

Tuesday, February 20, 2024
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 PM

418th Planning Commission Meeting

City Hall

625 S College Avenue

College Place, Washington 99324

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D2DNP75F4D9E>

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/86520861591>

Or you may call this number to listen: 1-669-900-9128 ID# 86520861591 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Kirby Brown- term exp. 12-31-2027

Position 2 - VACANT

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

Position 4 - Brandon Aberle - term exp. 12-31-2024

Position 5 -Ruben Alvarado - 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

Athen Reid - Deputy Clerk

Subject :	1.03 Public Comment
Meeting :	Feb 20, 2024 - 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.*

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 Minutes from November 21, 2023
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

[PC MINUTES NOV 21 23.pdf \(918 KB\)](#)

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 Agenda for February 20, 2024
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

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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 20, 2024 - 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

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3. REGULAR AGENDA

Subject :	3.01 Election of Officers for 2024
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action
Recommended Action :	Nomination of Chair & Election. Nomination of Vice Chair & Election.

Public Content

Election of Officers are to be held in annually at the beginningof each year. Presiding officers may be nominated again. The effective date of newly elected Officers begins immediately if the candidate is present and does not decline.

The Chair position was vacated when Wrandoll Brenes- Morua term expired 12-31-23.

Our current Vice Chair is Todd Reiswig.

Subject :	3.02 Countywide Planning Policy (CPP) Update
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion, Information

Public Content

Countywide Planning Policies (CPPs) provide a countywide framework for coordination on important issues such as transportation, housing, and planning for growth. While Walla Walla County and each city have their own independent comprehensive plans, coordinating together and developing joint policies can result in better overall results for our communities as we grow.

Theoriginal CPPs were adopted over 30 years ago.Since that time state laws have changed and the communities in Walla Walla County have as well. This is a great opportunity to refresh the CPPs prior upcoming comprehensive plan updates for each community, which will begin later this year.

Walla Walla County is the lead agency on the update process in partnership with Walla Walla, College Place, Waitsburg, and Prescott. Together we have hired a project consultant team from DCG/Watershed & Kimley-Horn.

File Attachments

[20240114 CPP overview slides CP.PC.pdf \(2,288 KB\)](#)
[Countywide Planning Policies 1993.pdf \(1,567 KB\)](#)

4. REPORTS

Subject :	4.01 Pre-approved Housing Plans
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	4. REPORTS
Access :	Public
Type :	Action

Public Content

Liberty House Plans has been working with the City in developing pre-qualified or pre-approved Housing Plans in which the City partners with Liberty to develop and purchase a Pre-Approved Plan Collection of "not for construction" plan licenses for each construction set to be reviewed by the Building Official for pre-approval.

As we work with Liberty House Plans, the Planning Commission will be the advisory committee that will make final plan recommendations to the City Council for adoption.

More to follow in coming months.

File Attachments

[Intro - Municipal House Plan Collections 23-0318.pdf \(674 KB\)](#)
[Menu of Services - Liberty House Plans.pdf \(973 KB\)](#)
[SummarySheet-CampbellCarriageHouse-DavidTKim.pdf \(1,166 KB\)](#)
[SummarySheet-GreenwoodCottage-BruceBTolar.pdf \(1,661 KB\)](#)
[SummarySheet-LoganberryCourt-Artifex.pdf \(685 KB\)](#)
[SummarySheet-SeaborneSideYardCottage-HistoricShed.pdf \(1,135 KB\)](#)
[SummarySheet-StarletStudio-HistoricShed.pdf \(580 KB\)](#)

Subject :	4.02 2023 Year End Permit Activity
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	4. REPORTS
Access :	Public
Type :	

File Attachments

[12-2023 Permit Report CP Year to Date.pdf \(318 KB\)](#)

[2023.12.Permit Stats.pdf \(14 KB\)](#)

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is April 16, 2024
Meeting :	Feb 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	6. CLOSING ITEMS
Access :	Public
Type :	Procedural

Public Content

There will not be a meeting in March, both Clerks will be away at training. Our next regularly scheduled meeting will be April 16, 2024.

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

Generated by Kristi Scherger on Monday, November 27, 2023

1. OPENING ITEMS

1.01 Call To Order 417th Regular Planning Commission Meeting

Commissioner Brenes-Morua called the meeting to order at 7:01 PM.

1.02 Roll Call

PRESENT:	Commission Members	Ruben Alvarado Brandon Aberle LeRoy Waggoner Ben Dawson Todd Reiswig Wrandoll Brenes-Morua
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Community Development Administrative Assistant Athen Reid - Deputy City Clerk
	Guest Speaker	Gregg Dohrn - G.R. Dohrn Associates Long Range Planning Consultant

1.03 Public Comment

None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for November 21, 2023.

Action (Consent): 2.02 Approve Minutes from June 20, 2023.

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.

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

3. REGULAR AGENDA

3.01 College Place Unified Development Code (UDC) - Update

Guest Speaker Mr. Dohrn reviewed the UDC Amendments.

3.02 Public Hearing - College Place Unified Development Code - Update

Commissioner Brenes-Morua called the Public Hearing at 7:17 PM. No written comments were sent in and no one on attendance to testify on the College Place Unified Development Code.

Commissioner Brenes -Morua ended the Public Hearing at 7:21 PM.

3.03 College Place Unifies Development Code Update

Recommended Action: Motion to recommend the College Place City Council approve the proposed 2023 Amendments to the College Place Unified Development Code.

Commissioner Alvarado made a motion to recommend to City Council to approve the proposed 2023 Amendments to the College Place Unified Development Code with the mentioned revision to the height of 24ft on a detached ADU.

Second by Commissioner Dawson and the motion passed 6-0.

4. REPORTS

4.01 Commissioner Training

Pursuant to RCW 42.56.150 and 42.30.205, each person appointed to a Board or Commission must receive both public records training and open public meeting training.

Mr. Rickard reviewed with the Commissioners the required training needed to complete prior to the end of 2023. Once training is completed, download the Certificate to email or print and give to the City Clerk, Sherri St Clair.

<https://wacities.org/data-resources/open-public-meetings-act-elearning>.

5. OTHER BUSINESS

Mr. Rickard provided an overview of the local development projects.

6. CLOSING ITEMS

6.01 Conclude - Next scheduled meeting is January 16, 2024.

Recommend cancellation of the December 2023 Planning Commission Meeting.

Commissioner Reiswig motioned to conclude the meeting. Second by Commissioner Alvarado and the motion passed.

Commissioner Waggoner concluded the meeting at 7:56 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 November 21, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.

Countywide Planning Policy **UPDATE**

- Project briefing
- February 20, 2023
- CP Planning Commission





Briefing goals

- Provide the Planning Commission an early briefing on the Countywide Planning Policy update to:
 - Understand the role of CPPs and the importance to College Place.
 - Provide an overview of the update process and how our community is represented and involved in the update process.
 - Review the project schedule
 - Review the approval process
 - Answer any questions the Planning Commission might have

Existing Countywide Planning Policies (CPPs)

- CPPs provide a countywide framework for policy consistency across jurisdictions.
- Requirement of the Growth Management Act (GMA).
- Adopted November 30, 1993.



*Town of
Prescott*



COUNTYWIDE PLANNING POLICIES

A document to facilitate the
coordination of planning between

WALLA WALLA COUNTY
CITY OF WALLA WALLA
CITY OF COLLEGE PLACE
CITY OF WAITSBURG
CITY OF PRESCOTT

ADOPTED NOVEMBER 30, 1993

Countywide Planning Policies and the Planning Context



Growth
Management Act
(GMA)



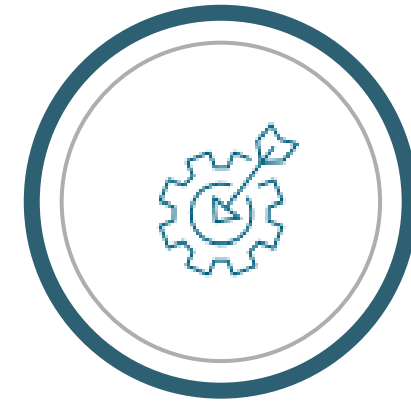
Regional Plans



Countywide
Planning Policies



Comprehensive
Plan



Development
Regulations

Project Team

Consultant Team



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
Kimley-Horn

Melissa Shumake
Deputy Director

Michael Maret
Associate Planner

Todd Kimball
County Commissioner

Chuck Carruthers
Planning Commission Member

Lauren Prentice
Community Development Director (also Project Administrator)

Steve Moss
Mayor Pro Tempore

Elizabeth Chamberlain
City Manager

Preston Frederickson
Development Services Director

Norma Hernandez
Mayor

Michael Rizzitiello
City Administrator

Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator

Project Team

County Staff / Support



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
Kimley-Horn

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City Administrator

Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator

Project Team

Project Management Team – Walla Walla County



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
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Michael Rizzitiello
City Administrator

Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator

Project Team

Project Management Team – City of Walla Walla



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
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Mayor

Michael Rizzitiello
City Administrator

Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator

Project Team

Project Management Team – City of College Place



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
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Mayor

Michael Rizzitiello
City Administrator

Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator

Project Team

Project Management Team – City of Waitsburg



Matt Covert
DCG/Watershed

Dan Nickel
DCG/Watershed

Laura Jones
DCG/Watershed

Clay White
Kimley-Horn

Hailey Brey
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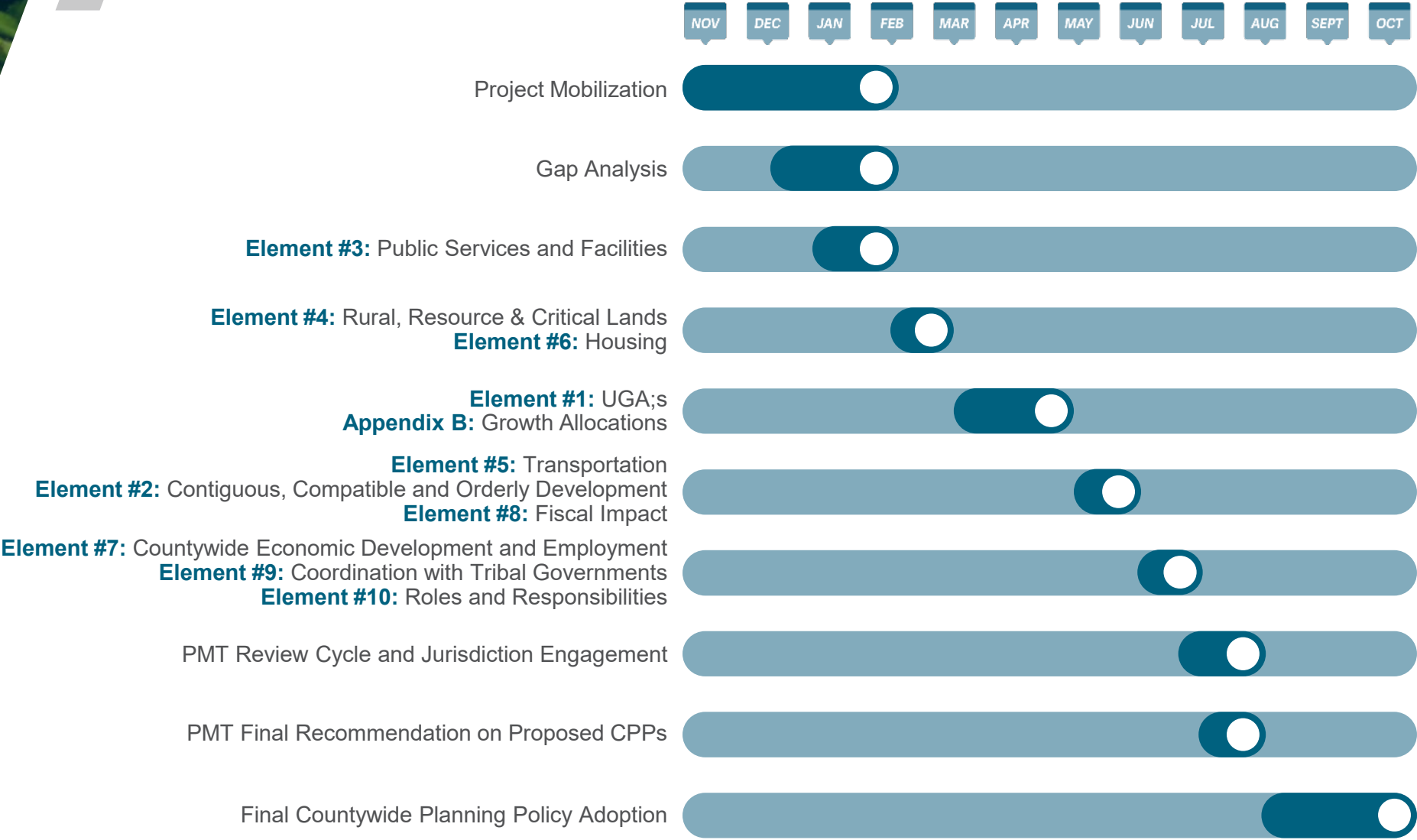
Jon Rickard
Community Development Director

Karen Gregutt
Planning Commission Chair

Randy Hinchliffe
City Administrator



Schedule





Approval Process

Step

1

Once the PMT and consultant team have delivered draft CPP amendments, Board of County Commissioners votes whether to send the final draft CPPs to the cities for review and approval. The Board can amend the draft after consultation with the PMT prior to sending to cities for approval.

Step

2

Within 90 days of the board of County Commissioners' vote, the city legislative authorities must act upon the final draft CPPs. This means a vote by city councils to approve or disapprove the final draft CPPs. The final draft can't be modified during this time.

Step

3

Following approval by the cities, the Board of County Commissioners conducts a public hearing and may adopt or not adopt the CPP amendments.

Questions

- How often would you like to be briefed on this project?
- Would you like the project consultants to attend meetings in the future to provide briefings?
- Do you have any specific comments that would be helpful to staff and PMT members as they make recommendations?

COUNTYWIDE PLANNING POLICIES

A document to facilitate the
coordination of planning between

WALLA WALLA COUNTY
CITY OF WALLA WALLA
CITY OF COLLEGE PLACE
CITY OF WAITSBURG
CITY OF PRESCOTT

ADOPTED NOVEMBER 30, 1993

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1.0 PURPOSE OF DOCUMENT

The purpose of this document is to establish a written policy statement which will be used to formulate comprehensive plans for Walla Walla County and the cities of Walla Walla, College Place, Waitsburg and Prescott. This document will be a tool that will provide the necessary guidance to ensure that city and county comprehensive plans are consistent internally and with the plans of the other jurisdictions as required by the Growth Management Act (GMA) in RCW 36.70A.100.

The purpose of this document is not to dictate to or compel Walla Walla County or the cities of Walla Walla, College Place, Waitsburg and Prescott with respect to the issues, purposes, or goals herein stated, all of which may or are encouraged to make independent decisions regarding the GMA.

This document also provides a means for reassessment of these policies and amendment when appropriate.

2.0 GENERAL PLANNING GOALS

- 2.1 Urban land is an important resource which should be judiciously and effectively used to economically accommodate future growth which should be concentrated within designated urban growth areas.
- 2.2 The provision of adequate, appropriately timed infrastructure is necessary to provide the framework upon which development may take place. The cost of new infrastructure should be equitably borne by both current taxpayers and new development.
- 2.3 Clear distinctions should be made identifying the roles and responsibilities of the county, city and special districts in managing the county's growth.
- 2.4 The transportation system should efficiently transport people and goods and should reflect local government's land use planning.
- 2.5 A variety of housing types, serving all income levels, is essential to meet the needs of county residents.
- 2.6 The county and its cities have a responsibility to provide for the location of their fair share of essential public facilities.
- 2.7 The county and its cities should work to ensure future economic vitality and broaden employment opportunities while retaining a high quality of life.
- 2.8 The rural lands designation should reflect the agrarian characteristics of the county while providing for open space, scenic vistas, habitat, limited housing and employment opportunities.
- 2.9 Agriculture and forestry should continue to provide economic and environmental enhancement and be recognized as an important component of the county's future.
- 2.10 The county is a steward of natural resources such as water, wildlife and habitat and should take care to minimize the adverse impacts of growth and development when they occur in resource and critical areas.
- 2.11 Coordinated planning practices and standards among the county and its cities are essential to providing economical and efficient services.
- 2.12 Fiscal analysis should routinely be done to identify the most cost effective means of providing and locating public services and infrastructure, considering level of service, financing alternatives and the need for equitable assignment of costs between new and existing development.

- 2.13 Continuous, effective public involvement is necessary to ensure that the adopted plans reflect the desires of the community at large.
- 2.14 The comprehensive plans should be reviewed on a regular basis so that each continues to be a valid, meaningful, working document that reflects the desires of the citizens and new technologies as they evolve over time.
- 2.15 It is desirable to protect natural vegetation, and to encourage landscaping and trees in urban areas for aesthetic and environmental reasons.
- 2.16 In order to maintain a sufficient tax base to support essential government services, economic development efforts to diversify and expand basic manufacturing and service related jobs are encouraged.

3.0 URBAN GROWTH AREAS

Purpose

1. Encourage higher density residential development which is in closer proximity to jobs, transit, schools and parks.
2. Serve as a basis for the more detailed land use and utility/services plans developed by each jurisdiction.
3. Promote infill and redevelopment of existing areas to most efficiently and economically utilize services.
4. Protect open space, critical areas and resource lands from encroachment of incompatible uses and densities.
5. Provide for the economic provision and maintenance of streets, sewer, water and other public facilities.
6. Create and maintain attractive residential neighborhoods and commercial districts that provide a sense of community.
7. Provide a heightened level of certainty for investors, landowners and citizens regarding types of land use, development standards and zoning intended.
8. Provide an adequate supply of industrial property and infrastructure to support economic development.

