropolitan Planning Organization to assure consistent transportation planning throughout the region and that local needs are reflected in the regional plan.

- a. Adopt by reference the latest approved Long Term Arterial Plan for the Walla Walla County Urban Area.

Policy TR-1E Strive to provide alternative transportation systems, both vehicular and non-vehicular, including but not limited to public transit, bicycle routes, and pedestrian walkways.

Policy TR-1F 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.

Policy TR-1G: Foster cooperation between the County, City of Walla Walla; Port of Walla Walla, and Valley Transit in all transportation planning.

Policy TR-1H: Encourage standardization of street and transportation standards with the City of Walla Walla and the County of Walla Walla.

Policy TR-1I: Develop “equity contribution” mechanisms for accepting and coordinating development contributions in lieu of improvements towards funding circulation and pedestrian infrastructure.

Policy TR-1J: 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.

GOAL TR-2 Maintain a current street system plan for the City and Urban Growth Area that is consistent with the Land Use Element and meets the circulation needs of the City's residents and businesses.

Policy TR-2A To the extent feasible continue the grid system of streets and blocks in new developments. For neighborhood streets, the design should be oriented toward neighborhood continuity and stability.

Policy TR-2B Require new major traffic generators such as secondary schools, institutions of higher learning, churches, shopping and industrial areas to locate on or near arterials.

Policy TR-2C Establish appropriate truck routes that are clearly signed to serve existing and future commercial and industrial areas.

Policy TR-2D Require off-street parking and loading areas in new commercial and industrial developments.

- a. Off-street parking should be designed to integrate with, or at least not interfere with, pedestrian amenities, access to transit facilities, and access by bicycles.

Policy TR-2E 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.
- b. Continue to pursue an intersection with WA ST DOT on SR 125 for Commercial Drive located midway between Meadowbrook Blvd. and Myra Rd.

Policy TR-2F Recognize Myra 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.
- b. Ensure that future subdivisions have alternate lot access and front on interior streets, rather than Myra.
- 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.

Policy TR-2G 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.

Policy TR-2H Development of new neighborhood streets shall be consistent with the following:

- a. Collector streets within individual subdivisions should be designed to collect and distribute traffic from neighborhood streets to arterials.
- b. Neighborhood streets should be designed in such a manner so as to discourage through traffic while maintaining connectivity between neighborhoods.

Policy TR-2I 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.

Policy TR-2J: Recognize the extension of SW 12th Street to the west as essential to the long term arterial plan of the community.

Policy TR-2K: Recognize SW 4th Street and SW Davis as key elements to the utility and transportation infrastructure on the west side of the City.

Policy TR-2L: Locate elementary school facilities so as to limit pedestrian and arterial traffic conflicts.

Policy TR-2M: Identify and implement north-south transportation corridors as part of development requirements for westernmost portions of the city to connect to Highway 125.

Policy TR-2N: Identify and implement alternative north-south transportation routes to relieve reliance on College Avenue.

Policy TR-3N: Recognize the “C” Street/Larch Avenue and 12th Street/Larch Avenue intersections as significant intersections with potential for improved traffic flow.

GOAL TR- 3 Establish a system of bicycle and pedestrian trails and routes that link neighborhoods and public facilities and that enhance the walking and bicycling experience.

Policy TR-3A Determine where bicycle and pedestrian routes should be designated and encourage their construction and use.

Policy TR-3B Require sidewalks in all new and existing residential subdivisions, commercial and other areas.

- a. Sidewalks should eventually be provided along existing roadways where they do not now exist.
- b. Priority should be given to those streets that provide school access, and those that are now, or where there is concern for pedestrian safety.

Policy TR-3C Sign the designated bicycle routes through the City.

Policy TR-3D Develop a pedestrian/bicycle trail along the East Whitman extension between Larch Avenue and Myra Road.

Policy TR-3E: Encourage new bicycle routes to be established outside of vehicular travelways.

Policy TR-3F: Encourage extension of bicycle routes within and outside of city limits to connect Fort Walla Walla and Whitman Mission facilities.

GOAL TR-4 Support public transportation in the general College Place/Walla Walla area by maintaining a close working relationship with the Valley Transit Board.

Policy TR-4A Work with Valley Transit to establish bus shelters at selected bus stops in the City to be based on level of use and surrounding development.

Policy TR-4B Encourage transit facilities be provided in “large” commercial developments.

GOAL TR-5 Recognize Martin Field Airport as an essential public facility and protect Martin Field from incompatible development.

Policy TR-5A Discourage land uses that may promote incompatible development adjacent to the airport.

Policy TR-5B Encourage the protection of the Martin Field Airport from adjacent incompatible land uses and/or activities that could impact the present and/or future use of the airport as an Essential Public Facility (EPF), endanger the lives of people on the ground and/or promote inadvertent growth of incompatible land uses. Incompatible land uses may include residential, height hazards, uses that attract large concentrations of people, wildlife hazards, explosive/hazardous materials, and special uses such as school, hospitals and nursing homes.

Policy TR-5C Encourage the adoption of development regulations that protect the airport from height hazards by developing a Height Overlay District that will prohibit buildings or structures from penetrating the Federal Aviation Regulations (FAR) Part 77 “Imaginary Surfaces”.

Policy TR-5D Provide opportunity for future aviation capacity needs.

Policy TR-5E Encourage economic development opportunities compatible with airport operations.

Goal PO-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.

Policy PO-1A Maintain a Comprehensive Park and Recreation Plan, meeting the standards of the Recreation and Conservation Office by updating and gaining certification of the Plan as needed in conjunction with the review of the City's Comprehensive Plan.

Policy PO-1B Ensure the ongoing involvement of community residents in the park planning process.

