

Tuesday, February 21, 2023
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 P.M.

413th Regular Planning Commission Meeting

City Fire Department - 629 S College Avenue College Place WA 99324

Agenda: <http://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=CNZQ9Z68401C>

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/89532162530>

Or you may call this number to listen: 1-669-900-9128 ID#895 3216 2530 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 413th Regular Planning Commission Meeting
Meeting :	Feb 21, 2023 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Feb 21, 2023 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Wrandoll Brenes-Morua- Chair - 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 - Brandon Aberle - term exp. 12-31-2024

Position 5 -VACANT

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

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

Staff

Jon Rickard - Community Development Director

Kristi Scherger - Community Development Administrative Assistant

Sherri St. Clair - City Clerk

Consultant

Gregg Dohrn

Subject : 1.03 Public Comment
Meeting : Feb 21, 2023 - 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 February 21, 2023.
Meeting : Feb 21, 2023 - College Place Planning Commission-
(Hybrid: In-Person & Electronic)
Category : 2. CONSENT AGENDA

Access : Public
Type : Action (Consent)

File Attachments

[PC MINUTES JAN 17 23.pdf \(909 KB\)](#)

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 : 2.02 Approve Minutes from January 17, 2023.
Meeting : Feb 21, 2023 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category : 2. CONSENT AGENDA
Access : Public
Type : Action (Consent)

File Attachments

[PC MINUTES JAN 17 23.pdf \(953 KB\)](#)

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 : Feb 21, 2023 - 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 Review of the Future Land Use Map (FLUM)
Meeting :	Feb 21, 2023 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion

Public Content

See attached memo regarding Potential Revisions to the Future Land Use Map (FLUM).

File Attachments

[Planning Commission Memo on Future Land Use Map 02-14-23.pdf \(163 KB\)](#)
[Official Future Land Use Map Approved October 9- 2018 02-11-19 24x36 \(1\).pdf \(1,494 KB\)](#)
[Official Zoning Map 12-14-2022.pdf \(5,784 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is March 21, 2023.
Meeting :	Feb 21, 2023 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

College Place Planning Commission- (Hybrid: In-Person & Electronic) (Tuesday, January 17, 2023)

Generated by Kristi Scherger on Tuesday, January 17, 2023

1. OPENING ITEMS

1.01 Call To Order

Commissioner Brenes-Morua called the meeting to order at 7:02 PM.

1.02 Roll Call

PRESENT:	Commission Members	Ruben Avarado Brandon Aberle Wrandoll Brenes-Morua LeRoy Waggoner
ABSENT:		Todd Reiswig - Vice Chair
EXCUSED ABSENT:		Ben Dawson
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Community Development Administrative Assistant Sherri St. Clair - City Clerk Athen Reid - Deputy City Clerk
	Guest Speaker	Gregg Dohrn - G.R. Dohrn Associates Planning Consultant

1.03 Public Comment

None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for January 17, 2023

Action (Consent): 2.02 Approve Minutes from September 20, 2022

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.

Commissioner Waggoner made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Avarado and the motion passed.

3. REGULAR AGENDA

3.01 Election of Officers for 2023

Recommended Action: Nomination of Chair & Election. Nomination of Vice Chair & Election.

Commissioner Brenes-Morua was nominated to be Chairman.

Commissioner Waggoner made a motion to appoint Commissioner Brenes-Morua as Chairman. Second by Commissioner Avarado and the motion passed.

Commissioner Reiswig was nominated to be Vice-Chairman.

Commissioner Avarado made a motion to appoint Commissioner Reiswig for Vice Chair of the Commission. Second by Commissioner Waggoner and the motion passed.

Action: 3.02 Professional Planning Services Contract Review

Recommended Action: Motion to recommend the City Council Approve the Professional Planning Services Contract with G.R. Dohrn and Associates, Amendment #3.

Guest Speaker, Greeg Dohrn presented an overview of the topic.

Commissioner Waggoner made a motion to recommend to the City Council to approve the Professional Planning Services Contract Amendment #3. Second by Commissioner Aberle and the motion passed.

3.03 2023 Planning Goals and Objectives

Jon Rickard Guest Speaker Gregg Dohrn presented an overview of the 2023 Planning Goals and Objectives.

4. REPORTS

None.

5. OTHER BUSINESS

None.

6. CLOSING ITEMS

Procedural: 6.01 Conclude - Next regularly scheduled meeting is February 21, 2023.

Action: 6.03 Conclude

Recommended Action: Motion to conclude the meeting.

Commissioner Waggoner motioned to conclude the meeting. Seconded by Commissioner Aberle and the motion passed.

Commissioner Brenes-Morua concluded the meeting at 8:15 PM.

Approved:

Wrandoll Brenes-Morua
Chairman

Attest:

Jon Rickard
Community Development
Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred January 17, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.

