

Tuesday, September 20, 2022
College Place Planning Commission- Hybrid (In-Person & Electronic)

7:00 P.M.

411th Regular Planning Commission Meeting

City Hall

625 S College Avenue

College Place WA 99324

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/84262240182>

Or you may call this number to listen: 1-669-900-9128 ID#842 6224 0182 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order
Meeting :	Sep 20, 2022 - College Place Planning Commission- Hybrid (In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Sep 20, 2022 - College Place Planning Commission- Hybrid (In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Wrandoll Brenes-Morua- term exp. 12-31-2023

Position 2 - Ruben Alvarado - term exp. 12-31-2025

Position 3 - Ben Dawson - term exp. 12-31-2024

Position 4 - Dennis Olson - term exp. 12-31-2024

Position 5 -Curtis Nelson - term exp. 12-31-2025

Position 6 - Leroy Waggoner - term exp. 12-31-2024

Position 7 - Todd A. Reiswig -term exp. 12-31-2023 - Vice Chair

Staff

Jon Rickard - Community Development Director

Kristi Scherger - Community Development Administrative Assistant

Sherri St. Clair - City Clerk

Subject :	1.03 Public Comment
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Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information

Public Content

Planning Commission meetings are primarily structured to permit Commission members to make recommendations to the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda. *If you wish to speak on any such item, this is the time to come forward when the Chair asks for public comments.*

COVID-19 Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in writing (If typewritten, no less than 11 pt font). Submit to Clerk@cpwa.us no later than 4:30 PM on the meeting date to be included in the record.

Public Comments in person may be made by telephone or virtually during the meeting:

- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raising your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment - Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for September 20, 2022
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.02 Approve Minutes from May 17, 2022
Meeting : Sep 20, 2022 - College Place Planning Commission- Hybrid (In-Person & Electronic)
Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent)

File Attachments

[PC MINUTES MAY 17 22.pdf \(875 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Meeting : Sep 20, 2022 - College Place Planning Commission- Hybrid (In-Person & Electronic)

Category : 2. CONSENT AGENDA

Access : Public

Type : Action (Consent)

Recommended Action : Motion to approve consent agenda items 2.01 through 2.03

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation.

Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Regular Agenda

Subject :	3.01 2022 Annual Unified Development Code Update
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	3. Regular Agenda
Access :	Public
Type :	Discussion, Information

Public Content

Over the last 8 months the Planning Commission has been working on potential amendments to the College Place Unified Development Code with a specific interest in amendments that are intended to increase the supply of housing consistent with the Walla Walla Regional Housing Action Plan that was adopted by the City Council. A new chapter to guide the approval of master planned developments in all zoning districts. And lastly, housekeeping items that include technical amendments to Title 14 and the Official Zoning Map.

Environmental review was conducted and a DNS issued. The proposed amendments were sent to the WA State Department of Commerce, as required. Public Notice was published in the Union Bulletin on July 14, August 11, and September 6, 2022.

File Attachments

[Planning Commission Public Hearing Memo 09-14-22.pdf \(110 KB\)](#)

[College Place OZM Draft Technical Adjustments 09-14-22.pdf \(5.858 KB\)](#)

[SEPA Checklist 06-06-22.pdf \(393 KB\)](#)

[DNS College Place Development Regs 2022.07.14.pdf \(245 KB\)](#)

[DOC.Acknowledge-Letter-2022-S-4135.pdf \(195 KB\)](#)

[UB.Affidavit.2022-07-14_08-11_09-6_Notice_Of_Planning_Commission_Public_Hearing.pdf \(98 KB\)](#)

[Exhibit A Potential UDC Amendments Public Review Draft 06-03-22 REV 09-16-22.pdf \(270 KB\)](#)

Subject :	3.02 Public Hearing - 2022 Annual Unified Development Code Update
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	3. Regular Agenda
Access :	Public
Type :	

Public Content

Open the Public Hearing for public testimony, Note the Time.

Verbal:

- Live, In-person testimony at the meeting location - provided at the beginning of each agenda.
- Live, Virtual testimony -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.
- Live, Telephone testimony - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.

Close Public Hearing, Note the Time

Subject :	3.03 2022 Annual Unified Development Code Update
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	3. Regular Agenda
Access :	Public
Type :	Action
Preferred Date :	Sep 20, 2022
Absolute Date :	Sep 20, 2022
Fiscal Impact :	No
Recommended Action :	Motion to recommend the City Council approve the proposed amendments as shown in Exhibit A - Potential Amendments to the Unified Development Code. Motion to recommend the City Council approve technical map amendments to the Official Zoning Map.

File Attachments

[College Place OZM Draft Technical Adjustments 09-14-22.pdf \(5.858 KB\)](#)

[Exhibit A Potential UDC Amendments Public Review Draft 06-03-22 REV 09-16-22.pdf \(270 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Next regularly scheduled meeting is October 18, 2022
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Action, Procedural
Recommended Action :	Motion to cancel the October, November, and December Planning Commission Meetings.
Subject :	6.02 Good of the Order

Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Discussion, Information
Subject :	6.03 Conclude
Meeting :	Sep 20, 2022 - College Place Planning Commission-Hybrid (In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Action
Recommended Action :	Motion to conclude the meeting.

College Place Planning Commission - Hybrid (In-Person & Electronic) (Tuesday, May 17, 2022)

Generated by Kristi Scherger on Tuesday, May 17, 2022

1. OPENING ITEMS

Procedural: 1.01 Call To Order

Commissioner Roth called the meeting to order at 7:08 PM.

Information, Procedural: 1.02 Roll Call

PRESENT:	Commission Members	Brian Roth - Chair Ben Dawson Wrandoll Brenes-Morua LeRoy Waggoner Ben Dawson
ABSENT EXCUSED:		Todd Reiswig - Vice Chair
ABSENT:		Dennis Olson
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Community Development Administrative Assistant Lisa Neissl - City Clerk
	Guest Speaker	Gregg Dohrn - G.R. Dohrn Associates Planning Consultant

Information: 1.03 Public Comment
None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for May 17, 2022

Action (Consent): 2.02 Approve Minutes from April 19, 2022

Commissioner Waggoner made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Brenes-Morua and the motion passed 5-0 .

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Recommended Action: Motion to approve consent agenda items 2.01 through 2.03

3. REGULAR AGENDA

Information: 3.01 Affordable Housing Development Code Updates

Guest speaker Greg Dohrn presented an overview of the Affordable Housing Development Code Updates with discussion.

Information: 3.02 Master Planned Developments Code

Guest speaker Greg Dohrn presented an overview of the Master Planned Development Code with discussion.

4. REPORTS

None.

5. OTHER BUSINESS

Discussion, Information: 5.01 Joint Meeting with EDTEC

Mr. Rickard discussed the Joint Meeting with EDTEC. The meeting is scheduled on June 6th at 5PM. This is a regularly scheduled meeting with EDTEC so their Chair will run the meeting. Please mark your calendars.

6. CLOSING ITEMS

Procedural: 6.01 Conclude - Next regularly scheduled meeting is June 21, 2022

Commissioner Waggoner motioned to conclude the meeting. Seconded by Commissioner Dawson and the motion passed 5-0.

Commissioner Roth concluded the meeting at 8:30 PM.

Approved:

Brian Roth
Chairman
Attest:

Jon Rickard
Community Development Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred May 17, 2022. Further detail may be obtained by reviewing the actual audio recording made during this session.

G. R. Dohrn and Associates

Memorandum

Date: September 14, 2022

To: College Place Planning Commission

From: Gregg Dohrn and Jon Rickard

Subject: September 20, 2022, Planning Commission Meeting

On Tuesday September 20, 2022, the Planning Commission will be conducting a public hearing to receive comments on potential amendments to the College Place Unified Development Code. A copy of these amendments is attached and in general terms includes the following:

1. Amendments intended to increase the supply of housing consistent with the recommendations of the Walla Walla Regional Housing Action Plan.
 - a. Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.
 - b. Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.
 - c. Eliminating the maximum density standard of 31 dwelling units to the acre (DUA) in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.
2. A new Chapter 14.100 to guide the approval of master planned developments in all zoning districts.
3. Housekeeping amendments including:
 - a. Clarifying that on corner lots the required side yard setbacks shall be measured from the property line.
 - b. Clarifying that a manager or caretaker residence is permitted as an accessory use in the Manufactured Home Park zoning district.
 - c. Clarifying how lot width is measured.

G. R. Dohrn and Associates

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

Following the public hearing, there will be an opportunity for the Planning Commission to discuss the public comments and to make a recommendation to the City Council.

Official Zoning Map
Public Review Draft



CITY OF COLLEGE PLACE
WASHINGTON

Approved: October 9, 2018 (Ordinance 18-023).
Amended November 24, 2020 (Ordinance No. 20-021).
Amended November 23, 2021 (Ordinance No. 21-017).
Potential Amendments: August 31, 2022.

