

***City of College Place, Washington***  
**ORDINANCE NO. 21-016**

**AN ORDINANCE OF THE CITY OF COLLEGE PLACE AMENDING THE COLLEGE PLACE COMPREHENSIVE CHAPTER 2 GOALS AND POLICIES; AUTHORIZING CLERICAL ADJUSTMENTS; ADOPTING FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**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**, on October 9, 2018, the City Council adopted amendments to update the College Place Comprehensive Plan; and

**WHEREAS**, in 2020 with funding assistance from the Washington State Department of Commerce, the cities of College Place, Dayton, Waitsburg, and Walla Walla, initiated a planning project to document the need for adequate, safe, and affordable housing in their communities and to prepare strategies to meet this need in the future; and

**WHEREAS**, this planning process resulted in the preparation and adoption of the Walla Walla Regional Housing Action Plan; and

**WHEREAS**, through this planning process it was noted that the Countywide Planning Policies had not been updated since 1993; and

**WHEREAS**, the cities of College Place and Walla Walla in particular noted that recent efforts to expand their UGA boundaries to provide an adequate supply of land suitable for residential development had been hampered by outdated methodologies and policies; and

**WHEREAS**, the cities collectively prepared and presented to their respective Planning Commissions potential amendments to their Comprehensive Plans intended to support a regional partnership to review and update the County-wide Planning Policies with a particular emphasis on affordable housing; and

**WHEREAS**, on April 13, 2021, the College Place City Council had adopted a moratorium on the redevelopment of mobile home and manufactured housing pending the research and preparation of potential amendments to the City's Comprehensive Plan and Unified Development Code; and

**WHEREAS**, in March of 2021, the City of College Place also distributed its annual solicitation of potential Comprehensive Plan Amendments; and

**WHEREAS**, the Local Implementation Task Force of the Community Council submitted proposed amendments to the City of College Place Comprehensive Plan intended to address concerns about the potential conversion of mobile home and manufactured home communities and the displacement of vulnerable low-income and elderly residents; and

**WHEREAS**, the Task Force had documented the absence of alternative sites to relocate mobile homes and manufactured housing, should displacement occur, underscoring the need to preserve this valuable source of affordable housing; and

**WHEREAS**, the City Staff in consultation with the Planning Commission and resource groups such as the Community Council prepared amendments to the College Place Comprehensive Plan emphasizing the importance of preserving existing sources of affordable housing and supporting regional efforts to review and update the Countywide Planning Policies; and

**WHEREAS**, these draft Goals and Policies were distributed for public review and comment; and

**WHEREAS**, the Planning Commission conducted a public hearing on these proposed amendments on October 19, 2021; and

**WHEREAS**, upon reviewing all comments received the Planning Commission further discussed the proposed amendments and has forwarded a recommended version to the City Council; and

**WHEREAS**, the City Council reviewed these proposed amendments in a Study Session on November 8, 2021.

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

**Section 1 Comprehensive Plan Amended.** The City of College Place Comprehensive Plan Chapter 2 Goals and Policies are hereby amended to read in substantially the same form as written in the attached Exhibit A.

**Section 2 Clerical Adjustments.** The City Administrator and his designees are authorized to make necessary clerical adjustments to the attached Exhibit A as well as such formatting or numbering revisions that must be made to integrate these amended Goals and Policies into the Comprehensive Plan document.

**Section 3 Findings of Fact.** The findings contained in the “WHEREAS” clauses in this Ordinance are hereby adopted as Findings of Fact that support the amending of the Comprehensive plan Goals and Policies.

**Section 4 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 5 Effective Date.** This ordinance shall take effect and be in full force five days after its passage and publication as provided by law.

**PASSED** by the City Council of the City of College Place, Washington, this 23rd day of November 2021.

DocuSigned by:  
*Norma L. Hernández*  
Norma L. Hernández, Mayor

Attest:  
DocuSigned by:  
*Lisa R. Neissl*  
Lisa R. Neissl, City Clerk

Approved as to form:  
DocuSigned by:  
*Rea L. Culwell*  
Rea Culwell, City Attorney

Passed 11-23-2021  
Published 11-26-2021  
Effective 11-30-2021

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Upon adoption by the College Place City Council, the following amended Goals and Policies shall be integrated into Chapter 2 of the College Place Comprehensive Plan.

**Chapter 2 Vision, Values, Goals, and Policies**

**Vision**

The College Place City Council has adopted the following Vision to describe what the community 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**

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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.

**Comprehensive Plan Goals**

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.

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- 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, bicycles, and persons with wheelchairs 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.

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**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 13<sup>th</sup> 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.

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**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 allows for College Place to leverage its historicity for both commercial and community activities.