Policies

- 3.1 Urban Growth Areas (UGAs) for small cities should be of sufficient size to create viable economic centers. They should do appropriate planning to ensure adequate land uses and services.
- 3.2 10 and 20 year Office of Financial Management (OFM) population forecasts, as adjusted by the local jurisdictions, should be accommodated in UGAs. It can include up to 50% excess land to avoid tightening of urban land supply and increased costs. It is recognized that a portion of the growth will occur outside of UGAs at rural densities.
- 3.3 Aquifer protection areas should be created to protect urban water supplies. Aquifers should have priority over other resources.
- 3.4 All cities in the county shall be within an urban growth area.
- 3.5 UGAs should be designated where: 1) infrastructure exists or is planned, as identified in an approved capital improvement program or can be reasonably and economically extended; and 2) it is environmentally appropriate for growth to occur.
- 3.6 Designate UGAs by: 1) existing incorporated boundaries; 2) distribution patterns of projected growth; 3) existing population density; 4) presence or availability of infrastructure; and 5) natural and manmade topographical constraints.
- 3.7 Allocate population based on: 1) existing concentration of population; 2) availability of existing/planned infrastructure; 3) natural and

manmade topography; 4) protection of resource and critical lands; 5) adjusted OFM projections; and 6) proximity to employment and recreation. All jurisdictions shall utilize an agreed upon formula.

- 3.8 Mixed use developments, multi-family development, employment centers and other intensive land uses are appropriate development to be encouraged in UGAs.
- 3.9 Prior to amendment of a UGA, the county and respective city and/or cities shall determine the capital improvement implications of the amendment to ascertain that a full range of services will be present within the forecast period.
- 3.10 Within UGAs, cities are the preferred providers of urban services. Urban services shall not be extended through the use of special purpose districts except on an interim basis. As time and conditions warrant, cities should assume urban services provided by special purpose districts. However, it is recognized that the Port of Walla Walla, as a unique special district, currently provides urban services at the Walla Walla Regional Airport and should continue to be the primary service provider at the airport.
- 3.11 Provision of new municipal public works facilities should only occur within the UGAs, including streets built to municipal standards; water storage, transmission and treatment facilities and sewer collection and treatment facilities, except water services provided per a Coordinated Water System Plan and the location of essential public facilities.
- 3.12 The retention of the overall rural character of the county and preservation of agricultural lands shall be promoted by including sufficient area within the the UGA to accommodate anticipated growth and avoid market constraints that induce leapfrogging development.
- 3.13 Due to the differing characteristics of the cities and communities within Walla Walla County and the presence of isolated industrial sites, the structure of the UGAs may vary to reflect those characteristics.
- 3.14 UGA's may provide for the inclusion and protection of greenbelts and open space, some of which may be critical areas.

4.0 JOINT CITY-COUNTY PLANNING WITHIN UGA

Purpose

1. Provide communication and cooperative planning efforts between Walla Walla County and its cities.
2. Coordinate land use regulations and utility standards to minimize public and private costs.
3. Provide a framework for more detailed land use and public service plans and studies.
4. Protect groundwater quality & quantity.
5. Provide a guideline for annexation decisions.
6. Establish the responsibilities of the respective jurisdictions in terms of activities within the joint sphere of influence.
7. Ensure predictability for property owners in terms of land use, development standards and provision of utilities.
8. Conserve resources, both natural and economic.
9. Ensure adequate supplies of industrial property within each respective jurisdiction.

Policies

- 4.1 Enter into agreements for joint review of development proposals and public projects in the UGAs with final approval by the county for areas outside of the city limits.
- 4.2 The county and each city shall inventory the amount of usable or buildable land, by land use category remaining in the urban area.
- 4.3 The county and cities shall cooperatively determine the amount of undeveloped buildable land needed.
- 4.4 The county and cities shall establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of buildable land remaining.
- 4.5 All major land use considerations and the criteria for assessing an annexation proposal that are now used by the Boundary Review Board (BRB) shall be incorporated into the city's annexation process.
- 4.6 Urban growth management agreements shall include a method for sharing net revenues, services and expenses, if appropriate, in annexation of significantly developed residential, commercial or industrial areas through a phased program established for a set period of time. Compensation formulae shall address revenue sources eligible for sharing and take into account shifts in the cost of service obligations. If the cost of service exceeds the amount generated from annexation areas, excess shall be deducted from any ongoing payments previously established. Cross jurisdictional equity should be considered for city to city interactions as well as city to county.
- 4.7 Walla Walla County shall work with the BRB to reach an agreement that the BRB will waive jurisdiction on all municipal annexations proposed that are in conformance with adopted urban growth agreements.

- 4.8 Each city shall designate a potential annexation area. Within this area the city shall adopt criteria for annexation and a schedule for provision of urban services and facilities within the potential annexation area.
- 4.9 A city may annex territory only within its designated potential annexation area. All cities shall phase annexation to coincide with the ability to provide a full range of urban services to areas to be annexed.
- 4.10 Undeveloped urban areas should be annexed to adjacent cities as they develop (prior to development) in order to receive a full range of services. However, it is recognized that the Port, as a unique special district, currently provides urban services at the Walla Walla Regional Airport and should continue to be the primary service provider for the airport. Unless the Port seeks comprehensive services provided by the city, the airport should remain in the county.
- 4.11 Common and consistent regulations and development and land division standards shall be developed and implemented for areas located within the UGA, with final approvals continuing to reside with the county for areas outside of the city limits. Standards shall address: 1) street location, right-of-way widths, construction standards and traffic control; 2) curbs, storm water facilities and sidewalks; 3) building construction standards; 4) sewage disposal facilities; 5) provision of domestic water; 6) fire flow and protection; 7) subdivision standards; 8) mobile home/manufactured home standards; 9) zoning; and 10) landscape enhancement.
- 4.12 A city and the county may enter into an interlocal agreement whereby the application of development standards and functions of permit review, inspection and enforcement are assigned.
- 4.13 All jurisdictions shall cooperate in developing guidelines for consistent land use elements and compatibility of land use and road designations across jurisdictional boundaries.

5.0 CONTIGUOUS AND ORDERLY DEVELOPMENT

Purpose

1. To address the appropriate level of service for differing land uses and jurisdictions at the lowest cost in terms of economic and resource costs.
2. To set forth the relationship between the provision of services and the Urban Growth Area, the Critical Water Supply Service Areas and the applicable capital improvements plans.
3. Provide for coordination between the county, cities and special districts in the provision and financing of services.

Policies

- 5.1 Urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private source.
- 5.2 Non-urban development in the UGA should be discouraged. Non-urban development in the UGA should only be allowed if urban development is not possible and if it will be compatible with future urban development.
- 5.3 Urban development in an UGA which is outside of a municipal boundary may be allowed only if:
 - A. Infrastructure standards are equal to or greater than those required by the adjacent city;
 - B. The city and county have jointly adopted the same UGA and standards;
 - C. Provisions have been made for urban level services;
 - D. Off-site infrastructure needs are met;
 - E. It is noted on the plat that the development is within a UGA and is ultimately intended to be within a city.
- 5.4 All projects within a UGA, but outside of the city limits shall be reviewed to ensure compatibility with the urban density projections of the comprehensive plan.
- 5.5 The timing of capital improvements shall be consistent with the adopted capital facilities plan of the purveyor.
- 5.6 Policies for establishing and monitoring level of service standards are as follows:
 - A. Existing and future level of service standards may differ between service areas within a given jurisdiction;
 - B. Levels of service standards should be coordinated at the interface between adjacent jurisdictions.

- 5.7 The county and the cities should also coordinate the development and implementation of long-range planning between fire protection, police services, schools, air quality, transportation, and parks and recreation facilities.
- 5.8 The county and affected cities, special districts and other agencies as appropriate shall establish a process for mutual consultation on proposed comprehensive plan policies and for review of development requests.
- 5.9 Urban growth agreements shall identify services to be provided in an UGA, the responsible purveyors and the terms under which the services are to be provided.
- 5.10 In the next 20 years, the county should not encourage "new fully contained communities" outside of the UGAs.
- 5.11 Cities should be purveyors of urban services. Existing water districts should not expand boundaries nor should new be created except as stated in a Coordinated Water System Plan.
- 5.12 To adequately plan for growth and implement the policies of the GMA, the governmental entities and special districts in Walla Walla County should establish an ongoing mechanism to improve communication, information sharing and coordinated approaches to common problems.
- 5.13 Walla Walla County should coordinate with Benton, Franklin and Columbia Counties on growth issues that cross county boundaries, as well as with Umatilla County and the City of Milton-Freewater on issues that cross state boundaries.