LEGEND

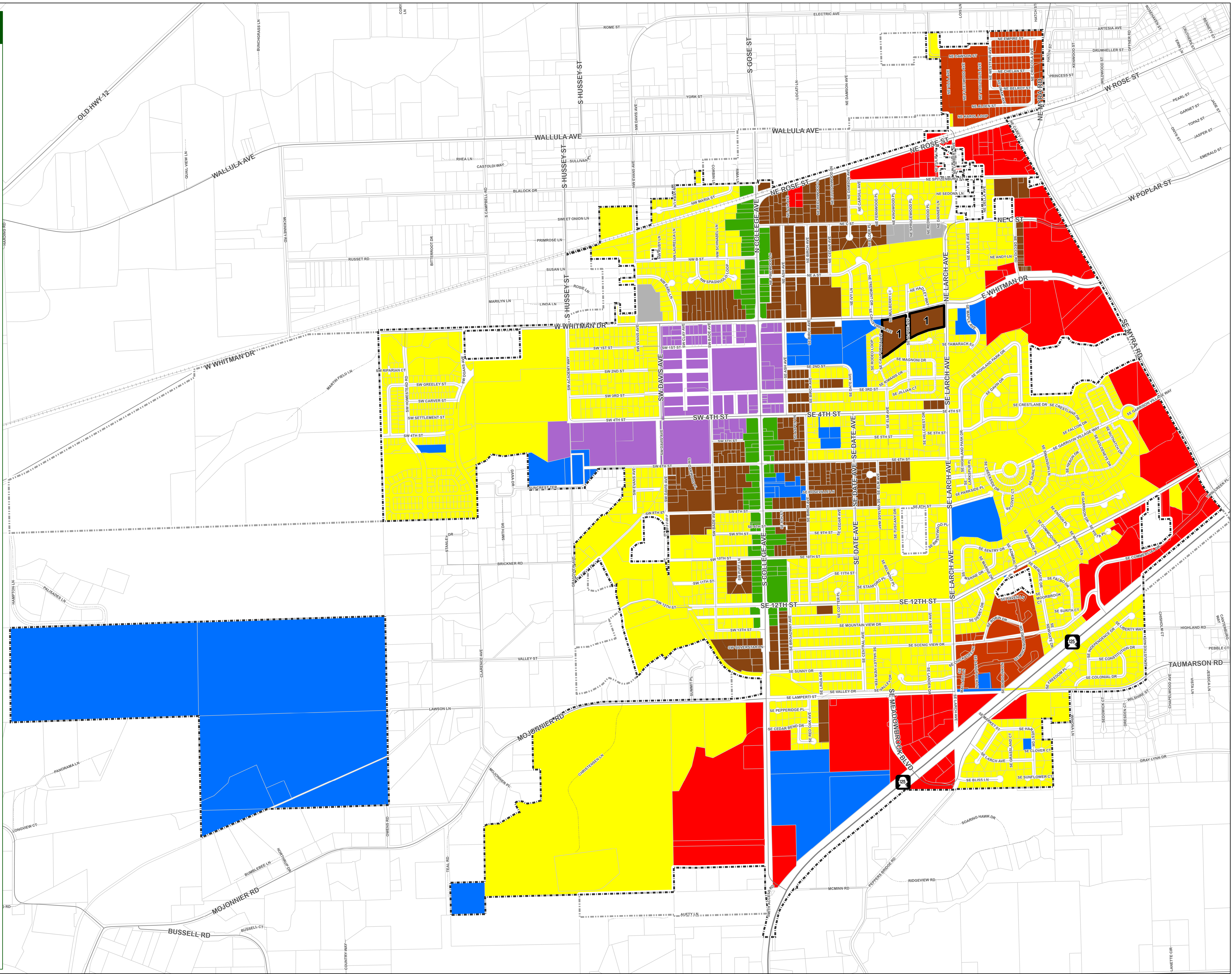
Zoning Designations

- Downtown Mixed Use (DMU)
- General Commercial (GC)
- Light Industrial (LI)
- Multi-Family Residential (MFR)
- Manufactured Home Park (MHP)
- Public Use (PU)
- Single Family Residential (SFR)
- University District (UD)

- City Limits
- UGA
- Proposed Revision
- Tax Parcels

Potential Revisions Under City Review

1. Technical correction to align zoning with current land use and Future Land Use Map designation (SFR to MFR).



CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
POTENTIAL AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
JUNE 3, 2022

The State Environmental Policy Act (SEPA) requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. A standard environmental checklist must be completed to determine the impact of the proposal. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts from the proposal if it can be done). The checklist must be completed even for non-project proposals that aren't specific to a certain site, such as the adoption of amendments to the City's Development Regulations.

This environmental review assesses the potential environmental impacts associated with potential amendments to the City's Unified Development Code (UDC) to further implement strategies to increase housing supply in the community consistent with the provisions of the Walla Walla Regional Housing Action Plan. In addition, a new Chapter to the UDC has been proposed to guide the adoption of master planned developments in all zoning districts. Minor housekeeping amendments have also been included. As you will note, several sections of the environmental checklist do not apply to the proposed action, as the standard checklist was developed for site-specific projects. The responses to the environmental checklist are in italics below.

A. BACKGROUND

1. Name of proposed project, if applicable:

City of College Place Unified Development Code Amendments

2. Name of applicant:

City of College Place, WA

3. Address and phone number of applicant and contact person:

*Jon Rickard, Community Development Director
City of College Place
625 College Avenue
College Place, WA 99324
509-394-8524*

4. Date checklist prepared:

June 3, 2022

5. Agency requesting checklist:

City of College Place

6. Proposed timing or schedule (including phasing, if applicable):

CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
PROPOSED 2022 AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
JUNE 3, 2022

The City staff in consultation with the Planning Commission has reviewed and prepared potential amendments to the College Place Unified Development Code for possible consideration by the City Council in August or September of 2022 (See Exhibit A). The principal revisions include:

- a. *Amendments intended to increase the supply of housing consistent with the recommendations of the Walla Walla Regional Housing Action Plan, including:*
 - (1) *Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.*
 - (2) *Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.*
 - (3) *Eliminating the maximum density standard of 31 dwelling units to the acre (DUA) in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.*
 - (4) *Revising the standards applicable to mixed-use developments in the General Commercial zoning district.*
 - (5) *Potentially allowing multi-family housing as a permitted use in the General Commercial zoning district without being a part of a mixed-use development.*
- b. *A new Chapter 14.100 to guide the approval of master planned developments in all zoning districts.*
- c. *Housekeeping amendments including:*
 - (1) *Clarifying that on corner lots the required side yard setbacks shall be measured from the property line.*
 - (2) *Clarifying that a manager or caretaker residence is permitted as an accessory use in the Manufactured Home Park zoning district.*
 - (3) *Clarifying how lot width is measured.*

The City will be requesting an expedited review of these proposed revisions by the Department of Commerce. It is anticipated that the City Planning Commission will conduct a public hearing on the proposed amendments to the Unified Development Code at its regularly scheduled meeting on July 19, 2022. The City Planning Commission will review then all comments received and make a recommendation to the City Council. Final action by the City Council is anticipated in August or September of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City is assessing potential amendments to the Unified Development Code and the Official Zoning Map necessary for Project Sponsors to participate in the Multi-Family Tax Exemption Program as recently authorized by the State Legislature.

CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
PROPOSED 2022 AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
JUNE 3, 2022

The City has also initiated a process with the City of Walla Walla and Walla Walla County to review and update the County-wide Planning Policies with a particular emphasis on affordable housing.

The City will continue to review the provisions of the Unified Development Code on an annual basis and may periodically consider revisions as appropriate.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Project specific reviews will be conducted for specific development proposals submitted subsequent to the adoption of these potential amendments to the Unified Development Code.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No applications are pending for governmental approval.

- 10. List any government approvals or permits that will be needed for your proposal, if known.**

The proposed amendments to the Unified Development Code are subject to review and approval by the City Council.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

In 2018 the City completed a GMA mandated review and update of its Comprehensive Plan. The City then initiated a public process to review and update its development regulations in accordance with the provisions of the updated Comprehensive Plan. As a part of this review process, the development regulations were consolidated and reformatted into a single chapter of the College Place Municipal Code, now referred to as the College Place Unified Development Code (UDC).

In 2021 the City reviewed and adopted amendments to the Comprehensive Plan and the Unified Development Code proposed by a Task Force of the Community Council to address concerns about the potential conversion of mobile home and manufactured home communities and the displacement of vulnerable low-income and elderly residents.

In 2020 and 2021 the City was an active participant in the preparation and adoption of a Housing Action Plan for the Walla Walla Region. In 2022, City Staff and the College Place Planning Commission reviewed the policy recommendations contained in the Housing Action Plan and found that the City's Unified Development Code already included many of the recommendations. The remaining recommendations were evaluated along with two supplemental housing strategies and further amendments to the UDC have been prepared for public review and comment. These amendments are intended to increase the supply of housing and include:

- a. Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.*

CITY OF COLLEGE PLACE, WASHINGTON
ENVIRONMENTAL CHECKLIST
PROPOSED 2022 AMENDMENTS TO THE CITY'S UNIFIED DEVELOPMENT CODE
JUNE 3, 2022

Currently no more than 35% of a lot may be covered by buildings in the Single Family Residential (SFR) and the Multi-Family Residential (MFR) zoning districts. There are no maximum lot coverage provisions in any other zoning district. Storm water management calculations in these residential zoning districts assume 100% lot coverage even though setback requirements typically result in no more than 50% coverage of a standard residential lot. Eliminating the lot coverage standard in the residential zoning districts will provide opportunities for more efficient use of land and greater potential for the construction of accessory dwelling units (ADUs) and duplexes.