**Goal #31:** Promote a livable community with a strong sense of history.

**Goal #32:** Encourage a sustainable community by supporting preservation efforts.

**Comprehensive Plan Policies**

The Goals of the College Place Comprehensive Plan will be achieved through the implementation of the following Policies:

**Governance**

**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 existing community events and the establishment of new community events such as the Farmer’s Market, Independence Day, Halloween, and Winterfest.

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**Governance Policy #6:** Support the implementation of the Master Plan for the Walla Walla University campus.

**Governance Policy #7:** 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. This could include, but is not limited to:

- a. Identification of mutually beneficial opportunities to support the implementation of a University Master Plan.
- b. Vacation of City streets within the campus.
- c. Development of a long-term on-campus parking and access strategy.
- d. 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.

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**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 the needy.

**Governance Policy #14:** The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall review and update the 1993 Countywide Planning Policies to actively promote the development of new affordable housing opportunities. This may include, but is not limited to:

- a. Updating the methodology for more realistically determining the development capacity of existing lands.
- b. Exempting the new construction of affordable housing on publicly owned land from the assessment of the need for new housing.
- c. Increase the percentage of projected new growth allocated to the cities of Walla Walla and College Place.
- d. Increasing the market factor to allow for the addition of land to urban growth areas based on a finding that there is a critical shortage of affordable housing.
- e. Authorizing further increases in the market factor to support specific strategies to increase the construction of new multi-family housing in cities. This may include affordable housing “bonuses”.
- f. Monitoring new residential development and providing for more frequent updates of the Countywide Planning Policies.

**Governance Policy #15:** The City of College Place, in active collaboration with the cities of Walla Walla, and Waitsburg, and Walla Walla County, shall review and update the Countywide Planning Policies to actively promote the sustainable development of new housing. This shall include, but is not limited to:

- a. Ensuring that there is an adequate supply of new commercial development to serve new residential development.

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- b. Supporting the cost-effective planning, construction, and use of public infrastructure to serve new residential development.

Governance Policy #16: The City of College Place, in active collaboration with the cities of Walla Walla and Waitsburg, and Walla Walla County, shall inventory and assess publicly owned lands in and near urban growth areas as sites suitable for the construction of affordable housing.

**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.

**Land Use**

**Land Use Policy #1:** Maintain an Urban Growth Area with sufficient land 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 District 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. Priority consideration should be given to expanding the UGA along the SR 125 corridor where City services exist or can reasonably be provided.
- c. Properties in the vicinity of Old Highway, 12 suitable for industrial development, should also be considered for inclusion in the College Place UGA.
- d. Consult with affected property owners to identify properties that should be removed from 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.

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**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 in the Urban Growth Area 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 #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 to 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 #11:** Maintain an efficient, consistent, and reliable development review process.

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**Land Use Policy #12:** Provide more flexible development standards or other incentives to developments that propose to exceed the requirements for natural resource protection, open space, public gathering places, and energy efficiency.

**Land Use Policy #16:** Research and potentially revise the Unified Development Code to include a new Highway Commercial and/or a new general commercial zoning district, provided that:

- a. Light industrial uses that are compatible with commercial uses, such as a business park, may be permitted.
- b. Storage facilities would not be a permitted use; and
- c. The construction of multi-family housing on long vacant commercial lots would be permitted.

**Land Use Policy #17:** Support the development and redevelopment of a walkable College Avenue from Rose Street to 13<sup>th</sup> 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.

**Natural Environment**

**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.

**Natural Resource Policy #5:** Actively protect critical aquifer recharge areas.

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**Natural Resource Policy #6.** Periodically review and update the Unified Development Code to maintain consistency with best management practices and the use of best available science.

**Urban Design**

**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. This should include, but is not limited to, maintaining sight lines and sidewalks.

**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, Recreation, and Open Space Plan.
- b. Street tree program.
- c. Design review standards and process.
- d. Landscaping standards.
- 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.

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**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

**Urban Design Policy #11:** Lighting should be shielded and downward facing.

**Historic Preservation**

**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 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.

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**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.
- b. Support the preservation and interpretation of historic resources of and formerly located at the Walla Walla County Poor Farm site.

**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.

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**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.

### **Housing**

**Housing Policy #1:** The City shall encourage the maintenance and rehabilitation of the existing housing stock within the City.

- a. Priority consideration shall be given to the preservation of existing affordable housing, including government-supported housing and manufactured housing. Affordable housing is defined as per Washington State RCW 43.63A.550 as “residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income.”

**Housing Policy #2:** New higher density residential developments should be located in the vicinity of existing high-density residential areas, Walla Walla University, shopping areas, and major transportation routes. This may be accomplished through such measures as:

- a. Revisions to the Table of Permitted Uses.