6.0 SITING PUBLIC CAPITAL FACILITIES OF A COUNTYWIDE/STATEWIDE NATURE

Purpose

The Growth Management Act requires counties and cities to include in their comprehensive plans a process for identifying and siting essential public facilities. Essential public facilities are described as including those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and in-patient facilities including substance abuse facilities, mental health facilities, and group homes. The act also states that no comprehensive plan may preclude the siting of essential public facilities.

Policies

- 6.1 Comprehensive plans must include a process for the siting of essential public facilities. Standards may be also be generated to ensure that reasonable compatibility with other elements of the plans can be achieved.
- 6.2 Essential public facilities may be identified by the state Office of Financial Management, other state agencies or by local government. Proposed essential public facilities should be subject to a cooperative and structured siting process. When essential public facilities are proposed to be located within Walla Walla County, the local government(s) involved will:
 - A. Appoint an advisory countywide committee composed of citizen members selected to represent a broad range of interest groups. It will be the responsibility of this committee to develop specific siting criteria for the proposed project and to identify, analyze, and rank the potential project sites.
 - B. Encourage public involvement through timely press releases, newspaper notices, and public meetings and hearings.
- 6.3 The siting process for essential public facilities shall take into consideration factors for minimizing affects upon the health, safety and welfare of the citizens residing around or near the facility.
- 6.4 It is recommended that essential public facilities not locate in designated resource lands or critical areas unless they are compatible with those lands.
- 6.5 Essential public facilities sited outside of urban growth areas must be self-supporting and must not require the extension, construction or maintenance of urban governmental services. The provision of services should be addressed when making siting determinations.

7.0 TRANSPORTATION

Purpose

The Growth Management Act requires that transportation planning and improvements be coordinated among jurisdictions and be consistent with the land use elements of local comprehensive plans. The Act also places special emphasis on transportation because a jurisdiction can not approve development unless an adequate level of service is available or planned for to accommodate the development. The countywide transportation policies will address issues of mutual interest; that is when more than one jurisdiction is affected by or involved in a transportation policy program or project. In Walla Walla County this includes all jurisdictions since all incorporated cities and the county have a portion of the State Highway System within their boundaries and the city's streets connect to county roads. These policies then apply to transportation related impacts, policies, programs and projects involving more than one jurisdiction.

Transportation facilities in Walla Walla County consist of airports and airfields, commercial water transportation facilities, highway and road systems, transit systems, bridges, rail systems, truck routes, specialized transportation for the elderly and handicapped and bike and pedestrian routes.

Transportation strategies consist of planning policies and programs, the Regional Transportation Planning Organization (RTPO) Regional Plan, transportation improvement programs, six-year road programs and transportation elements of capital improvement programs and other transportation financing strategies.

Policies

- 7.1 Walla Walla County and its cities should maintain participation in an RTPO to assure transportation planning is consistent, local needs are reflected in the Regional Plan and to avail themselves of transportation planning technical services.
- 7.2 Walla Walla County and its cities encourage and support continued participation of the Port of Walla Walla and Valley Transit in the RTPO.
- 7.3 Walla Walla County representatives on the RTPO should set priorities for special studies and transportation improvements requiring RTPO approval locally to avoid intra-county/city competition for discretionary funds.
- 7.4 Each comprehensive plan adopted pursuant to the Growth Management Act will contain a transportation element consistent with the plan's land use and economic development policies as well as those of jurisdictions in the planning area.

- 7.5 Each transportation element shall include:
- A. A multi-year financing plan based on needs identified in the jurisdiction's comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road or transit program;
 - B. An analysis of the jurisdiction's ability to fund existing or potential transportation improvements which identifies existing and new revenue sources which may include available local, state or federal funds, property and sales taxes, developer contributions and improvements and impact fees;
 - C. A statement of how land use assumptions and policies will be reassessed to assure level of service standards are being met and how consistency with the land use element will be achieved if full funding is not available.
- 7.6 Transportation improvements which are identified in the transportation element shall be implemented concurrent with new development. Concurrent means that improvements or strategies are in place at the time of development, or that financial commitments are in place to complete the improvements or strategies in six years.
- 7.7 Each jurisdiction's transportation element shall contain level of service standards for arterials, collectors and transit routes including state routes, reflecting urban and rural differences if appropriate.
- 7.8 Each jurisdiction's transportation element shall make provision for the biannual review of the functional classification of the streets and roads under their jurisdiction.
- 7.9 The coordinated transportation elements of each jurisdiction's plan including the Washington State Dept. of Transportation, the Port and Valley Transit will be the Countywide Transportation Plan.
- 7.10 The county and its cities will adopt a cooperative process to evaluate major development proposals that may impact the transportation system in the county or a neighboring jurisdiction. This process should include an early referral and response mechanism and appropriate criteria for use in evaluating the impacts of a proposal. This process should also apply to any transportation improvements contemplated by one jurisdiction that will impact an adjacent jurisdiction.
- 7.11 The establishment of level of service standards should be developed cooperatively by the county and its cities with the assistance of the RTPD.
- 7.12 The four laning of SR-12 from the Snake River Bridge to Walla Walla along the present or alternate alignment should be a high priority in the Countywide Transportation Plan.

7.13 The Countywide Transportation Plan should:

- A. Set forth policies for development of a north/south connector between SR-12 and SR-125;
- B. Set forth policies for a possible east/west connection from SR-125 to Wilbur Avenue;
- C. Set policies and establish a process for dealing with rail abandonment proposals;
- D. Include recommendations from the Vansycle Canyon Study;
- E. Address the issue of countywide rural public transportation;
- F. Set forth policies for SR-12 from Walla Walla to the Snake River Bridge;
- G. Support better air services into Walla Walla, and the Port's consideration of constructing a new terminal facility at the Regional Airport and support improved highway access in to and out of the airport;
- H. Set forth policies regarding sufficient rail and road access to the Snake and Columbia River port facilities and ensure sufficient infrastructure (ie. barge slips, high docks and storage facilities) at those ports;
- I. Set forth policies on countywide bicycle and pedestrian paths;
- J. Others resulting from the RTPO subcommittee review process;
- K. Protect airports and their associated clear zones and flight paths from encroachment of incompatible land uses and densities.

8.0 AFFORDABLE HOUSING

Purpose

1. Encourage higher density residential development which is in closer proximity to jobs, transit, schools and parks.
2. Serve as a basis for the more detailed comprehensive plans developed by each jurisdiction.
3. Promote infill and redevelopment of existing residential areas and rehabilitation of existing housing stock.
4. Include provisions to adequately address the housing needs of special populations (i.e. people with disabilities, etc.)
5. Create and maintain residential neighborhoods and districts that provide a sense of community.
6. Provide a heightened sense of certainty for lenders and builders.

Policies

- 8.1 Encourage and promote a wide range of housing development types and densities throughout the county to meet the needs of a diverse population and to provide affordable housing options for all income levels.
- 8.2 Encourage affordable housing through innovative land use techniques such as clustering, planned unit development, infill housing incentives, density bonuses, etc.
- 8.3 Consider permitting accessory housing or the division of existing structures in single family neighborhoods.
- 8.4 The county should provide appropriately zoned lands and location criteria to assure the inclusion of multi-family housing and manufactured home parks within UGAs.
- 8.5 The housing and land use elements of the local comprehensive plans will include an assessment of land availability and general criteria for siting special purpose housing within the UGA to ensure that such housing can be accommodated. The assessment should include the extent to which demands from all segments will be met.
- 8.6 Special purpose housing should include, but not be limited to, migrant farmworker housing and homeless shelters as well as transitional and/or group homes for the developmentally or mentally disabled, recovering chemically dependent persons and the chronic mentally ill.
- 8.7 Base the affordable housing element of the comprehensive plans upon a needs assessment and housing strategy which evaluates the following factors within the community:
 - A. An inventory and conditions study of existing housing stock;
 - B. Barriers to affordable housing including zoning and NIMBY sentiment;
 - C. Available land with services in place;

- D. Current price structure and availability of housing options:
- E. Need for additional units based on population projections including owned, rented and shelter units.

- 8.8 To coordinate the affordable housing element of local comprehensive plans with other plan elements such as land use, services, utilities, open space and parks, economic and rural development issues.
- 8.9 High density housing within the urban growth area which is not contiguous to the municipal boundary may be allowed provided it meets the criteria for contiguous and orderly development.
- 8.10 All housing projects within an urban growth area, but outside of city limits shall be reviewed to ensure compatibility with the urban density projections of the comprehensive plan.
- 8.11 Evaluate the impact on the provision of affordable housing options prior to adoption of any new ordinance or regulation affecting homebuilding.
- 8.12 Consider maximum lot size provisions in zoning codes to maintain residential density as allocated in comprehensive plans.