- b. Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.*

Currently, the minimum lot size in the Single Family Residential (SFR) zoning district is 6,000 SF and the construction of a duplex requires a lot of at least 7,000 SF. Duplexes however may be smaller in size than a single-family residence, a large family may have more occupants than a duplex designed for small families such as an elderly couple, and a single-family residence with an ADU is just a different form of a duplex. This proposed amendment applies the 6,000 SF minimum lot size equally to all housing types and removes a potential barrier to the construction of duplexes.

- c. Eliminating the maximum density standard of 31 dwelling units to the acre (DUA) in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like.*
- d. This is consistent with how the maximum density is determined in the Downtown Mixed-Use, General Commercial, and the University zoning districts and is intended to provide Project Sponsors with greater flexibility in design.*
- e. Potentially allowing multi-family housing as a permitted use in the General Commercial zoning district without being a part of a mixed-use development and/or revising the standards applicable to mixed-use developments in the General Commercial zoning district.*

These potential amendments are still under active review by the Planning Commission. Currently, multi-family housing (3+ units) is permitted outright in the Multi-Family Residential (MFR), the Downtown Mixed Use (DMU), and the University (UD) zoning districts. Multi-family housing is also permitted in the General Commercial zoning district, but only as part of a mixed-use development that includes commercial uses and that comply with the following development standards (UDC 14.60.180 Housing Standards). These development standards are based on standards adopted in communities similar to College Place and are well reasoned. However, there has been little interest in the marketplace for this type of development in many communities, and long vacant commercial parcels in College Place remain vacant. As a result, the Planning Commission is considering allowing the construction of multi-family housing in the General Commercial (GC) zoning district as a permitted use without being a part of a mixed-use development. It can be argued that this would provide Project Sponsors with greater flexibility in determining the highest and best use of land and more development sites to increase the supply of housing. There is a concern however that this could result in the buildout of vacant and underdeveloped commercial properties and no capacity for additional commercial development to serve the community or to provide the tax base necessary maintain established level of service standards. This could be mitigated by the expansion of the College Place UGA to include properties fronting SR 125 that are within the cities water and sewer service boundaries and highly suitable for commercial development, but this would require cooperation and support from the County.

Revisions have also been prepared that may provide Project Sponsors with more flexibility in designing mixed use developments in the General Commercial zoning district. This includes allowing residential uses on the ground floor of buildings, reducing the usable open space requirement, and allowing for payments in lieu of permanent reservations of open space.

The Planning Commission will carefully consider the public comments on this potential amendment as it decides whether to recommend this amendment to the City Council.

The City has also prepared a new Chapter of the UDC to guide the preparation and adoption of master planned developments in all zoning districts. Under the proposed amendments, a master planned development may take the form of a residential, commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. A master planned development may be permitted in any zoning district subject to specific findings that the master site plan and development scheme are compatible with the general land use patterns of the Comprehensive Plan. The eligibility criteria to determine if a proposed development may qualify as a master planned development include consideration of the following criteria:

- a. The relative size of the proposed development, generally 10-acres or more.*
- b. There are unique or unusual circumstances that make the consideration of the proposed development utilizing the traditional procedures and standards impractical.*
- c. The proposed development is a mixed-use project.*
- d. The presence of environmentally sensitive areas that warrant a higher level of public review.*
- e. The processing of the application(s) as a master planned development is in the public interest.*

Proposed master planned developments would be subject to environmental review and would comply with the City regulations to protect environmentally sensitive areas. Master planned developments would be subject to review by the City's Development Review Team. In addition, there would be two opportunities for public review and comment, as well as a hearing before the City Hearings Examiner. The Hearings Examiner would then prepare findings of fact, conclusions of law, and a recommendation to the City Council to approve, not approve, or approve subject to recommended conditions of approval the proposed master planned development. Upon approval, there would likely be a draft development agreement prepared, distributed for public review and comment, and submitted for City Council review and approval. This development agreement would document the obligations of the Project Sponsor and the City in the form of a contract and would be used guide the development of the site.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The amended College Place Unified Development Code will apply to all lands within the City's jurisdiction.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

The City of College Place is relatively flat although there is a drop off along the western boundary of the city. A topographical map of the City can be viewed on the Walla Walla County website.

- b. What is the steepest slope on the site (approximate percent slope)?

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No. The Unified Development Code includes standards that will govern future land clearing and development activities in a further effort to prevent erosion from occurring. No changes to these regulations are proposed.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The Unified Development Code includes standards to control erosion and to manage storm water runoff as well as standards to govern development activities near geological hazard areas. No changes to these regulations are proposed.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The proposed Unified Development Code includes environmental review procedures that will protect air quality. No changes to these regulations are proposed.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Garrison Creek and Stone Creek run through the City.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There are no jurisdictional shorelines in the City of College Place.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if. Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The proposed UDC applies provisions to protect critical aquifer recharge areas city-wide. In addition, the City has adopted the Eastern Washington Storm Water Manual prepared by the Washington State Department of Ecology. No changes to these regulations are proposed.

4. Plants

a. Check or circle types of vegetation found on the site:

N/A

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened or endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The Unified Development Code includes provisions to encourage the design of new developments in a manner to avoid or minimize potential adverse impacts on environmentally sensitive areas. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

N/A

- b. List any threatened or endangered species known to be on or near the site.

The U.S. Fish and Wildlife Service lists the following threatened and endangered species as potentially being present in Walla Walla County:

- *Western U.S. distinct population segment (DPS) yellow-billed cuckoo (Coccyzus Americanus) (Threatened). Note: The preferred habitat of this species is dense riparian forests, which are not present in the City.*
- *Columbia River DPS bull trout (Salvelinus Confluentus) (Threatened).*

The National Marine Fisheries Service lists several anadromous salmonid species as occurring in Walla Walla County, which is part of the Interior Columbia Domain; these include Snake River Sockeye (Endangered), Snake River Fall-Run Chinook (Threatened), Snake River Spring/Summer-Run Chinook (Threatened), Snake River Steelhead (Threatened), Upper Columbia River Spring-Run Chinook (Endangered), Upper Columbia River Steelhead (Threatened), and Middle Columbia River Steelhead (Threatened).

The Washington State Department of Fish and Wildlife Priority Habitats and Species website identifies records of federally listed species known to occur in the area. The Ferruginous Hawk is listed at the state level as Threatened.

- c. Is the site part of a migration route? If so, explain.

The City is within the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

The proposed Unified Development Code includes updated regulations and procedures to protect critical Areas and wildlife habitat. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe special emergency services that might be required.

N/A

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The Unified Development Code includes environmental review procedures to prevent or control environmental health hazards.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

- 3) Proposed measures to reduce or control noise impacts, if any:

The Unified Development Code includes environmental review procedures to reduce or control noise impacts. No changes to these regulations are proposed. No changes to these regulations are proposed and the proposed master planned development provisions further support these provisions.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

There are 3,316 parcels in the City and 67% are being used for single family residences. Less than 10% of the parcels in the City are vacant and there are no parcels zoned Light Industrial that are vacant and suitable for development.

- b. Has the site been used for agriculture? If so, describe.

There are approximately 20 parcels in the City that are being used for agricultural purposes.

- c. Describe any structures on the site.

N/A

- d. Will any structures be demolished? If so, what?

N/A

- d. What is the current zoning classification of the site?

The Unified Development Code implements the following zoning districts:

- *Single Family Residential.*
- *Manufactured Home Park.*
- *Multi-Family Residential.*
- *General Commercial.*
- *Light Industrial.*
- *Downtown Mixed-Use.*
- *University District; and*
- *Public Use.*

- e. What is the current comprehensive plan designation of the site?

The City's Future Land Use Map contains the following designations:

- *Single Family Residential.*
- *Multiple Family Residential.*
- *Commercial.*
- *Light Industrial.*
- *College Avenue District.*
- *Walla Walla University; and*
- *Public Uses.*

- g. If applicable, what is the current shoreline master program designation of the site?

There are no jurisdictional shorelines in the City of College Place.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The following environmentally sensitive areas can be found in the City and are protected by the Unified Development Code. No changes to these regulations are proposed.

- *Critical aquifer recharge areas.*
- *Wetlands.*
- *Frequently flooded areas.*
- *Geologically hazardous areas; and*
- *Fish and wildlife habitat conservation areas.*

- i. Approximately how many people would reside or work in the completed project?

N/A

- j. Approximately how many people would the completed project displace?

N/A

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed housing related amendments are consistent with the Walla Walla Regional Housing Action Plan adopted by the City Council in 2021. The proposed new chapter to guide the approval of master planned developments includes specific provisions to address compatibility of land uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed housing related amendments are intended to increase the supply of housing in the community with a particular emphasis on affordable housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

The proposed amendments to the Unified Development Code includes several new provisions to increase housing opportunities in the community, including:

- *Eliminating the maximum lot coverage requirement in the residential zoning districts.*
- *Allowing duplexes to be built on 6,000 SF lots the same as single family residences.*
- *Eliminating the maximum density standard in the Multiple-Family zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.*
- *Potentially allowing multi-family housing to be built in the General Commercial zoning district without having to be part of a mixed-use development.*
- *Potentially revising the standards for mixed-use developments in the General Commercial zoning district to give Project Sponsors greater flexibility in design.*
- *Encouraging master planned developments which may allow of a mix of uses to be built on larger parcels in phases.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The master planned development standards include provisions to facilitate the development of larger areas in an integrated manner.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

The proposed Unified Development Code includes simplified standards to more effectively prevent, reduce, or control light and glare impacts. No changes to these regulations are proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

-Kiwanis Park.
-Lions Park.
-Harvest Meadows Park; and
-Veterans Park at Homestead.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed master planned development standards amendments include provisions that encourage the preservation of open space and the development of recreational opportunities.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N/A

- b. Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

- c. Proposed measures to reduce or control impacts, if any:

The Unified Development Code includes updated procedures and standards to protect historic properties. No changes to these regulations are proposed.

14. Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

There is a transportation system map in the Comprehensive Plan.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

N/A

- c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

- g. Proposed measures to reduce or control transportation impacts, if any:

The Unified Development Code includes updated environmental review procedures and revisions to the City road standards to reduce or control transportation impacts. No changes to these regulations are proposed. No changes to these regulations are proposed and the proposed master planned development provisions further support these standards.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

- a. Describe utilities currently available at the site:

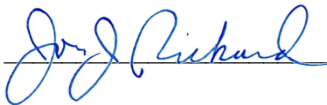
The City provides a full range of municipal services which are complemented by two electrical service providers, private telephone, and private natural gas providers.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name: Jonathan J Rickard

Position and Agency/Organization: Community Development Director

Date Submitted: June 6, 2022

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

It would not. The Unified Development Code includes updated environmental review procedures and development standards to prevent inappropriate discharge to water, unacceptable emissions to air, unacceptable noise levels, and to regulate the use of hazardous substances. No changes to these regulations are proposed.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

No changes to the City's environmental regulations are proposed.

- 3. How would the proposal be likely to deplete energy or natural resources?**

It would not.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

No changes to these regulations are proposed and the proposed master planned development standards further support these provisions.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposed amendments are intended to support the development of additional housing in the community and the proposed master planned development regulations include land use compatibility standards.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed housing standards are not anticipated to increase demand for these services. The master planned development regulations include provisions to address any increases in demand.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

No conflicts have been identified. The proposed housing amendments are consistent with the recommendations in the Walla Walla Regional Housing Action Plan.

WAC 197-11-970 DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: *The City of College Place intends to make amendments to the City's Unified Development Code (CPMC Title 14) in accordance with the provisions of the Washington State Growth Management Act. The principal revisions include:*

1. *Amendments intended to increase the supply of housing consistent with the recommendations of the Walla Walla Regional Housing Action Plan, including:*
 - a. *Eliminating the maximum lot coverage standard in the Single Family Residential (SFR) and Multi-Family Residential (MFR) zoning districts.*
 - b. *Permitting duplexes to be constructed on the same sized lots as single-family residences (6,000 SF) in the Single Family Residential (SFR) zoning district.*
 - c. *Eliminating the maximum density standard in the Multi-Family Residential zoning district so that the maximum density is determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like, as is the case in the Downtown Mixed-Use, General Commercial, and the University zoning districts.*
 - d. *Revising the standards applicable to mixed-use developments in the General Commercial zoning district.*
 - e. *Allowing multi-family housing as a permitted use in the General Commercial zoning district without being a part of a mixed-use development.*
2. *Adding a new Chapter 14.100 to guide the approval of master planned developments in all zoning districts.*

Proponent: City of College Place
Community Development Department
625 S College Ave
College Place, WA 99324

Location of Proposal: The City of College Place

Lead Agency: City of College Place
625 S. College Ave.
College Place, WA 99324

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ **There is no comment period for this DNS.**
- ☐ **This DNS is issued after using the optional DNS process in WAC [197-11-355](#). There is no further comment period on the DNS.**

- ☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: July 28, 2022

Responsible official: Jonathan J Rickard
Position/title: Community Development Director
Phone: 509-394-8524
Address: 625 S College Ave, College Place WA 99324

July 14, 2022
Date


Signature



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

07/11/2022

Mr. Jon Rickard
Community Development Director
City of College Place
922 Southeast Marine Drive
College Place, WA 99324

Sent Via Electronic Mail

Re: City of College Place--2022-S-4135--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Rickard:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to the City's Unified Development Code (CPMC Title 14) in accordance with the provisions of the Washington State Growth Management Act.

We received your submittal on 07/08/2022 and processed it with the Submittal ID 2022-S-4135. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/06/2022.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



WALLA WALLA
UNION-BULLETIN
We Bring the Valley to You

AFFIDAVIT OF PUBLICATION

Lisa Neissl
City Of College Place
625 S College Ave
College Place WA 99324

STATE OF WASHINGTON, COUNTIES OF WALLA WALLA

The undersigned, on oath states that he/she is an authorized representative of Walla Walla Union-Bulletin, Inc., publisher of the Walla Walla Union-Bulletin, of general circulation published daily in Walla Walla County, State of Washington. The Walla Walla Union-Bulletin has been approved as a legal newspaper by orders of the Superior Court of Walla Walla County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

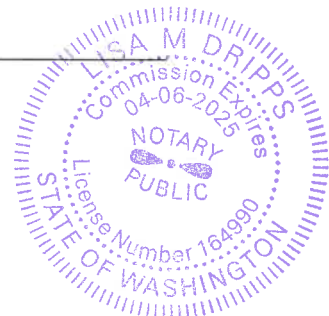
07/14/2022, 08/11/2022, 09/06/2022

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on September 7, 2022

Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$589.68
Order No: 34481
Customer No: 22369
PO #:



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Order No: 34481
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**CITY OF COLLEGE PLACE, WA
NOTICE OF APPLICATION
COMPLIANCE WITH STATE ENVIRONMENTAL POLICY
ACT
NOTICE OF PUBLIC COMMENT
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of College Place, Washington has prepared draft revisions to the City Development Regulations in accordance with the provisions of the Washington State Growth Management Act. In addition, an Environmental Checklist for this non-project action has been prepared in accordance with the provisions of the Washington State Environmental Policy Act. Copies of these documents are available for review on the City's website at:

http://www.cpwa.us/departments/planning/public_notice.php.

It is anticipated that the City will issue a Determination of Non-Significance for this non-project action. As a result, a single integrated public review and comment period is being provided to receive comments on the draft modifications to the Comprehensive Plan and Title 14 - Unified Development Regulations and the likely SEPA Threshold Determination in accordance with the Optional DNS process outlined in WAC 197-11-340(2). This may be the last opportunity to comment on the environmental impacts of this proposed non-project action and mitigation measures may be included under applicable codes regardless of whether an EIS is prepared.

The Planning Commission will hold a public hearing live at 625 S College Avenue and via Zoom.us on **September 20, 2022 at 7:00 PM** to consider the draft Unified Development Regulations and any comments received.

Written comments on the draft Unified Development Regulations or likely SEPA Threshold Determination must be submitted, **no later than 5:00 PM on September 20, 2022** to Jon Rickard, College Place Community Development Director, 625 S College Avenue, College Place, WA 99324 or via email at jrickard@cpwa.us.

The Zoom attendee link is:
<https://us06web.zoom.us/j/86519228912>

Zoom ID: 865 1922 8912

All comments received will be reviewed by the Planning Commission and will be included as a part of the public record that is forwarded to the College Place City Council.

It is anticipated that the City Council will review the Planning Commission's recommendation at their regularly scheduled workshop on October 11th and that action by the City Council is expected to be taken during the October 11th or 25th meeting. If you would like to receive notices regarding future meetings and public hearings on the Unified Development Regulations and/or to receive a copy of the SEPA Threshold Determination, or if you have questions regarding the update of the development code process, please call Jon Rickard at 509-394-8524 or email him at jrickard@cpwa.us.

(34481) July 14, August 11 and September 6, 2022

City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

The following amendments are under review by the College Place Planning Commission. Following a public hearing, the Planning Commission will consider all comments and make a recommendation to the City Council. If approved by the City Council, the College Place Municipal Code Title 14 Unified Development Code would be amended to include the following highlighted provisions:

Section 14.50.030 Table of Permitted Uses

	<i>SFR</i>	<i>MFR</i>	<i>MHP</i>	<i>DMU</i> (3)	<i>GC</i>	<i>LI</i> (2)	<i>UD</i> (4)	<i>PU</i>	
<i>Dwelling units (3+), Multiple</i>		<i>P</i>		<i>P</i>	<u><i>P</i></u>		<i>P</i>		
<i>Dwelling unit, Single</i>	<i>P</i>	<i>P</i>	<i>A</i> <u><i>(9)</i></u>	(5)			(5)		
<i>Dwelling units (duplex), Two</i>	<i>P</i>	<i>P</i>		(5)			(5)		

(9) One single-family dwelling for the primary use of a manager or caretaker responsible for maintaining or operating the property.