College Place Planning Commission- (Hybrid: In-Person & Electronic) (Tuesday, January 17, 2023)

Generated by Kristi Scherger on Tuesday, January 17, 2023

1. OPENING ITEMS

1.01 Call To Order

Commissioner Brenes-Morua called the meeting to order at 7:02 PM.

1.02 Roll Call

PRESENT:	Commission Members	Ruben Avarado Brandon Aberle Wrandoll Brenes-Morua LeRoy Waggoner
ABSENT:		Todd Reiswig - Vice Chair
EXCUSED ABSENT:		Ben Dawson
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Community Development Administrative Assistant Sherri St. Clair - City Clerk Athen Reid - Deputy City Clerk
	Guest Speaker	Gregg Dohrn - G.R. Dohrn Associates Planning Consultant

1.03 Public Comment

None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for January 17, 2023

Action (Consent): 2.02 Approve Minutes from September 20, 2022

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.

Commissioner Waggoner made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Avarado and the motion passed.

3. REGULAR AGENDA

3.01 Election of Officers for 2023

Recommended Action: Nomination of Chair & Election. Nomination of Vice Chair & Election.

Commissioner Brenes-Morua was nominated to be Chairman.

Commissioner Waggoner made a motion to appoint Commissioner Petersen as Chairman. Second by Commissioner Avarado and the motion passed.

Commissioner Reiswig was nominated to be Vice-Chairman.

Commissioner Avarado made a motion to appoint Commissioner Reiswig for Vice Chair of the Commission. Second by Commissioner Waggoner and the motion passed.

Action: 3.02 Professional Planning Services Contract Review

Recommended Action: Motion to recommend the City Council Approve the Professional Planning Services Contract with G.R. Dohrn and Associates, Amendment #3.

Guest Speaker, Gregg Dohrn presented an overview of the topic.

Commissioner Waggoner made a motion to recommend to the City Council to approve the Professional Planning Services Contract Amendment #3. Second by Commissioner Aberle and the motion passed.

3.03 2023 Planning Goals and Objectives

Jon Rickard presented an overview of the topic.

4. REPORTS

Guest Speaker, Gregg Dohrn presented an overview of the topic.

5. OTHER BUSINESS

None.

6. CLOSING ITEMS

Procedural: 6.01 Conclude - Next regularly scheduled meeting is February 21, 2023.

Action: 6.03 Conclude

Recommended Action: Motion to conclude the meeting.

Commissioner Waggoner motioned to conclude the meeting. Seconded by Commissioner Aberle and the motion passed.

Commissioner Brenes-Morua concluded the meeting at 8:15 PM.

Approved:

Wrandoll Brenes-Morua

Chairman

Attest:

Jon Rickard

Community Development

Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred January 17, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.

G. R. Dohrn and Associates

Memorandum

Date: February 14, 2023

To: Jon Rickard
College Place Planning Commission

From: Gregg Dohrn

Subject: Potential Revisions to the Future Land Use Map

The College Place Comprehensive Plan includes a Future Land Use Map (FLUM) that depicts the preferred land use and development pattern for the city and demonstrates how the city will accommodate projected population and employment growth. A copy of the Future Land Use Map currently in effect is attached. The Future Land Use Map is also used to review and evaluate potential changes to the City's Official Zoning Map (see attached). In accordance with the provisions of the City's Comprehensive Plan, proposed rezones must be consistent with the following land use designations, or they cannot be approved.

Future Land Use Designation

Zoning Districts

College Avenue District:

Downtown Mixed Use (DMU)

Commercial:

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

Light Industrial:

Light Industry (LI)
Planned Unit Development (PUD)

Multiple Family Residential:

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

Public Uses (PU):

Public Use

Single Family Residential:

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

Walla Walla University:

University District

G. R. Dohrn and Associates

We had previously discussed with the Planning Commission several potential revisions to the Future Land Use Map, primarily because of the County's decision to only partially approved a request from the City to amend the College Place Urban Growth Area Boundary. We would like to dust off this map, which is also attached, and continue our discussion of these proposed revisions. As we do so, we should review and update the rezone guidelines so that it references the most recent names of the zoning districts, perhaps as follows:

Future Land Use Designation

Zoning Districts

College Avenue District:

Downtown Mixed Use (DMU)

Commercial:

General Commercial (GC)

~~Mixed Use Commercial~~

~~Hwy Commercial~~

~~Planned Unit Development (PUD)~~

Light Industrial:

Light Industrial~~y~~ (LI)

~~Planned Unit Development (PUD)~~

Multiple Family Residential:

Multi-Family Residential (MFR)

~~Manufactured Home Park (MHP)~~

~~Planned Unit Development (PUD)~~

Public Uses (PU):

Public Use (PU)

Single Family Residential:

Single Family Residential (SFR)

~~Planned Unit Development (PUD)~~

Walla Walla University:

University District (UD)

Notes:

- 1. If a publicly owned parcel that is zoned public use is sold to a public party, it shall be rezoned through an administrative determination consistent with the neighboring properties.*
- 2. Master planned mixed-use development may be approved in any zoning district in accordance with the provisions of CPMC 14.100 Master Planned Developments.*

We'll provide a more detailed explanation of these maps at the meeting, but don't hesitate to mark them up and/or make note of any questions or comments that you may have. We'll see you on the 21st!