9.0 COUNTYWIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT

Purpose

To ensure that issues pertaining to a sustainable healthy economy and adequate employment opportunities are recognized as being vitally important to the long-term health of Walla Walla County and are considered as part of each comprehensive plan. To encourage each jurisdiction to develop a plan to address those issues in a manner which maximizes the benefits of an economic development program and minimizes any potential impacts to the local community.

Policies

- 9.1 To support and encourage economic development that is consistent with the preservation of Walla Walla County's quality of life and environment and that is within the capabilities of the county's, natural resources, public services and public facilities.
- 9.2 To include an economic development element in the comprehensive plans of the county and each city within the county.
- 9.3 To base the economic development element of the comprehensive plans upon a needs assessment which evaluates the following factors within the community:
 - A. An inventory of available land suitable for development of commercial and industrial land use;
 - B. The availability of infrastructure, including transportation and utilities;
 - C. The availability of housing and developable housing lots to support economic growth;
 - D. The needs and characteristics of Walla Walla County's current resident work force, and those residents who will enter the work force in the future;
 - E. The availability of water resources.
- 9.4 To coordinate the economic development element of local comprehensive plans with other elements of the plan, with particular attention being given to coordination with the land use and capital facilities elements, and the Coordinated Water System Plans.
- 9.5 To ensure an adequate supply of industrial property throughout the county, and to support the development of infrastructure to service land designated as industrial.
- 9.6 When designating areas for future commercial and industrial uses, preference should be given to those areas with infrastructure capacity and/or the potential to provide infrastructure; and the potential to provide adequate, affordable housing, and/or transportation linkages to existing housing.

- 9.7 The economic development element should encourage inter-jurisdictional coordination and cooperation on economic development issues, particularly those that affect the size and diversity of the economic base. Comprehensive plans should encourage coordination between local economic development organizations.
- 9.8 Local economic development organizations should participate in the development of the comprehensive plans of each jurisdiction; at a minimum reviewing and commenting on document drafts.
- 9.9 Support federal and state resource agency coordination with local governments and economic development groups concerning their land use plans that may impact economic development activity.
- 9.10 The county and municipalities will demonstrate their commitment to the retention of those enterprises which have created the economic base of the county and promote their continued growth in a predictable environment which encourages investment and job growth.
- 9.11 Develop agriculture based industries through continued innovations in production, marketing, technology and increased investment in value added processing.
- 9.12 Improve the overall business climate through promotion of governmental efficiency to ensure that regulations protect the public interests, including private sector business opportunities; and to ensure that all building permits, planning regulations and procedures are clear, uncomplicated, concise, and administered in a timely manner.
- 9.13 Support and encourage economic development efforts to diversify and expand basic manufacturing and service related jobs.
- 9.14 To recognize the importance of industrial zoned property on the Columbia/Snake River system for the efficient transportation of local commodities to world markets. To support efforts to protect and encourage zoned industrial property on the river system.
- 9.15 The county and municipalities will encourage the recruitment of new business employers to absorb the increasing labor force, and to supply employment to a portion of the county's residents who are currently employed outside the county.

10.0 RURAL LANDS

Purpose

1. To provide a variety of lifestyle choices for county residents.
2. To serve as a buffer between urban lands and resource and critical lands.
3. To bank land for future urban expansion.
4. To retain open spaces.
5. To retain the rural/agrarian character of the county.

Policies

- 10.1 Rural lands are distinguished from Urban Growth Areas and from agricultural, forestry and mineral lands and shall have an appropriate level of services established.
- 10.2 Rural lands may be lands that are not suited for agricultural or forest production, but have physical or economic barriers preventing the provision of urban level services.
- 10.3 Rural lands are characterized by a lower level of service; mixed residential, agricultural and open space uses; broad vistas, parcels of varying sizes; a variety of housing types and small unincorporated communities.
- 10.4 Rural lands often have an established land use pattern that precludes urbanization and are generally served by septic tanks and individual wells or a small community water system and are anticipated to continue as such.
- 10.5 Rural Service Centers are small unincorporated communities generally providing limited commercial services, a post office, a school, agricultural services and a variety of housing types.
- 10.6 The use of innovative land use techniques that may include planned unit developments, transfer of development rights, cluster development, density bonuses, etc., should be given priority in rural areas to both lessen the impacts upon the environment and traditional agricultural/forestry uses and to more economically provide services.
- 10.7 The county should promote the retention of its overall character by establishing zoning classifications that preserve that rural/agrarian atmosphere.
- 10.8 Development in rural areas is subject to agricultural/forestry activities that may take place as a right on adjacent properties.
- 10.9 Rural lands adjacent to commercial agricultural or forestry uses may require buffering.

- 10.10 Varying densities of rural lands or "urban reserve" areas should be considered at the urban interface to ensure eventual orderly inclusion.
- 10.11 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service and industrial uses.

11.0 RESOURCE AND CRITICAL LANDS

Purpose

1. To retain open spaces, recreational opportunities and the rural atmosphere of Walla Walla County.
2. To maintain the resource based industries of Walla Walla County and encourage the conservation of productive agricultural and forest lands.
3. To conserve fish and wildlife habitat.
4. To protect the environmental quality present in the county which in turn enhances the quality of life for county residents.
5. To discourage uses that are incompatible with resource and critical lands.
6. To protect life and property from natural hazards.

Policies

- 11.1 Because Walla Walla County is unique and diverse in its climate, topography and land uses, the protection of resource lands and critical areas which may not be considered prime or of long term commercial significance under the GMA Minimum Guidelines shall still be a priority for the county.
- 11.2 The forest lands of Walla Walla County, while not of long-term commercial significance, are to still be considered to be an important resource because they support livestock grazing, timber harvesting, provide wildlife habitat and serve as an aquifer recharge area.
- 11.3 Priority should be given to preserving and protecting resource and critical lands. Development that is permitted that is associated or adjacent to these areas should be properly managed.
- 11.4 The county is in the midst of ongoing studies regarding aquifer recharge areas and updating the Critical Water Supply Service Area Plan, therefore it is anticipated that the conclusion of those studies will result in the refinement of this element.
- 11.5 The county will continue to utilize the Federal Emergency Management Agency program for floodplain management.
- 11.6 The definitions to be used will be those adopted by the Walla Walla County Resource Lands Advisory Committee and the Critical Areas Advisory Committee.
- 11.7 The designations and policies contained in this element shall be in conformance with those contained in each jurisdiction's ordinance implementing the State Environmental Policy Act and with the Shoreline Master Program.
- 11.8 All jurisdictions shall strive to protect and enhance critical wildlife areas through comprehensive plans and policies, and develop regulations that reflect natural constraints and protect sensitive features.
- 11.9 All jurisdictions shall strive to ensure that priority wildlife species

do not become imperiled or extinct due to land use changes, habitat alteration, and other human activities.

- 11.10 All jurisdictions shall adopt protection measures for wetlands and riparian areas to protect human values and functions, protect water quality, reduce public costs, prevent environmental degradation, and protect fish and wildlife habitat. Protection measures will reflect the importance and vulnerability of different classes of wetlands.
- 11.11 All jurisdictions shall minimize fragmentation of habitat by protecting important interconnecting corridors to form a continuous network of wildlife habitat via dedication, purchase, land exchange or easements where appropriate.
- 11.12 All jurisdictions shall coordinate with state and federal agencies concerned with wildlife resources in land use planning activities that may impact those resources.
- 11.13 Comprehensive plans should provide for appropriately located lands to provide for an adequate supply of rock and gravel resources.
- 11.14 Transportation corridors will be allowed in critical areas and resource lands if reasonable alternate routes are not available.
- 11.15 Wetlands definitions and delineations shall be consistent between the county and the municipalities.
- 11.16 Comprehensive plans will reflect a "Right to Farm" in agricultural areas.
- 11.17 Each jurisdiction shall identify open space corridors and work together to plan for those that cross jurisdictional boundaries.
- 11.18 As critical lands are inventoried and classified consistent with GMA guidelines, the county, cities and resource agencies will attempt to replace those land uses negatively impacted by such a designation.
- 11.19 The county and municipalities support the concept of wetland banking, or other acceptable methods, as an incentive to create, enhance, or restore wetland values in anticipation of a future project that will potentially impact a wetland or buffer.
- 11.20 Walla Walla County discourages additional acquisition of large parcels of critical lands by state and federal agencies.

12.0 PLANNING STANDARDS

Purpose

1. Ensure uniformity between all jurisdictions of the county in terms of terminology and land use categories.
2. To create documents that are readily understandable to the public, developers and other users.