A. Table 14.60.030 Density, Dimension, Area, Height, and Setback Standards.

<i>Zoning District</i>	<i>Maximum Density (DU/acre) (15)</i>	<i>Minimum Lot Size (sq. ft.) (1)</i>	<i>Minimum Lot Width (4)</i>	<i>Maximum Building Height (2)</i>	<i>Maximum Lot Coverage (4)</i>	<i>Setbacks</i>		
						<i>Front Yard (3)</i>	<i>Side Yard (3)</i>	<i>Rear Yard (3)</i>
<i>Single-Family Residential (SFR)</i>	7	6,000 (5) (6)(7)	60' (6)	35'	35% (5)	20' (7)	5' (9)	20' (8)
<i>Multi-Family Residential (MFR)</i>	34 (16)	None (6)(7)	50' (6)	35'	35%	20' (7)	5' (9) (10)	15' (8) (10)
<i>Downtown Mixed-Use (DMU)</i>	(16)	None (11)	50'	None	100%	None (12)	None	None
<i>General Commercial (GC)</i>	(16)	None (11)	50'	None	100%	None	None (13)	None (13)
<i>Light Industrial (LI)</i>		None (11)	50'	None	100%	None	None (14)	None (14)
<i>University District (UD)</i>	(16)	None (11)	50'	None	100%	None	None	None
<i>Public Uses (PU)</i>		None	50'	None	100%	None	None	None

City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

Table Footnotes:

- (1) Critical areas and their buffers shall not be included in lot size, ~~and lot coverage~~ calculations.
- a. ~~The maximum lot coverage requirement shall include the footprint of all buildings.~~
- (2) Building heights are measured from the average elevation of the proposed finished grade around the building to the highest point of a flat roof and to the mean height between eaves and ridge of a pitched roof or to the mean height of any parapet or false front.
- (3) Building setbacks shall be from property lines, or from critical area buffers when present.
- a. Buildings must also be set back 2' from easements.
- b. No building, or foundation may encroach into a setback or easement.
- c. Ramps, or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier Free Design, may be permitted in all required setbacks.
- (4) Lot width means the dimension of the lot ~~line~~ at the front property line, unless otherwise provided in this Title. ~~street; or, in an irregularly shaped lot, the dimension across the lot at the building setback line; or, in a corner lot, the narrow dimension of the lot at a street or building setback line~~
- (5) ~~For duplexes:~~
- a. ~~The minimum lot size is 7,500 square feet.~~
- b. ~~The maximum lot coverage is 45%.~~
- (6) For cottage housing and townhouses, the minimum lot size and lot width requirements may be waived by the Community Development Director, provided that the density, lot coverage, and setback requirements can reasonably be met.
- (7) Garages must be set back at least 20' from the front property line, but setback for the residential portion of buildings may be reduced to 15', if:
- a. The single-family residence includes a front porch open on three sides and is at least four feet deep; or
- b. A 5' wide or larger planter strip is installed along the street frontage in accordance with City standards.

City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

- (8) *Accessory buildings may be located in the rear yard setback up to 5 feet from the property line.*
- (9) *On corner lots, the exterior side yard setback ~~from the street~~ shall be at least 15 feet from the property line.*
- (10) *Multi-story buildings adjacent to single-family residences and parcels in the Single-Family Residential Zone (SFR):*
 - a. *The setback shall be equal to or exceed the height of the building at the eave, not to exceed 20 feet; and*
 - b. *The rear of the building shall be setback from the property line a distance greater than or equal to the height of the building at the eave, not to exceed 20 feet.*
- (11) *There is no minimum lot size, provided that the density, lot width, setback, building height, building separation, and lot coverage requirements can be met.*
- (12) *The maximum front yard setback shall be 10 feet and 15 feet on corner lots.*
- (13) *No setback is required, except when abutting a SFR, MFR, or PUD district, then the following landscaped buffers shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.*
 - a. *Side yard: 10 feet.*
 - b. *Rear yard: 15 feet.*
- (14) *No setback required except when abutting a SFR, MFR, or PUD then a landscaped buffer equal to the height of the building at eave shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.*
- (15) *The maximum density for a specific parcel may be calculated as follows, provided that the achieved density will be based on compliance with the provisions of this Title, including minimum lot size, lot width, required improvements, etc.:*
 - a. *Single Family Residential: parcel size (square feet)/43,560 *7 (results ending in .51 or greater may be rounded up).*
 - ~~b. *Multi Family Residential: parcel size (square feet)/43,560 *12 (results ending in .51 or greater may be rounded up).*~~
- (16) *The maximum density shall be determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like.*

Section 14.60.180 Housing Standards.

- G. *Mixed-Use Commercial and Residential Development.* Residential and commercial uses may be permitted in the same development as a part of a “vertical” mixed use (housing above ground floor commercial) or a “horizontal” mixed use (housing and commercial permitted on the ground floor in buildings) ~~not fronting the street~~, in accordance with the following standards:

~~All buildings fronting streets shall have commercial and/or office uses on the ground floor. All residential uses shall be above the ground floor.~~

~~The building and site layout shall be designed to maximize the amount of commercial/office uses on the ground floor, as determined by the City.~~

~~This vertical mixed-use requirement may be waived for certain buildings based on a finding by the City that topography precludes access to that building from the street.~~

~~Buildings not fronting streets need not contain commercial or office uses, based on a finding by the City that the building and site layout has been designed to reasonably maximize commercial and office uses.~~

3. All required off-street vehicle parking, including surface lots and garages, shall be oriented to alleys, placed underground, placed in structures above the ground floor, or located in parking areas located behind or to the side of the building; except that side-yards facing a street (i.e., corner yards) shall not be used for surface parking. All garage entrances facing a street (e.g., underground or structured parking) shall be recessed behind the front building elevation by a minimum of 4 feet. On corner lots, garage entrances should be oriented to a side-street (i.e., away from the arterial or collector street) when access cannot be provided from an alley.
4. A minimum of ~~1,000~~ 400 square feet per dwelling unit shall be designated and permanently reserved as usable common open space in multi-family dwellings with 10 or more units or the voluntary payment to the City in lieu of the permanent reservation of usable open space consistent with the provisions of Section 14.90.040- I. 5.
5. All ground-floor housing units shall have front or rear patios or decks measuring at least 35 square feet. Ground-floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping).
6. A minimum of 75 percent of all upper-floor housing units shall have balconies or porches measuring at least 35 square feet. Upper-floor housing means housing units which are more than 5 feet above the finished grade.
7. Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking, and driveways to the greatest extent practicable. See CPMC 14.60.040 Landscaping for additional requirements.
8. All common areas (e.g., walkways, drives, courtyards, private alleys, parking courts, etc.), private stormwater facilities, and building exteriors shall be maintained by the property owner, a homeowner’s or property owner’s association, or other legal entity approved by the City.

~~10.9.~~ The documents creating a homeowners' or property owners association, as regulated by State law, and/or any other documents establishing the maintenance responsibilities for common areas shall be subject to City review and approval by the Community Development Director or his/her designee in consultation with the City Attorney. Such documents may be required to be recorded with the County and to run with the land.

New Chapter 14.100 Master Planned Developments

Sections:

14.100.010 Introduction.

14.100.020 Applications.

14.100.030 Additional Uses and Alternative Development Standards.

14.100.040 Approval Criteria.

14.100.050 Approved Master Planned Development.

14.100.060 Development Agreement(s).

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A. A Master Planned Development is intended to:

- 1. Promote consistency with the goals, policies, and objectives of the College Place Comprehensive Plan.**
- 2. Promote economic development, job creation, private investment, and increased housing opportunities.**
- 3. Facilitate the development of larger areas in an integrated manner.**
- 4. Provide certainty regarding the character, timing, and conditions for developments, including phased developments while at the same time providing a degree of flexibility to respond to changes in market and economic conditions.**
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B. A Master Planned Development may take the form of a residential, commercial, industrial, or mixed-use development. Each is intended to accommodate and facilitate larger-scale development designed to accomplish integrated and flexible site planning. A Master Planned Development may be permitted in any zoning district subject to specific findings that the master site plan and development scheme are compatible with the general land use patterns of the Comprehensive Plan.

C. The City shall, in consultation with the Project Sponsor, determine whether a proposed development is eligible for consideration as a Master Planned Development.

1. This eligibility determination shall be made by the Mayor or his/her designee.

2. This eligibility determination shall include, but is not limited to, consideration of the following criteria:

a. The relative size of the proposed development, generally 10-acres or more.

b. There are unique or unusual circumstances that make the consideration of the proposed development utilizing the traditional procedures and standards impractical.

c. The proposed development is a mixed-use project.

d. The presence of environmentally sensitive areas that warrant a higher level of public review.

e. The processing of the application(s) as a Master Planned Development is in the public interest.

3. This eligibility determination shall be at the sole discretion of the City and is not subject to appeal.

4. Proposed developments that are determined to not be eligible for consideration as a Master Planned Development shall be processed in accordance with the provisions of Chapter 14.30 and of the standards of the applicable zoning district.

D. Applicants for Master Planned Development will be encouraged to utilize unique and innovative facilities that encourage the efficient and economical use of the land; promote a sound system for traffic and pedestrian circulation; promote open space and use of natural and/or developed amenities; and provide an architecturally attractive, durable, and energy efficient development.

E. The City Administrator or his/her designee is authorized to make such administrative code provisions as may be necessary to implement this Chapter.

14.100.020 Applications. Applications for Master Planned Development shall be in a format prescribed by the City and typically should include the following information:

A. A proposed Master Site Plan and supporting drawings and narrative that includes:

1. The project boundaries.
2. All existing parcels within the proposed Master Planned Development.
3. All land within 300' of the master planned development including existing uses, zoning, and future land use designations.
4. Existing conditions and features such as topography, critical areas, public facilities and improvements, land uses and buildings.
5. Areas proposed for development and a description of the type of development proposed in each area.
6. Proposed primary uses and ancillary uses.
7. Areas not suitable for development and/or that may be subject to special restrictions, such as critical areas.
8. Existing roads, proposed access points, and proposed road corridors.