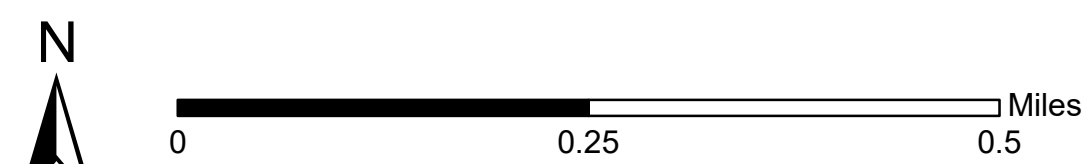
Approved: October 9, 2018
Amended:

Future Land Use Designations

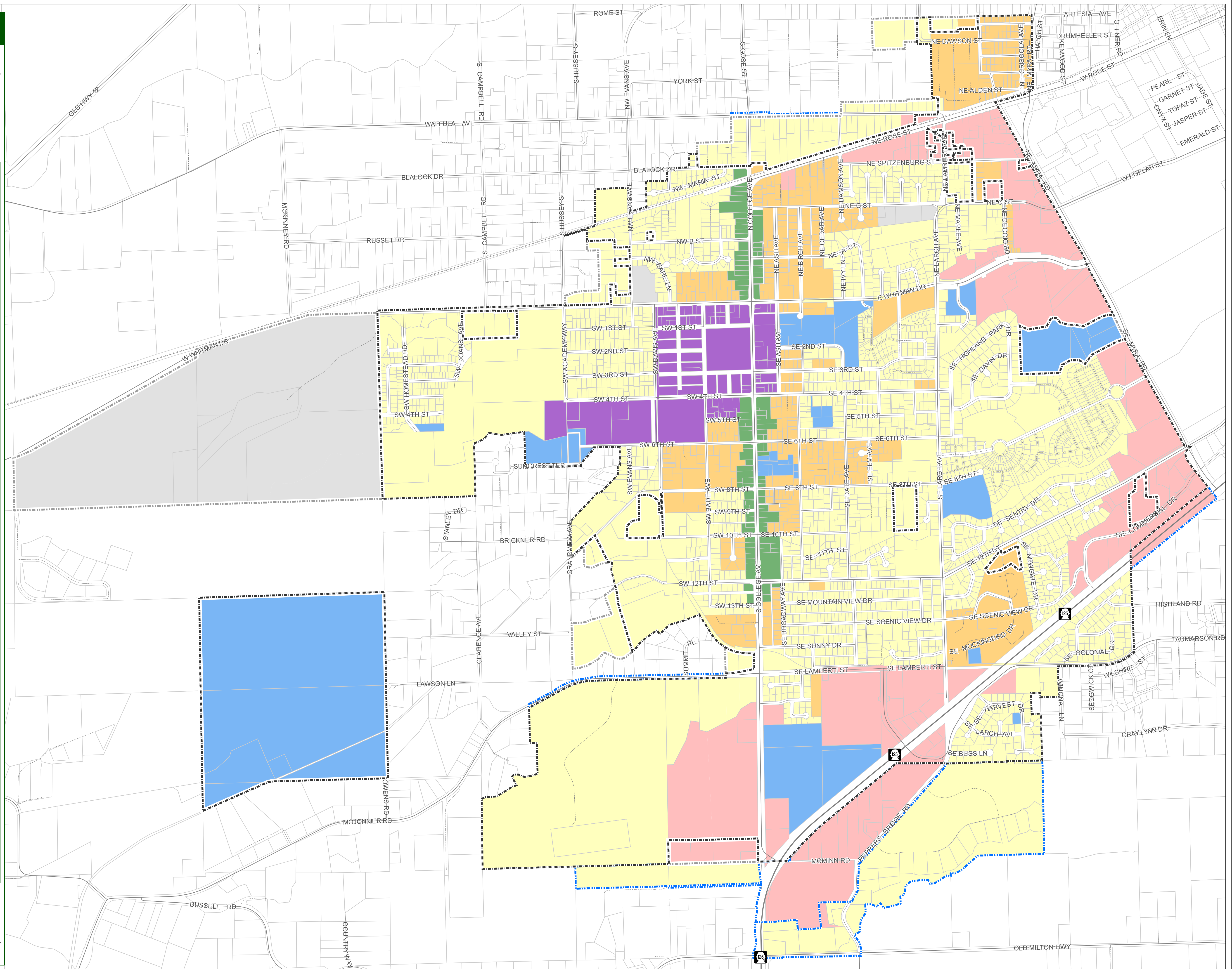
- ### Potential Revisions Under City Review

Potential Revisions Under County Review

Technical Adjustments



 **Disclaimer** The information on this map is intended for general reference use only. The City of College Place, and those operating on their behalf, cannot guarantee the accuracy or usefulness of the information shown. The user of this map assumes all responsibility for inappropriate use of the information provided herein.