Policies

- 12.1 Waila Waila County and the cities will cooperatively determine the basic land use categories to be contained in the respective comprehensive plans, as well as definitions of terms to be used.
- 12.2 Each Urban Growth Management Agreement shall identify common and consistent development and construction standards to be applied throughout the UGA.
- 12.3 Waila Waila County and its cities will cooperatively develop uniform public notification procedures for plan amendments.
- 12.4 Uniform amendment procedures and agency notification requirements will be adopted for plan and development code amendments and other development activities that involve multiple jurisdictions.
- 12.5 Each entity is encouraged to include an energy conservation element.

13.0 FISCAL IMPACT

Purpose

1. To provide a means for assessing the cost of providing public services in conformance with the comprehensive plans of the county and its cities.
2. To provide alternative means of financing required public improvements.

Policies

- 13.1 Where capital improvement and land use plans involve lands within or adjacent to the UGA, the county and cities, individually and jointly, shall routinely conduct fiscal analysis which identifies the most cost effective means of providing and locating public services and infrastructure over the long term. This should be done through: 1) 6 year capital improvement plans showing infrastructure sized to accommodate build-out of service areas within the 20 year UGA; 2) construction, design and placement standards for roads, intersections, water, sewer, lights, etc.; and 3) build-out scenarios for schools, fire and police and projected demands.
- 13.2 Each capital improvement plan should include: 1) plan for cooperation between the public and private sectors to ensure coordination of those plans with emphasis on the effective provision of services at the adopted level of service concurrent with demand; 2) inventory of existing capital facilities; and 3) an assessment of future needs.
- 13.3 Consideration should be given to the use of innovative financing strategies for capital improvements which minimize the costs to taxpayers and provide for equitable assignment of costs between existing and new development.
- 13.4 Consideration should be given to the imposition of impact fees to ensure that new development pays its fair share for improvements necessitated by growth and contributes to the overall financing of capital improvements.
- 13.5 The county and cities shall work to develop a process for use by local government to facilitate the identification, analysis and disclosure of the fiscal impacts of major development proposals and governmental actions. The process shall establish a formula to address fiscal impacts, including tax revenues and service cost implications of the following: 1) proposed changes in municipal boundaries; 2) proposed changes in UGAs; 3) proposed master planned resorts and fully contained new communities; and 4) proposed large-scale residential, commercial and industrial developments.

14.0 PUBLIC EDUCATION AND PARTICIPATION

Purpose

The Growth Management Act encourages "early and continuous" citizen participation throughout the Growth Management Act. In order for a comprehensive plan to be effective, its "ownership" must not be limited to the governmental jurisdictions involved in its creation. The plan should represent the goals and desires of the community at large.

Policies

- 14.1 The following committees shall be appointed as advisory committees to the Board of County Commissioners: Resource Lands Technical Advisory Committee, Critical Areas Technical Advisory Committee, Economic Development Technical Advisory Committee, and the Burbank, Touchet, Prescott, Waitsburg, Mill Creek, Russell Creek and Urban Area Advisory Committees. Other committees may be appointed as necessary; cities may also appoint citizen committees for planning within their boundaries.
- 14.2 General citizen participation shall be solicited through the use of timely press releases, newsletters and postcard notices, and staff presentations to clubs, organizations and other interested groups.
- 14.3 Staff and appointed committees should hold workshops, informational meetings, etc. in a cross section of geographic areas around the county to solicit input for the plan of each city and each sub-area of the county.
- 14.4 Prior to the adoption of any portion of a comprehensive plan the affected jurisdiction shall hold at least one public hearing by its Planning Commission and one hearing by the City Council or Board of Commissioners before it is adopted.

15.0 PROCESS FOR REVIEW AND AMENDMENT

Purpose

1. To provide a uniform process for the review and amendment of the Countywide Planning Policies.
2. To provide a process for public notification and involvement.

Policies

- 15.1 Throughout the ongoing planning process, the county or individual jurisdictions may request that the Countywide Policy Planning Committee reconvene to discuss issues related to the policies or to propose amendments to the policies.
- 15.2 The Countywide Planning Policies should be reviewed each time a jurisdiction amends its comprehensive plan in order to ensure consistency between the plan amendment and adopted policies.
- 15.3 Proposed amendments to the Countywide Planning Policies shall be reviewed and adopted by the same procedure under which they were originally adopted.
- 15.4 Any proposed amendment shall receive widespread public notification.
- 15.5 Any proposal for a new fully contained community shall be reviewed by the county and all cities, since it impacts the population allocation process, potentially requiring amendment of all comprehensive plans within the county.
- 15.6 Review of comprehensive plans and development ordinances shall occur at 10 year intervals to eliminate inconsistencies, conflicts and ambiguities.

APPENDIX "A"

DEFINITIONS

Legislative

Agricultural Land - land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to excise tax, or livestock, and that has long-term commercial significance for agricultural production.

Comprehensive Land Use Plan - (also comprehensive plan or plan) a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to GMA.

Critical Areas - include the following areas and ecosystems: wetlands; areas with a critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Development Regulations - means any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances.

Forest Land - means land primarily useful for growing trees, including Christmas trees subject to excise tax, for commercial purposes, and that has long-term commercial significance for growing trees commercially.

Long-term Commercial Significance - includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Minerals - include gravel, sand, and valuable metallic substances.

Public Facilities - include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, schools and government buildings.

Public Services - include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Urban Growth - refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide



**USING PLAN COLLECTIONS TO
PROMOTE HIGH-QUALITY HOMEBUILDING**



Using Plan Collections to Promote High-Quality Homebuilding

Municipalities can use carefully chosen collections of **house plans** (stock architectural plans) to meet municipal goals.

- Accelerate homebuilding
- Protect neighborhood value
- Preserve neighborhood character

For these programs, municipalities pre-select architectural designs that meet their needs. When a homebuilder chooses one of the pre-selected designs, they receive benefits from the municipality that include an accelerated approval process, reduced fees, and/or discounts on plan licenses.

Liberty House Plans offers two levels of programs for municipalities that wish to establish a plan collection.

Municipalities can establish a **pre-qualified** or **pre-approved** plan program or take a hybrid, two-phased approach.



Pre-Qualified Plan Collection



Pre-Approved Plan Collection

Using Plan Collections to Promote High-Quality Homebuilding



Municipalities can use carefully chosen collections of house plans to help builders choose designs that meet municipal and/or project goals. For example: beautify neighborhoods, create value, and preserve neighborhood character.

Collection Type	 Pre-Qualified	 Pre-Approved
Who decides?	● Planning department. ● Optional: Architectural review board.	● Planning department. ● Building official. ● Optional: Architectural review board.
What do they review?	Simplified floor plans + elevations or renderings.	Full construction set.
What's the offer to builders?	<i>We <u>are likely to approve</u> this architecture if you use it in your project.</i>	<i>We <u>will approve</u> this architecture if you use it in your project.</i>
How do builders benefit?	● Avoid large, speculative capital investment in bespoke design. ● Reduce the risk of friction and revisions in entitlement stage. ● Accelerate project approval. ● Optional: Town can give the project priority treatment in its review queue. ● Optional: Town can purchase discount codes that it then offers to the builder to incentivize program participation.	● Avoid large, speculative capital investment in bespoke design. ● Reduce the risk of friction and revisions in entitlement stage. ● Accelerate project approval. ● Optional: Town can accelerate the project review and/or reduce the application fees. ● Optional: Town can purchase discount codes that it then offers to the builder to incentivize program participation.
Typical costs	Staff time and setup fee. Optional: incentives such as discount codes.	Staff time, setup fee, and house plan licenses. Optional: incentives such as discount codes.

Optional Two-Phased Approach

A design that starts out in a Pre-Qualified plan collection becomes Pre-Approved once it passes permitting as part of any project.

Menu of Municipal Services

Primary Services	Description	Pre-Qualified Plan Collection	Pre-Approved Plan Collection
Program Development	- LHP collaborates with City staff to shape the program, determine logistics, and develop an implementation plan. - LHP assists City staff as needed to select plans for inclusion in the city's program.	\$2,750	\$3,250
Plan Licenses	(Pre-Approved Plan Collection only:) The City purchases a "not for construction" plan license for each construction set to be reviewed by building officials for pre-approval. <i>* Pricing depends on the size of the collection and the City's choice of plans. See LHP website for typical pricing.</i>	N/A	\$4,000 to \$24,000*
Plan Modification	- Depending on the location, construction sets may be modified as necessary to meet local building requirements or to customize the design to local tastes. - Plan modifications services are available through a third party architectural services firm.	When required by City or builders. Typically \$50 to \$1,000 per design, depending on extent of modifications requested.	When required by City or builders. Typically \$50 to \$1,000 per design, depending on extent of modifications requested.
E-Commerce Setup	LHP builds a dedicated web page for the City's collection. The webpage is housed on LHP's website and benefits from the full e-commerce functionality of LHP.	\$250	\$250
Scale Models	3D-printed scale models of designs in the collection. - Scale: 1":10' (engineering scale). - Available in white or blonde wood color. - Two scale models are included with LHP's program development services. - Additional models are available upon request.	Two models included with Program Development. Optional additional models are available @ \$50 to \$450 per model.	Two models included with Program Development. Optional additional models are available @ \$50 to \$450 per model.