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- b. Establishing a new mixed-use zoning district.
- c. Permitting the construction of multi-family housing on long standing vacant properties that do not appear to be suitable for commercial development.

**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 continue to 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-income and mixed-use residential developments, clustered units, and a variety of condominium types, including single story residential developments, 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:** Continue to review and revise the regulations governing accessory dwelling units as a means to increase the supply and diversity of housing opportunities.

**Housing Policy #7:** Develop incentives for the inclusion of housing units affordable to low- and moderate-income households 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.

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**Housing Policy #11:** Continue to 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:** The City will develop strategies and incentives that will encourage manufactured home parks to remain a source of affordable housing.

- a. Establish manufactured home park zoning in areas where manufactured home parks already exist. Allow for applications of new manufactured home parks and their inclusion within manufactured home park zoning.
- b. Manufactured home park zoning must include a requirement that residents be given sufficient advance notice of any petition for zoning changes or variances by park owners.
- c. Consider resident opportunity to purchase laws and other mechanisms that give residents sufficient notice and time to organize as a tenants' committee, homeowners association, or co-operative and notify the owner of their intent to purchase a manufactured home park that is up for sale.
- d. Establish conditions for mitigating the adverse impacts of the closure of manufactured home parks, including a resident relocation plan.

**New Housing Policy #15:** Support strategies that minimize displacement of low-income community members. Policies enacted to create more housing through redevelopment will include measures that mitigate against the displacement of low- and moderate-income community members. The City will refer to the Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices memo to mitigate against potential displacement through redevelopment.

**New Housing Policy #16:** Support the countywide adoption of the local sales and use tax for affordable and supportive housing in Walla Walla County.

**Transportation**

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**Transportation Policy #1:** The City adopts a Level of Service (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 between neighborhoods.
- 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.

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- 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 reasonably 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 a local improvement district (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.

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**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 4<sup>th</sup> 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.

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**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 12<sup>th</sup> 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.

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- 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 and other transit providers to establish bus amenities and/or shelters at selected bus stops in the City to be based on level of use and surrounding development.

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**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.

**Economic Development**

**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.
- b. Supporting the establishment of new locally owned businesses.

**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

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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 locally owned 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.
- 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.

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- 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:** Continue to review and revise regulations governing the use of residences as short-term vacation rentals.

**Economic Development Policy #15:** Partner with economic development agencies as well as Walla Walla University and Walla Walla Community College 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:** Prepare and implement a comprehensive tourism strategy. This may include, but is not limited to:

- a. Identification or development of a landmark and asset that can be a draw for tourists.
- b. A visitor information kiosk(s).
- c. Continue wayfinding/place-making activities throughout the community.
- d. The development of strategies to more actively utilize the internet to promote College Place as a destination for tourists.
- e. Strategies to increase the number of hotel/motel beds and transient lodging opportunities.

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**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 programs.

**Public Facilities and Services**

**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.

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**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.

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- 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.
- 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.

- a. This shall include, but is not limited to, conserving water resources and an emphasis on sustainable stewardship of water resources.

**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.

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**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.

**Public Facilities and Services Policy #25:** Actively protect the quality and quantity of ground water used for public water supplies.

**Public Facilities and Services Policy #26:** The City should periodically review and update its Comprehensive Water System Plan in accordance with the Future Water System Plan Map in this updated Comprehensive Plan.

**Public Facilities and Services Policy #27:** The City should periodically review and update its Comprehensive Sewer System Plan in accordance with the Future Sewer System Plan Map in this updated Comprehensive Plan.

**Parks and Recreation**

**Parks and Recreation Equity and Access Goals and Policies**

**Parks and Recreation 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.

**Parks and Recreation Equity and Access Goal #2:** Support a healthy community in which everyone has access to community resources and services.

**Parks and Recreation 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.

**Parks and Recreation Equity and Access Policy #1:** The following Level of Service Standards are established for parks and open space and trails:

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- a. Parks/Open Space: 10 acres/1,000 residents.
- b. 1,000 square feet of dedicated park and open space for each dwelling unit in a new residential subdivision of ten or more lots.
- c. 1,000 square feet of dedicated park and open space for each dwelling unit in a new multi-family development of ten or more dwelling units.
- d. Trails: .3 mile/1,000 residents; and
- e. Every city residence should be within one-half mile of a neighborhood park or within one mile of a community park facility.

**Parks and Recreation Equity and Access Policy #2:** 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.

**Parks and Recreation 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.

**Parks and Recreation 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.

**Parks and Recreation Equity and Access Policy #5:** Research and implement strategies to acquire and develop new parks to meet level of service standards. This may include, but is not limited to:

- a. 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.