B. Existing and proposed public utilities including projected utility needs.

C. Proposed modifications to City standards.

D. Proposed schedules and plans for development including proposed phasing plans.

E. Proposed measures to be incorporated into the design and implementation of the Master Site Plan to avoid, minimize, and mitigate potential adverse impacts including impacts to Critical Areas where applicable.

F. A completed SEPA checklist for the proposed Master Planned Development shall be submitted, provided that the City may require that additional technical studies and/or an environmental impact statement be completed. The technical studies may include, but is not limited to the following:

1. Traffic impact analysis.
2. Utility analysis
3. Stormwater analysis.
4. Geotechnical studies.

5. Critical Area reports; and

6. A more detailed analysis of potentially significant issues as identified during the SEPA environmental checklist review.

G. A title report prepared no more than 30 days before the date the application is submitted.

14.100.030 Additional Uses and Alternative Development Standards. Proposed Master Planned Developments shall comply with the applicable use restrictions and development standards of the zoning district in which it is located, provided that:

A. In addition to the uses permitted in the zoning district in which the proposed Master Planned Development is located, the City may approve other uses based on a finding that they are consistent with the City's Comprehensive Plan, are compatible with the uses permitted in the underlying zoning district and will not adversely affect the public health and safety.

1. This may include, but is not limited to mixed-use developments, provided that the additional uses are compatible with the primary uses of the underlying zoning district. (For instance, a mixed-use development may be proposed for property zoned Light Industrial, provided that the additional uses such as commercial or residential uses are compatible with the light industrial uses proposed for the site).

B. As an alternative to the City's adopted development standards, the City may approve development standards and additional uses based on a finding that the alternative standards will not adversely affect the public health and safety and are:

1. Functionally equivalent or superior to the required standards; or

2. Consistent with the City's Comprehensive Plan; or

3. Necessary to address unique or unusual circumstances; or

4. In the public interest.

14.100.40 Review and Approval.

A. The City shall take the following steps in the review and potential approval of applications for master planned developments.

1. Informal discussions between the Project Sponsor and the City to determine if the proposed development is eligible for consideration as a Master Planned Development.

2. The City Administrator may designate the Community Development Director or a consultant to serve as the Project Manager and SEPA Responsible Official for processing applications for the proposed Master Planned Development.

3. Execution of a cost-recovery agreement with the Project Sponsor so that the City may recover all costs incurred prior to the submission of a Master Planned Development application and

- in conjunction with the review, processing, and upon approval implementation of the Master Planned Development.
4. Pre-application meeting with the City's Development Review Team. This will include, but is not limited to:
 - a. Further discussion of the proposed development and the eligibility for consideration as a Master Planned Development.
 - b. Identification of potential challenges and opportunities to be addressed by the Project Sponsor.
 - c. Application requirements and the process for the review of the application materials.
 - d. Plans for the phased implementation of the Master Planned Development.
 - e. Funding strategies for infrastructure improvements including potential grants and loans, cost sharing agreements, and cost recovery agreements.
 5. The City shall prepare and provide the Project Sponsor with a written summary of the pre-application meeting. This shall include the determination of eligibility for consideration as a master planned development.
 6. Upon submittal of an application(s) for a master planned development, the City shall conduct a review to determine if the application is complete and ready for processing. The City shall notify the Applicant that:
 - a. The Application(s) is complete and ready for processing; or
 - b. The Application(s) is not complete and shall identify the additional information that must be submitted.

The determination that an application is complete and ready for processing shall not preclude the City from requesting additional information necessary to support the review of the application(s) and the subsequent Consistency Determination.
 7. Preparation and distribution of a Notice of Application.
 - a. The City may make and include in this notice a preliminary SEPA Threshold Determination.
 8. The designated Project Manager, in consultation with the City Development Review Team, shall review the application materials and public comments and shall determine if the proposed development is consistent with the provisions of the College Place Comprehensive Plan, the College Place Municipal Code and of this Chapter. During this review, the City may:
 - a. Discuss with the Applicant potential modifications to the proposed development and/or the proposed standards.

- b. Identify potential mitigating measures and conditions of approval.
- c. Identify the City's willingness to enter into cost recovery or cost sharing agreements and any details thereto.
- 9. The Designated Project Manager shall prepare and distribute a staff report to the City Hearings Examiner and a public hearing notice that includes:
 - a. SEPA Threshold Determination.
 - b. A preliminary determination of consistency.
 - c. Recommended mitigating measures and conditions of approval.
 - d. The deadlines and methods for submitting public comments.
 - e. The date and time of a public hearing to be conducted by the Hearings Examiner.
- 10. The City may prepare and include with the staff report a draft development agreement for public review and comment. If a draft development agreement is not distributed at this time, it shall be subject to public review and comment following the approval of the master plan including a public hearing conducted by the City Council.
- 11. The City Hearings Examiner shall conduct a public hearing, and upon consideration of the staff report and all public comments received, prepare recommended findings of fact, conclusions of law, and a decision including recommended conditionals of approval.
 - a. The City Planning Commission may review the Staff Report and submit comments to the Hearings Examiner regarding the consistency of the proposed development with the College Place Comprehensive Plan.
- 12. The City Council shall review the recommendations of the Hearings Examiner and may:
 - a. Approve the Master Planned Development as recommended.
 - b. Modify and approve the Master Planned Development.
 - c. Remand the Master Planned Development to the City Development Review for further analysis and/or to the Hearings Examiner for further public review and comment and the preparation of a revised recommendation.
 - d. Not approve the proposed Master Planned Development.
- 13. The Project Manager shall issue a Notice of Decision. This shall include, but is not limited to:
 - a. Documentation of the final decision and if applicable a summary of the conditions of approval.

b. Identification of the appeal process.

c. If applicable, a summary description of the next steps in implementing the approved master plan. This summary will also address whether the Applicant can proceed to final plat application on any phase(s) of the project.

F. The City may approve a Master Planned Development based on findings that:

1. The proposed development demonstrates the economic and efficient use of land and provides for an integrated and consistent development plan for the site.

2. The proposed development includes features that will avoid and minimize potential adverse impacts and that promotes development that is consistent with the College Place Comprehensive Plan.

a. Potential off-site impacts including noise, shading, glare, and traffic have been identified and mitigation incorporated to the extent reasonable and practical.

3. The proposed layout of the site, the location of permitted uses, and the proposed development standards, including landscaping, parking, access and circulation, building heights, setbacks, and permitted densities promotes compatible development and limits or mitigates potential conflicts between the Master Planned Development and adjacent uses.

4. There will be adequate infrastructure capacity available by the time each phase of development is completed.

5. Consideration has been given to “low impact development” stormwater concepts.

6. The proposed development is designed and includes appropriate consideration of open spaces and transportation corridors, designs of street and public open spaces the appropriate dedication of lands for public facilities, and results in the functional and visual appearance of an integrated project.

7. The proposed development meets or exceeds the standards and requirements of the City’s regulations to preserve and protect Critical Areas.

8. The proposed development includes performance standard, phasing requirements, and financial guarantees to ensure that implementing actions are consistent with the approved plans and expected outcomes.

9. The proposed development will not adversely affect the public health, safety, or welfare.

14.100.050 Approved Master Planned Development. An approved Master Planned Development shall consist of a master site plan and shall specify all terms and conditions of approval and shall specify permitted uses, development standards, cost sharing and recovery agreements between the parties, and phased implementation plans.

14.100.060 Development Agreement(s). The City and Applicant may execute, in accordance with the provisions of State law, a development agreement(s) to implement the provisions of the approved Master Planned Development and related permits and approvals. This agreement shall be binding on all property owners within the Master Planned Development and their successors and shall require that development of the subject property be consistent with and implement the provisions of the approved Master Planned Development.

A. This Development Agreement may specify:

1. The terms and conditions of approval.
2. The terms and conditions of any vested rights of the approved Master Planned Development.
3. The terms and conditions of any cost sharing and/or cost recovery agreements
4. The phasing plans for implementation to include whether any phase(s) of the project can move directly to final plat application.
5. The duration of the agreement.
6. Mutually agreed obligations of the Project Sponsor and the City.

14.38.070 Modification to Master Plans. Proposed modifications to an approved Master Plan shall be submitted in writing for the City review.

- A. Modifications that do not substantially change the nature or level of use or that do not require a new environmental review, may be considered minor amendments and shall be subject to administrative review.
- B. Modifications that result in a substantial change of use, that substantially change the nature or level of activity, or that require the need for additional environmental review, shall be considered a major modification and shall be subject to review and approval in the same manner as the original master plan was approved.
- C. The City may impose additional conditions or requirements in conjunction with the approval of proposed modifications.

Official Zoning Map
Public Review Draft



CITY OF COLLEGE PLACE
WASHINGTON

Approved: October 9, 2018 (Ordinance 18-023).
Amended November 24, 2020 (Ordinance No. 20-021).
Amended November 23, 2021 (Ordinance No. 21-017).
Potential Amendments: August 31, 2022.