Menu of Municipal Services

Additional Services			
Site Analysis	Analyze the development potential of a specific parcel or typical lot size.	\$1,250 per property	\$1,250 per property
Catalog Production	“The [City Name] Collection” • Custom-designed catalog that can be used in conjunction with the Siting Strategies handbook. (Printable PDF) • Content: ○ An introductory message from the mayor and/or planning department. ○ A description of the program and how interested parties may participate. ○ The collection of architectural designs that the City has chosen for inclusion in its programs. Each design is given its own page with a featured photo, floor plans, and key statistics about the design.	\$500	\$500
Handbook Development	“[City Name] Siting Strategies: A handbook for building homes in [City Name]” • Custom-written handbook. (Printable PDF.) • Focuses on project types that will increase the productivity of existing parcels in the city. (For example: accessory dwelling units, duplexes, cottage courts.) • Featured Content: ○ Site analysis template — Diagram and instructions for analyzing the housing potential of a given site. ○ Set of four siting strategies for a typical lot size. ○ One set included. City may request add'l sets / lot sizes. ■ Interior lot with alley	\$3,250	\$3,250

Menu of Municipal Services

	■ Corner lot with alley ■ Interior lot without alley ■ Corner lot without alley ○ Sample pro forma analysis for the chosen lot. ● Supporting Content: ○ Introductory message from mayor and/or planning department. ○ Road map of the City's review process, with links to relevant City web pages. ○ Description of City's pre-qualified or pre-approved plan collection and how to participate.		
Consulting Services	Our CEO and network of consultants have a proven track record as advisors in the fields of real estate strategy and municipal productivity. From time to time, we serve as consultants in those areas, to help governments maximize the return on their development / redevelopment efforts.	Principal: \$250/hr Associate: \$125/hr Call for project estimates.	Principal: \$250/hr Associate: \$125/hr Call for project estimates.
Discount Codes	Cities may purchase single-use discount codes for the purpose of incentivizing builders to participate in the City's plan collection program. Participants would apply the discount code when purchasing house plan licenses via the LHP website.	Amount TBD by the City.	Amount TBD by the City.
Event Keynotes	LHP's CEO is an experienced public speaker and will travel to support efforts related to real estate and municipal productivity.	\$1,250/day + travel expenses	\$1,250/day + travel expenses





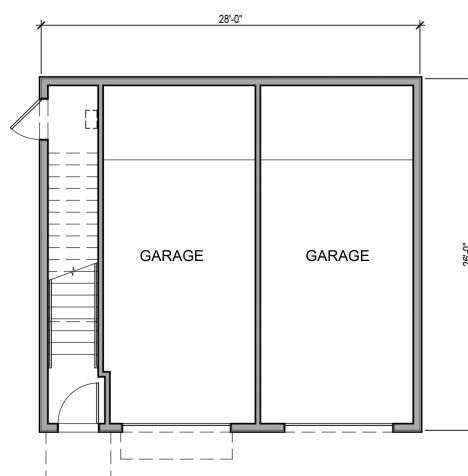
Updated 9/5/2022

Campbell Carriage House

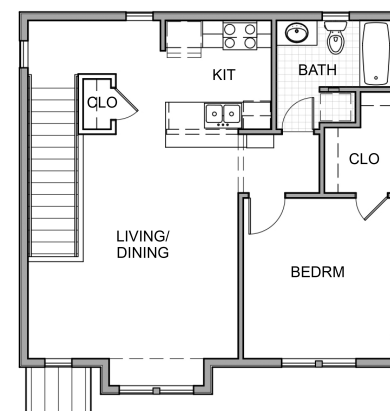
Designer: Artifex

Home office, rental income, or guest suite? You decide with this Craftsman-style, 2-car carriage house of compact design.

- 1 bedroom, 1 bath apartment with separate entrance
- 2-car garage
- 28' W x 26' D
- 2 stories
- 758 square feet living area (1,456 total)



First Floor



Second Floor



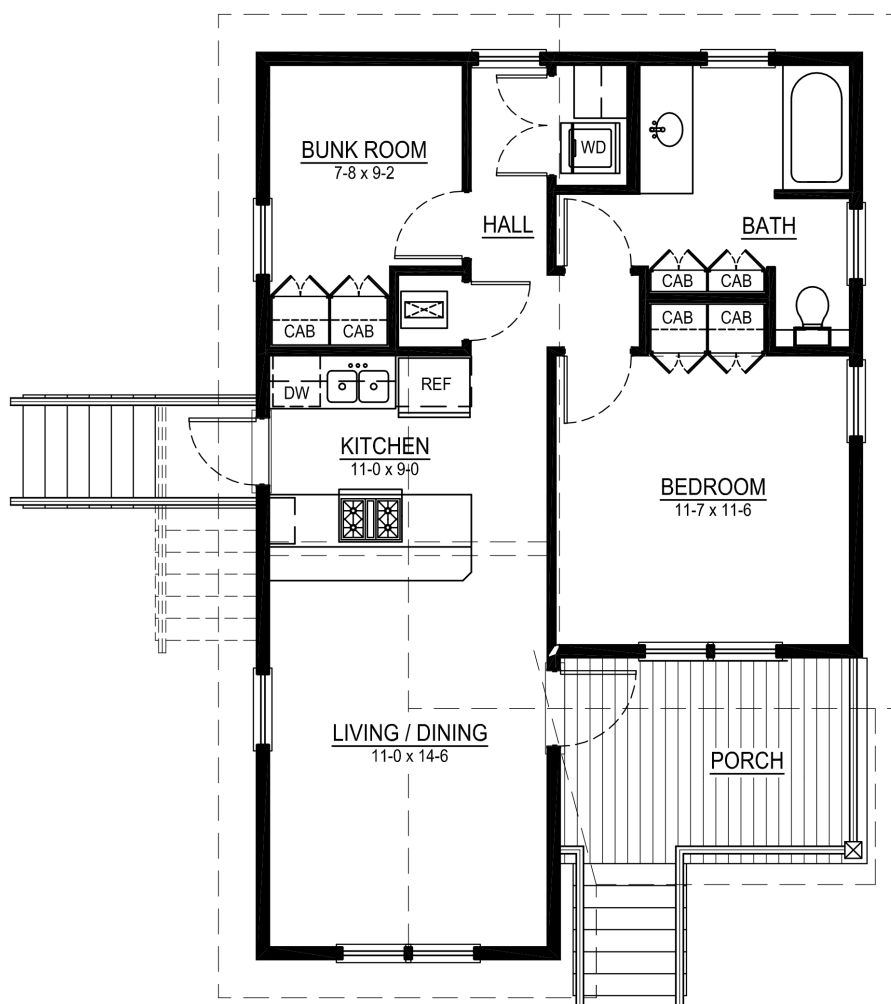
Updated 9/5/2022

Greenwood Cottage

Designer: Bruce B. Tolar

An easy-to-build Craftsman cottage with two bedrooms, one bath, and a private front porch for watching the world go by.

- 2 bedrooms - 1 bath
- 24' W x 36' D x 20' H
- 1 story
- 725 square feet



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Farmhouse



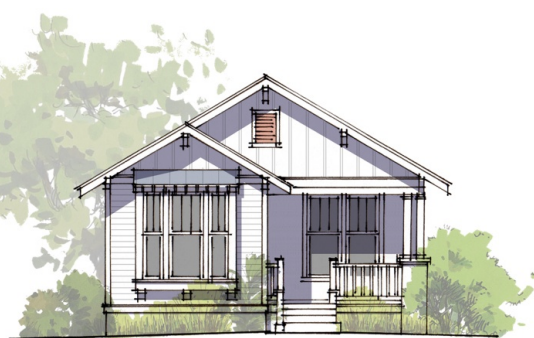
Garden House



Creek House



River House



Craftsman

THE LOGANBERRY SERIES

Four floor plans.
Five styles.
Twenty combinations.