Policy PO-1C Future parks and recreational facilities should include the operation and maintenance of neighborhood parks and/or playgrounds as well as small green spaces for passive and organized recreation that may be safely enjoyed by the public.

- a. Strive to provide park and recreation facilities dispersed throughout the City.
- b. Encourage volunteer citizen groups, developers and others in the development and implementation of park and recreation programs.
- c. Enforce the City's Subdivision Ordinance to require dedication of open space and provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City.

Policy PO-1D Pursue the standard that every City resident should be within one-half mile of a neighborhood or community park facility. Stress the acquisition of smaller parks closer to or within residential neighborhoods located such that a majority of the residents served do not have to cross an arterial street.

Policy PO-1E 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.

Policy PO-1F Delineate and sign specific bike routes through the City so that future roadway improvements can be made compatible with bicycle use.

- a. As funds become available continue the bike path through the City of College Place from Larch and 12th to the City limits on Whitman.
- b. Support the Regional Bicycle Committee in their efforts to continue the bike path to Whitman Mission.
- c. As the City continues to develop along Garrison and Stone Creek, pedestrian/bicycle trails should be developed along these streams.

Policy PO-1G Identify areas in the City where additional bike routes or pedestrian paths would be desirable and could be acquired through the Subdivision Ordinance. Where feasible bicycle routes and pedestrian paths should be integrated with recreational facilities and schools.

Policy PO-1H 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. The City should continue to pursue funding for parks projects from the RCO.
- b. Renovations should be accomplished in a manner that allows a minimum opportunity for vandalism.
- d. Work to provide and upgrade parking facilities in City parks.
- d. Maintain adequate drainage and irrigation of park lands.

Policy PO-II Provide adequate park facilities, while minimizing maintenance and labor requirements.

Policy PO-1J Stress advertising of park facilities and activities. Develop an informational mail-out about the City's park system and improve the signing of park facilities.

GOAL CF-1 To plan for the provision and development of roads, water system, wastewater and storm drainage systems, parks, civic facilities, schools, police and fire protection that are adequate to meet the needs of the City in a manner that is concurrent with development and growth of the City.

Policy CF-1A Require all development projects, both public and private, to demonstrate there are adequate public facilities and infrastructure to support the project or to demonstrate how such facilities will be provided as part of the project.

Policy CF-1B Require projects that demand large amounts of water to demonstrate that their use will not increase costs, degrade water quality or system dependability to existing and future users.

Policy CF-1C Require all new development within the City to connect to the City's wastewater treatment facility.

Policy CF-1D Require new developments to incorporate appropriate onsite stormwater facilities in order to prevent pollution and siltation of water bodies and prevent erosion, flooding and other surface water degradation.

Policy CF-1E Water, wastewater and storm drainage lines are to be developed within public rights-of-way.

Policy CF-1F The City will rely on its individual facilities plans when reviewing development proposals and undertaking public improvements.

Policy CF-1G Essential Public facilities shall be sited in a cooperative effort between the City, County, State, and other affected jurisdictions. Nothing in these policies or this Plan precludes the possibility of accommodating a regional facility in College Place.

Policy CF-1H The City shall develop a process for the siting of essential public facilities that shall take into consideration factors for minimizing affects upon the health, safety and welfare of the citizens residing around or near the facility.

Policy CF-1I In the event that funding falls short for those facilities improvements outlined in this Plan and subsequent amendments, then the City will review its land use assumptions and revise them, if necessary, to reflect the City's fiscal constraints.

Policy CF-1J The City will make every effort to leverage the cost of capital facility projects as cost-saving measure and as a magnet for low or no-interest loans.

Policy CF-1K The City will strive to maintain the following levels of service:

Water Supply: 140 gallons per capita per day.

Sanitary Sewage Collection: 110 (approx) gallons per day per capita.

Emergency Medical Facilities: Responding to 90% of the emergency calls within 6 minutes.

Fire: The City's existing fire protection rating from the Washington Survey and Rating Bureau.

Policy CF-1L The City will finance necessary infrastructure improvements through a combination of grants, increased user fees, voted debt, and bonds and loans.

Policy CF-1M Impact fees may be developed and adopted in accordance with the Growth Management Act as part of the financing for public facilities. Public facilities for which impact fees may be collected shall include public streets and roads, open space and recreation facilities, pedestrian, stormwater, and school facilities.

Goal UT-1 To facilitate the development of all utilities at appropriate levels of service to accommodate the expected growth of the City in a manner concurrent with development.

Policy UT-1A Facilitate the provision of utilities and ensure environmentally sensitive, safe and reliable service that is aesthetically compatible with the surrounding land uses and results in reasonable costs.

Policy UT-1B Process permits and approvals for utility facilities in a fair and timely manner.

Policy UT-1C 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.

Policy UT-1D Provide for efficient, cost effective and reliable utility service by ensuring land and/or rights-of-way are available for the location of utility lines.

Policy UT-1E Promote the extension of utility distribution lines to the Urban Growth Areas.

- a. Coordinate land use and facility planning to allow eventual siting and construction of utility lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

Policy UT-1F Review and amend where necessary existing development regulations to allow for the maintenance, repair, installation and replacement of utility lines.

Policy UT-1G Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

Policy UT-1H Coordinate the City's land use planning with the utility providers' planning.

- a. Develop procedures that encourage providers to utilize the Land Use chapter of this Plan in planning future facilities.

Policy UT-1I Encourage elimination of dual power utilities by the development of service areas for such power companies.

City of College Place Parks and Open Space Plan, June 2014

Goal PO-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.

Policy PO-1A Maintain a Comprehensive Park and Recreation Plan, meeting the standards of the Interagency Committee for Outdoor Recreation by updating and gaining certification of the Plan as needed in conjunction with the review of the City's Comprehensive Plan.

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