LEGEND

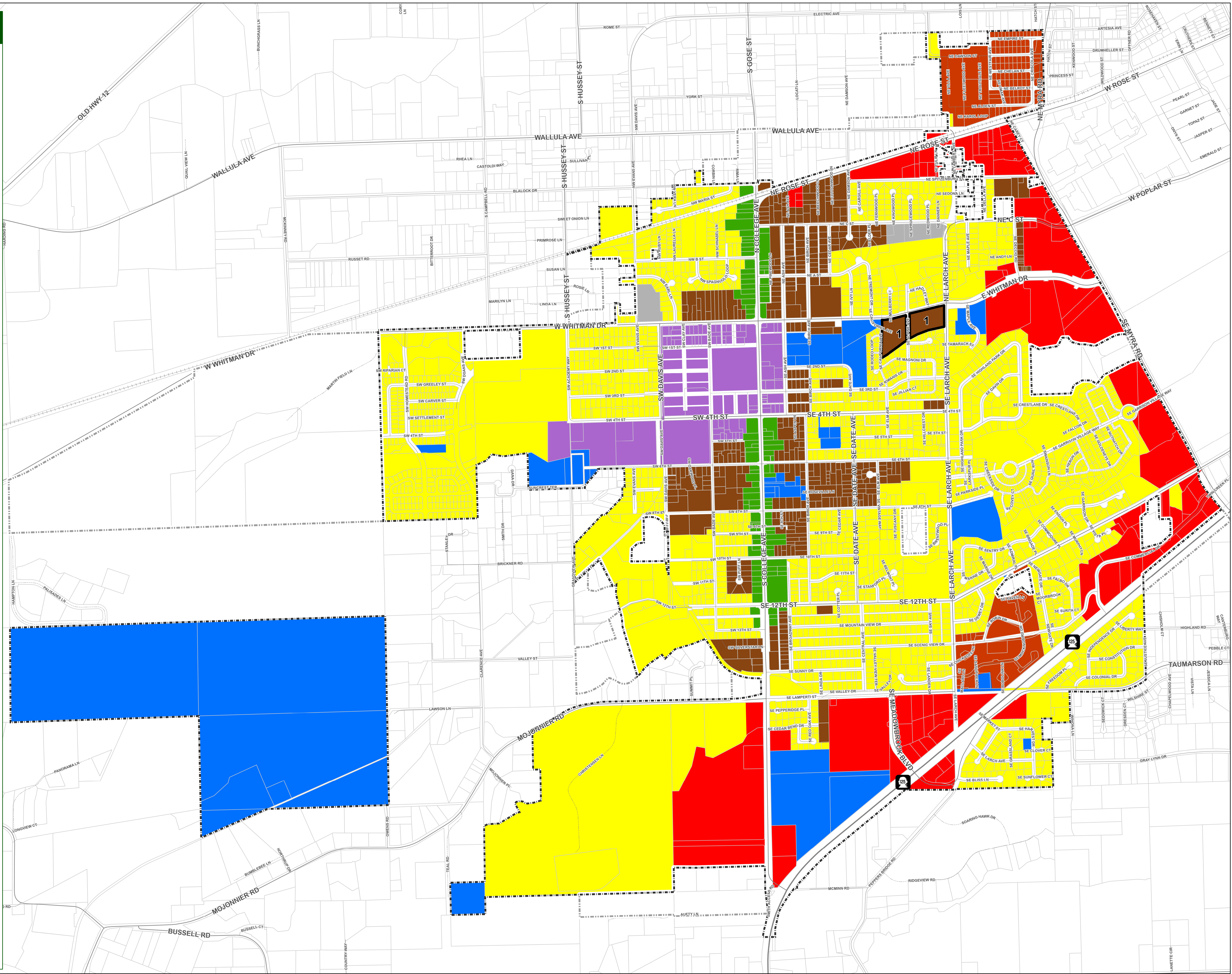
Zoning Designations

- Downtown Mixed Use (DMU)
- General Commercial (GC)
- Light Industrial (LI)
- Multi-Family Residential (MFR)
- Manufactured Home Park (MHP)
- Public Use (PU)
- Single Family Residential (SFR)
- University District (UD)

- City Limits
- UGA
- Proposed Revision
- Tax Parcels

Potential Revisions Under City Review

1. Technical correction to align zoning with current land use and Future Land Use Map designation (SFR to MFR).



City of College Place, Washington
Ordinance 22-xxx Exhibit A
Potential Amendments to the Unified Development Code
June 3, 2022

The following amendments are under review by the College Place Planning Commission. Following a public hearing, the Planning Commission will consider all comments and make a recommendation to the City Council. If approved by the City Council, the College Place Municipal Code Title 14 Unified Development Code would be amended to include the following highlighted provisions:

Section 14.50.030 Table of Permitted Uses

	<i>SFR</i>	<i>MFR</i>	<i>MHP</i>	<i>DMU</i> (3)	<i>GC</i>	<i>LI</i> (2)	<i>UD</i> (4)	<i>PU</i>	
<i>Dwelling units (3+), Multiple</i>		<i>P</i>		<i>P</i>	<u><i>P</i></u>		<i>P</i>		
<i>Dwelling unit, Single</i>	<i>P</i>	<i>P</i>	<i>A (9)</i>	(5)			(5)		
<i>Dwelling units (duplex), Two</i>	<i>P</i>	<i>P</i>		(5)			(5)		

(9) One single-family dwelling for the primary use of a manager or caretaker responsible for maintaining or operating the property.

A. Table 14.60.030 Density, Dimension, Area, Height, and Setback Standards.

Zoning District	Maximum Density (DU/acre) (15)	Minimum Lot Size (sq. ft.) (1)	Minimum Lot Width (4)	Maximum Building Height (2)	Maximum Lot Coverage (4)	Setbacks		
						Front Yard (3)	Side Yard (3)	Rear Yard (3)
<i>Single-Family Residential (SFR)</i>	7	6,000 (5) (6)(7)	60' (6)	35'	35% (5)	20' (7)	5' (9)	20' (8)
<i>Multi-Family Residential (MFR)</i>	34 (16)	None (6)(7)	50' (6)	35'	35%	20' (7)	5' (9) (10)	15' (8) (10)
<i>Downtown Mixed-Use (DMU)</i>	(16)	None (11)	50'	None	100%	None (12)	None	None
<i>General Commercial (GC)</i>	(16)	None (11)	50'	None	100%	None	None (13)	None (13)
<i>Light Industrial (LI)</i>		None (11)	50'	None	100%	None	None (14)	None (14)
<i>University District (UD)</i>	(16)	None (11)	50'	None	100%	None	None	None
<i>Public Uses (PU)</i>		None	50'	None	100%	None	None	None

City of College Place, Washington
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Table Footnotes:

- (1) Critical areas and their buffers shall not be included in lot size, ~~and lot coverage~~ calculations.
- a. ~~The maximum lot coverage requirement shall include the footprint of all buildings.~~
- (2) Building heights are measured from the average elevation of the proposed finished grade around the building to the highest point of a flat roof and to the mean height between eaves and ridge of a pitched roof or to the mean height of any parapet or false front.
- (3) Building setbacks shall be from property lines, or from critical area buffers when present.
- a. Buildings must also be set back 2' from easements.
- b. No building, or foundation may encroach into a setback or easement.
- c. Ramps, or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier Free Design, may be permitted in all required setbacks.
- (4) Lot width means the dimension of the lot ~~line~~ at the front property line, unless otherwise provided in this Title. ~~street; or, in an irregularly shaped lot, the dimension across the lot at the building setback line; or, in a corner lot, the narrow dimension of the lot at a street or building setback line~~
- (5) ~~For duplexes:~~
- a. ~~The minimum lot size is 7,500 square feet.~~
- b. ~~The maximum lot coverage is 45%.~~
- (6) For cottage housing and townhouses, the minimum lot size and lot width requirements may be waived by the Community Development Director, provided that the density, lot coverage, and setback requirements can reasonably be met.
- (7) Garages must be set back at least 20' from the front property line, but setback for the residential portion of buildings may be reduced to 15', if:
- a. The single-family residence includes a front porch open on three sides and is at least four feet deep; or
- b. A 5' wide or larger planter strip is installed along the street frontage in accordance with City standards.

City of College Place, Washington
Ordinance 22-xxx Exhibit A
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- (8) Accessory buildings may be located in the rear yard setback up to 5 feet from the property line.
- (9) On corner lots, the exterior side yard setback ~~from the street~~ shall be at least 15 feet from the property line.
- (10) Multi-story buildings adjacent to single-family residences and parcels in the Single-Family Residential Zone (SFR):
 - a. The setback shall be equal to or exceed the height of the building at the eave, not to exceed 20 feet; and
 - b. The rear of the building shall be setback from the property line a distance greater than or equal to the height of the building at the eave, not to exceed 20 feet.
- (11) There is no minimum lot size, provided that the density, lot width, setback, building height, building separation, and lot coverage requirements can be met.
- (12) The maximum front yard setback shall be 10 feet and 15 feet on corner lots.
- (13) No setback is required, except when abutting a SFR, MFR, or PUD district, then the following landscaped buffers shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.
 - a. Side yard: 10 feet.
 - b. Rear yard: 15 feet.
- (14) No setback required except when abutting a SFR, MFR, or PUD then a landscaped buffer equal to the height of the building at eave shall be required in accordance with the provisions of CPMC 14.60.040 Landscaping, Fences and Visibility Standards.
- (15) The maximum density for a specific parcel may be calculated as follows, provided that the achieved density will be based on compliance with the provisions of this Title, including minimum lot size, lot width, required improvements, etc.:
 - a. Single Family Residential: $\text{parcel size (square feet)} / 43,560 * 7$ (results ending in .51 or greater may be rounded up).
 - ~~b. Multi Family Residential: $\text{parcel size (square feet)} / 43,560 * 12$ (results ending in .51 or greater may be rounded up).~~
- (16) The maximum density shall be determined based on compliance with the applicable development standards including building height, setbacks, lot coverage, parking, landscaping, building codes, and the like.