**Parks and Recreation Equity and Access Policy #6:** Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.

### **Parks and Recreation Community-Oriented Goals and Policies**

**Parks and Recreation Community-Oriented Goal #1:** Ensure the ongoing involvement of community residents in the park planning process.

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**Parks and Recreation Community-Oriented Goal #2:** Establish and maintain a shared vision with local institutions of higher education, the Adventist school system, and the College Place School District for serving the College Place community.

**Parks and Recreation Community-Oriented Goal #3:** Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.

**Parks and Recreation Community-Oriented Policy #1:** Representatives of the City, Walla Walla University, the Adventist school system, and the College Place School District should meet periodically to discuss matters of mutual interest and concern, including but not limited to:

- a. The coordination of joint parks planning and development activities.
- b. Mutually beneficial strategies for the shared or joint use of facilities.

**Parks and Recreation Community-Oriented Policy #2:** Encourage volunteer citizen groups, developers and other partners in the development and implementation of park and recreation programs.

**Parks and Recreation Community-Oriented Policy #3:** Promote unique community events and gatherings to bring people together and to foster a sense of place in the city.

### **Parks and Recreation Environmental Stewardship Goals and Policies**

**Parks and Recreation Environmental Stewardship Goal #1:** Preserve and protect the environmental integrity of College Place natural assets.

**Parks and Recreation 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.

**Parks and Recreation Environmental Stewardship Goal #2:** As feasible, promote recycling at all College Place parks and recreation facilities.

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**Parks and Recreation Environmental Stewardship Goal #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.

**Parks and Recreation Environmental Stewardship Goal #4:** Give priority consideration for use of environmentally friendly material in the design and development of existing and new parks.

**Parks and Recreation Environmental Stewardship Goal #5:** Engage with volunteer organizations and nonprofits to promote the stewardship of sensitive areas, parks, and trails.

**Parks and Recreation Environmental Stewardship Goal #6:** Maintain Tree City USA status.

**Parks and Recreation Health and Wellness Goals and Policies**

**Parks and Recreation 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.

**Parks and Recreation 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.

**Parks and Recreation Health and Wellness Goal #3:** Promote the use of City parks and recreation facilities.

**Parks and Recreation Health and Wellness Policy #1:** Support bicycle-oriented infrastructure within and adjacent to College Place parks and transportation systems.

**Parks and Recreation Health and Wellness Policy #2:** As funds become available, continue the bike path through the City of College Place from Larch Avenue and 12<sup>th</sup> Street to the City limits on Whitman Drive.

**Parks and Recreation Health and Wellness Policy #3:** The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.

**Parks and Recreation 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.

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**Parks and Recreation Health and Wellness Policy #5:** Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.

**Parks and Recreation Health and Wellness Policy #6:** Ensure bicycle signage is consistent with the City's wayfinding signage standards.

**Parks and Recreation Health and Wellness Policy #7:** Explore the feasibility of establishing youth/adult recreation programs in College Place.

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

**Parks and Recreation Health and Wellness Policy #8:** The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.

**Parks and Recreation 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.

**Parks and Recreation Health and Wellness Policy #10:** Stress advertising of park facilities and activities.

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

**Parks and Recreation Facility Integration Goals and Policies**

**Parks and Recreation Facility Integration Goal #1:** Maintain vibrant park amenities and facility integrity while reducing operating maintenance costs and improving operating efficiencies.

**Parks and Recreation Facility Integration Goal #2:** Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.

**Parks and Recreation Facility Integration Goal #3:** Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.

**Parks and Recreation Facility Integration Goal #4:** Create and leverage economic development opportunities for local park systems.

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**Parks and Recreation Facility Integration 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.

**Parks and Recreation Facility Integration Policy #2:** Apply for funding through the Recreation and Conservation Office to update Lion's Park recreational amenities and facilities.

**Parks and Recreation Facility Integration Policy #3:** Parks and open space areas greater than 3 acres in new subdivisions, developed in accordance with City standards, may be proposed for dedication to the City.

- a. Priority consideration shall be given to parks and open space greater than 5 acres.
- b. Parks and open space areas less than three acres and parks not accepted for dedication to the City in new subdivisions, shall be maintained by the homeowners through a homeowners or property owners association.

**Parks and Recreation Facility Integration 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.

**Parks and Recreation Facility Integration Policy #5:** Prepare and implement a maintenance plan for every park and facility.

**Parks and Recreation Facility Integration 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.

**Parks and Recreation Facility Integration Policy #7:** Develop design standards for park signage, using Kiwanis Park sign as the standard for design.