Official Zoning Map



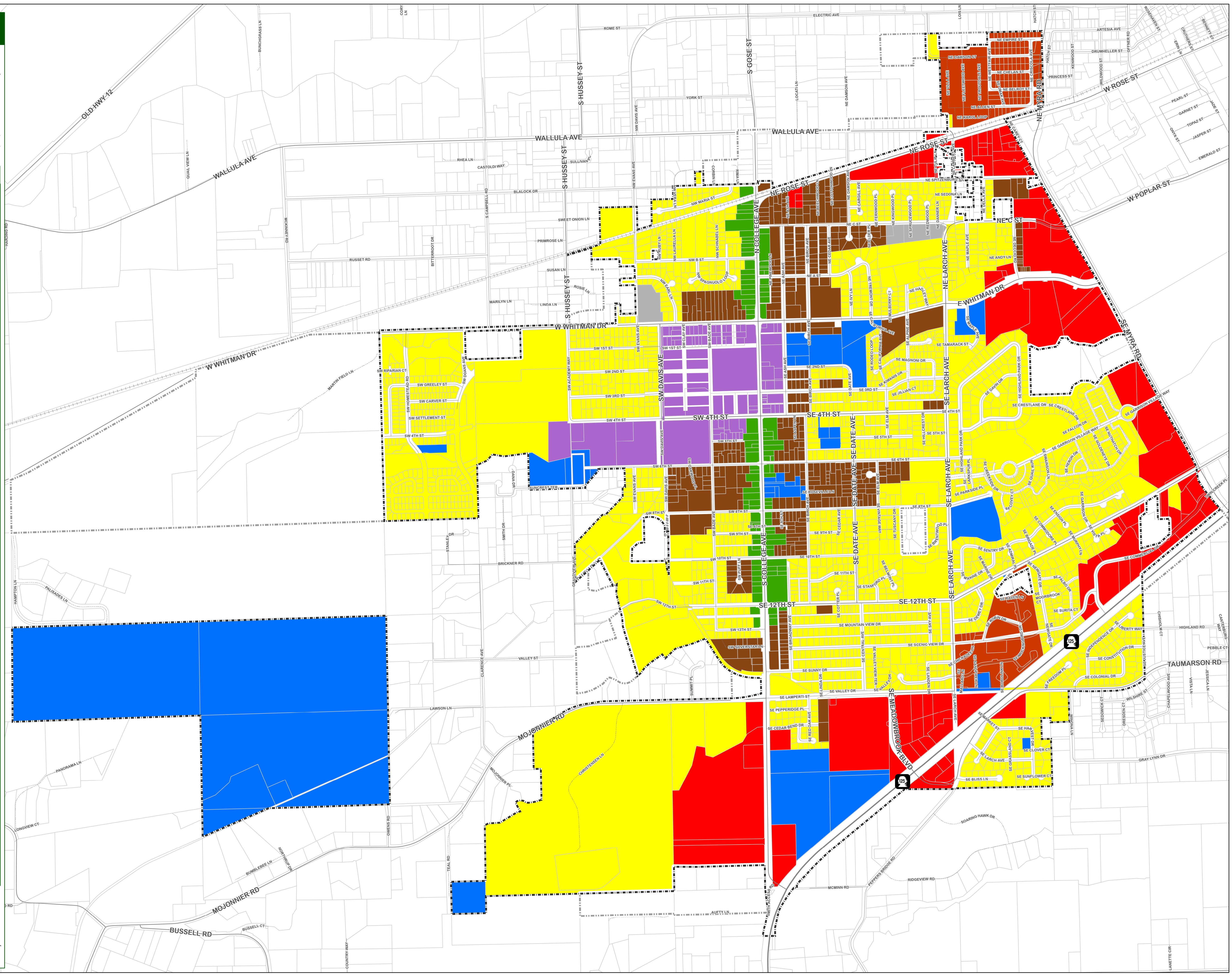
CITY OF COLLEGE PLACE WASHINGTON

Approved: October 9, 2018 (Ordinance 18-023).
Amended November 24, 2020 (Ordinance No. 20-021).
Amended November 23, 2021 (Ordinance No. 21-017).
Amended December 13, 2022 (Ordinance 22-024).

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
- Tax Parcels



0 0.25 0.5 Miles



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