Section 14.60.180 Housing Standards.

- G. *Mixed-Use Commercial and Residential Development.* Residential and commercial uses may be permitted in the same development as a part of a “vertical” mixed use (housing above ground floor commercial) or a “horizontal” mixed use (housing and commercial permitted on the ground floor in buildings) ~~not fronting the street~~, in accordance with the following standards:

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~~The building and site layout shall be designed to maximize the amount of commercial/office uses on the ground floor, as determined by the City.~~

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a. The relative size of the proposed development, generally 10-acres or more.

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C. Proposed modifications to City standards.

D. Proposed schedules and plans for development including proposed phasing plans.

E. Proposed measures to be incorporated into the design and implementation of the Master Site Plan to avoid, minimize, and mitigate potential adverse impacts including impacts to Critical Areas where applicable.

F. A completed SEPA checklist for the proposed Master Planned Development shall be submitted, provided that the City may require that additional technical studies and/or an environmental impact statement be completed. The technical studies may include, but is not limited to the following:

1. Traffic impact analysis.
2. Utility analysis
3. Stormwater analysis.
4. Geotechnical studies.

5. Critical Area reports; and

6. A more detailed analysis of potentially significant issues as identified during the SEPA environmental checklist review.

G. A title report prepared no more than 30 days before the date the application is submitted.

14.100.030 Additional Uses and Alternative Development Standards. Proposed Master Planned Developments shall comply with the applicable use restrictions and development standards of the zoning district in which it is located, provided that:

A. In addition to the uses permitted in the zoning district in which the proposed Master Planned Development is located, the City may approve other uses based on a finding that they are consistent with the City's Comprehensive Plan, are compatible with the uses permitted in the underlying zoning district and will not adversely affect the public health and safety.

1. This may include, but is not limited to mixed-use developments, provided that the additional uses are compatible with the primary uses of the underlying zoning district. (For instance, a mixed-use development may be proposed for property zoned Light Industrial, provided that the additional uses such as commercial or residential uses are compatible with the light industrial uses proposed for the site).

B. As an alternative to the City's adopted development standards, the City may approve development standards and additional uses based on a finding that the alternative standards will not adversely affect the public health and safety and are:

1. Functionally equivalent or superior to the required standards; or

2. Consistent with the City's Comprehensive Plan; or

3. Necessary to address unique or unusual circumstances; or

4. In the public interest.

14.100.40 Review and Approval.

A. The City shall take the following steps in the review and potential approval of applications for master planned developments.

1. Informal discussions between the Project Sponsor and the City to determine if the proposed development is eligible for consideration as a Master Planned Development.

2. The City Administrator may designate the Community Development Director or a consultant to serve as the Project Manager and SEPA Responsible Official for processing applications for the proposed Master Planned Development.

3. Execution of a cost-recovery agreement with the Project Sponsor so that the City may recover all costs incurred prior to the submission of a Master Planned Development application and

- in conjunction with the review, processing, and upon approval implementation of the Master Planned Development.
4. Pre-application meeting with the City's Development Review Team. This will include, but is not limited to:
 - a. Further discussion of the proposed development and the eligibility for consideration as a Master Planned Development.
 - b. Identification of potential challenges and opportunities to be addressed by the Project Sponsor.
 - c. Application requirements and the process for the review of the application materials.
 - d. Plans for the phased implementation of the Master Planned Development.
 - e. Funding strategies for infrastructure improvements including potential grants and loans, cost sharing agreements, and cost recovery agreements.
 5. The City shall prepare and provide the Project Sponsor with a written summary of the pre-application meeting. This shall include the determination of eligibility for consideration as a master planned development.
 6. Upon submittal of an application(s) for a master planned development, the City shall conduct a review to determine if the application is complete and ready for processing. The City shall notify the Applicant that:
 - a. The Application(s) is complete and ready for processing; or
 - b. The Application(s) is not complete and shall identify the additional information that must be submitted.

The determination that an application is complete and ready for processing shall not preclude the City from requesting additional information necessary to support the review of the application(s) and the subsequent Consistency Determination.
 7. Preparation and distribution of a Notice of Application.
 - a. The City may make and include in this notice a preliminary SEPA Threshold Determination.
 8. The designated Project Manager, in consultation with the City Development Review Team, shall review the application materials and public comments and shall determine if the proposed development is consistent with the provisions of the College Place Comprehensive Plan, the College Place Municipal Code and of this Chapter. During this review, the City may:
 - a. Discuss with the Applicant potential modifications to the proposed development and/or the proposed standards.

- b. Identify potential mitigating measures and conditions of approval.
 - c. Identify the City's willingness to enter into cost recovery or cost sharing agreements and any details thereto.
9. The Designated Project Manager shall prepare and distribute a staff report to the City Hearings Examiner and a public hearing notice that includes:
- a. SEPA Threshold Determination.
 - b. A preliminary determination of consistency.
 - c. Recommended mitigating measures and conditions of approval.
 - d. The deadlines and methods for submitting public comments.
 - e. The date and time of a public hearing to be conducted by the Hearings Examiner.
10. The City may prepare and include with the staff report a draft development agreement for public review and comment. If a draft development agreement is not distributed at this time, it shall be subject to public review and comment following the approval of the master plan including a public hearing conducted by the City Council.
11. The City Hearings Examiner shall conduct a public hearing, and upon consideration of the staff report and all public comments received, prepare recommended findings of fact, conclusions of law, and a decision including recommended conditionals of approval.
- a. The City Planning Commission may review the Staff Report and submit comments to the Hearings Examiner regarding the consistency of the proposed development with the College Place Comprehensive Plan.
12. The City Council shall review the recommendations of the Hearings Examiner and may:
- a. Approve the Master Planned Development as recommended.
 - b. Modify and approve the Master Planned Development.
 - c. Remand the Master Planned Development to the City Development Review for further analysis and/or to the Hearings Examiner for further public review and comment and the preparation of a revised recommendation.
 - d. Not approve the proposed Master Planned Development.
13. The Project Manager shall issue a Notice of Decision. This shall include, but is not limited to:
- a. Documentation of the final decision and if applicable a summary of the conditions of approval.

b. Identification of the appeal process.

c. If applicable, a summary description of the next steps in implementing the approved master plan. This summary will also address whether the Applicant can proceed to final plat application on any phase(s) of the project.

F. The City may approve a Master Planned Development based on findings that:

1. The proposed development demonstrates the economic and efficient use of land and provides for an integrated and consistent development plan for the site.

2. The proposed development includes features that will avoid and minimize potential adverse impacts and that promotes development that is consistent with the College Place Comprehensive Plan.

a. Potential off-site impacts including noise, shading, glare, and traffic have been identified and mitigation incorporated to the extent reasonable and practical.

3. The proposed layout of the site, the location of permitted uses, and the proposed development standards, including landscaping, parking, access and circulation, building heights, setbacks, and permitted densities promotes compatible development and limits or mitigates potential conflicts between the Master Planned Development and adjacent uses.

4. There will be adequate infrastructure capacity available by the time each phase of development is completed.

5. Consideration has been given to “low impact development” stormwater concepts.

6. The proposed development is designed and includes appropriate consideration of open spaces and transportation corridors, designs of street and public open spaces the appropriate dedication of lands for public facilities, and results in the functional and visual appearance of an integrated project.

7. The proposed development meets or exceeds the standards and requirements of the City’s regulations to preserve and protect Critical Areas.

8. The proposed development includes performance standard, phasing requirements, and financial guarantees to ensure that implementing actions are consistent with the approved plans and expected outcomes.

9. The proposed development will not adversely affect the public health, safety, or welfare.

14.100.050 Approved Master Planned Development. An approved Master Planned Development shall consist of a master site plan and shall specify all terms and conditions of approval and shall specify permitted uses, development standards, cost sharing and recovery agreements between the parties, and phased implementation plans.

14.100.060 Development Agreement(s). *The City and Applicant may execute, in accordance with the provisions of State law, a development agreement(s) to implement the provisions of the approved Master Planned Development and related permits and approvals. This agreement shall be binding on all property owners within the Master Planned Development and their successors and shall require that development of the subject property be consistent with and implement the provisions of the approved Master Planned Development.*

A. This Development Agreement may specify:

- 1. The terms and conditions of approval.*
- 2. The terms and conditions of any vested rights of the approved Master Planned Development.*
- 3. The terms and conditions of any cost sharing and/or cost recovery agreements*
- 4. The phasing plans for implementation to include whether any phase(s) of the project can move directly to final plat application.*
- 5. The duration of the agreement.*
- 6. Mutually agreed obligations of the Project Sponsor and the City.*

14.38.070 Modification to Master Plans. *Proposed modifications to an approved Master Plan shall be submitted in writing for the City review.*

- A. Modifications that do not substantially change the nature or level of use or that do not require a new environmental review, may be considered minor amendments and shall be subject to administrative review.*
- B. Modifications that result in a substantial change of use, that substantially change the nature or level of activity, or that require the need for additional environmental review, shall be considered a major modification and shall be subject to review and approval in the same manner as the original master plan was approved.*
- C. The City may impose additional conditions or requirements in conjunction with the approval of proposed modifications.*