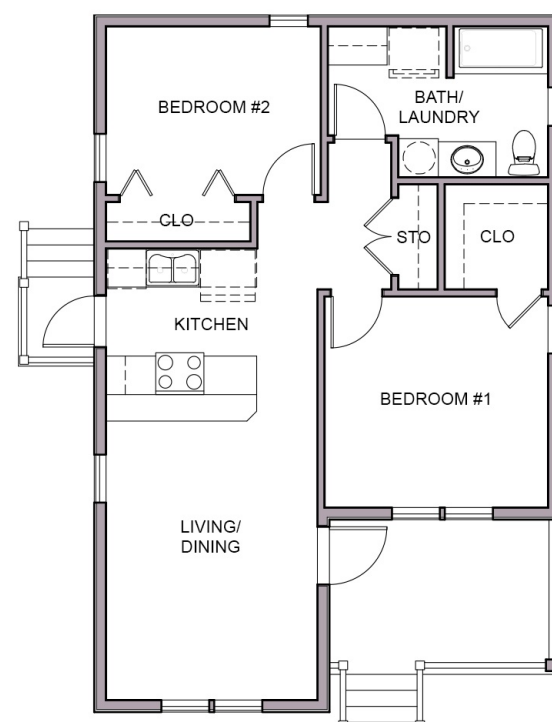
Updated 9/9/2022

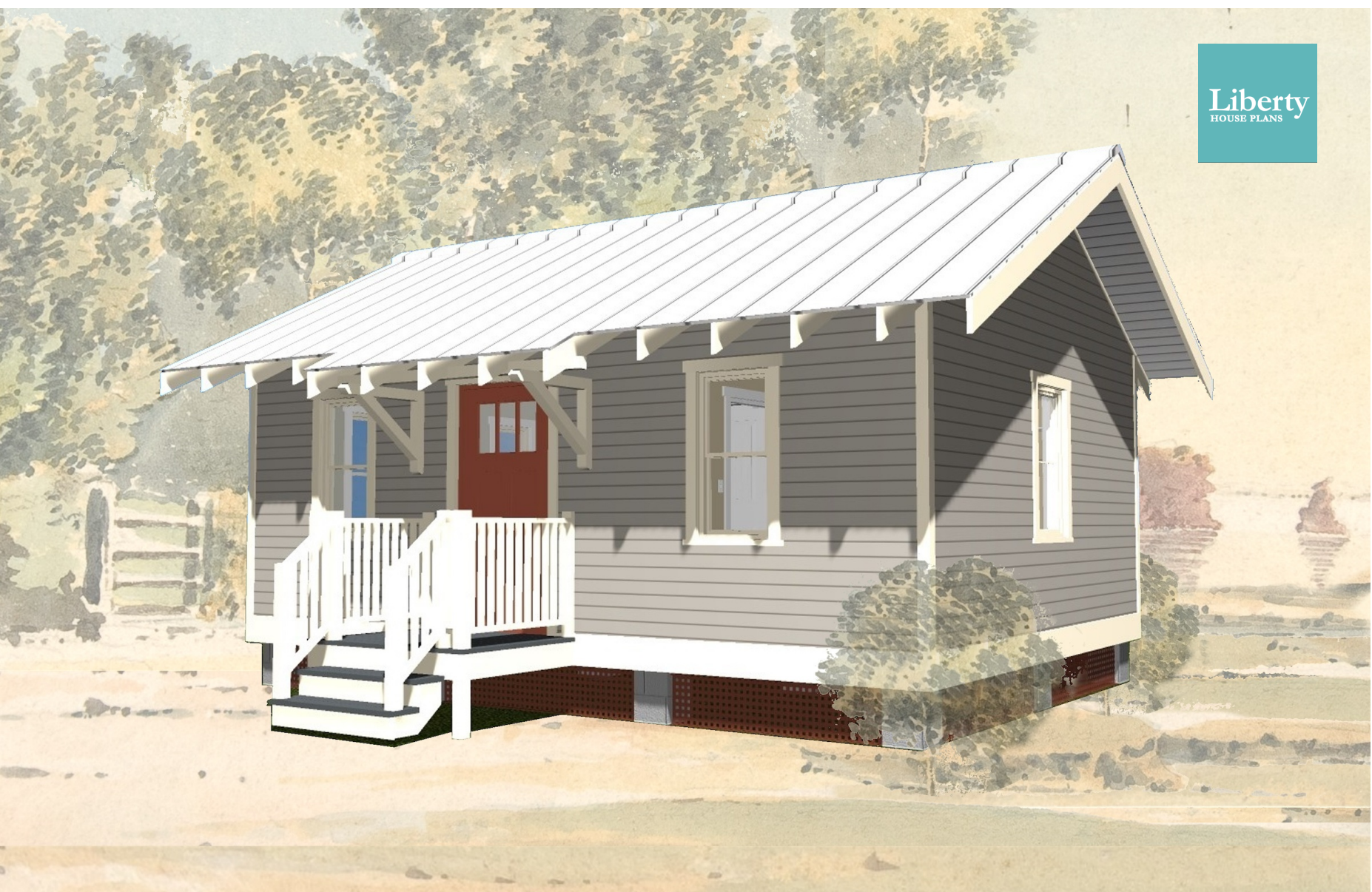
Loganberry Court

Designer: Artifex

This compact, neighborly design comes in five traditional styles. One floor plan, five options: farmhouse, garden house, creek house, river house, and Craftsman.

- 2 bedroom - 1 bath
- 24' W x 36' D x 16' H
- 1 story
- 744 square feet





Updated 9/9/2022

Seaborne Side Yard Cottage

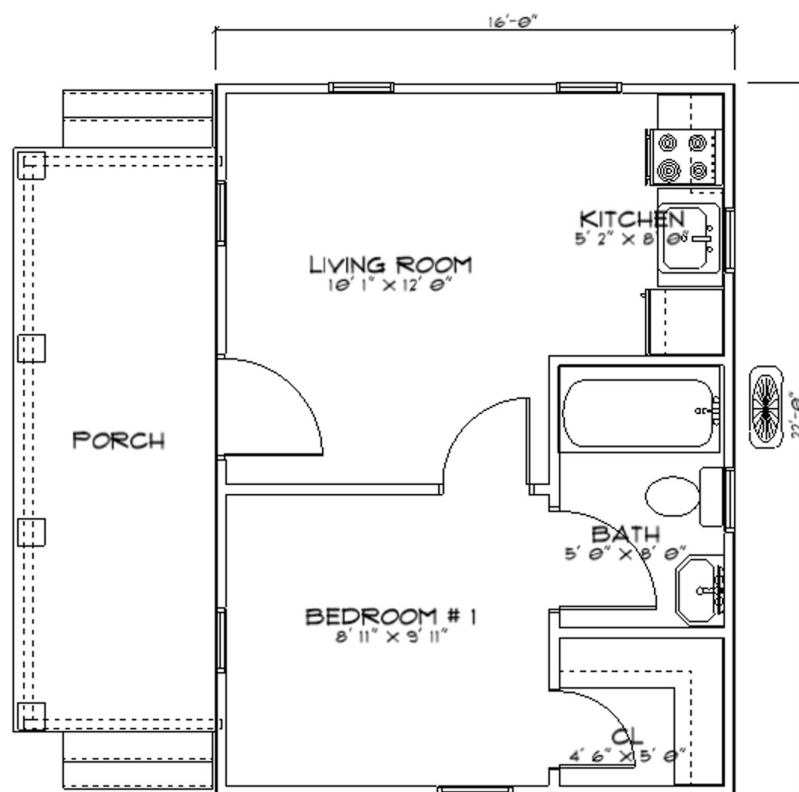
Designer: Historic Shed

Portico or porch? You can choose either with this one-bedroom Craftsman cottage plan.

- 1 bedroom - 1 bath
- 16' W x 22' D x 14'-6" H
- 1 story
- 352 square feet

More plans in the family:

- [Seaborne Cottage](#)
- [Seaborne II](#)



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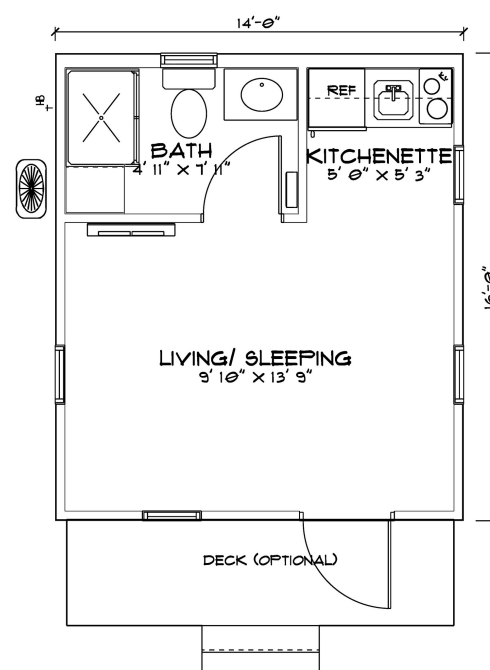
Updated 9/9/2022

Starlet Studio

Designer: Historic Shed

Home office. Studio. Guest quarters. The flexible Starlet Studio and its careful detailing make it an appropriate cottage companion for your traditional home.

- Studio - 1 bathroom
- 14' W x 16' D
- 1 story
- 224 square feet



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Report Period 12/1/2023 ~ 12/31/2023

WALLA WALLA AREA BUILDING PERMIT STATISTICS

JURISDICTION SINGLE FAMILY RESIDENCE PERMITS	THIS TIME PERIOD		YEAR TO DATE - Same time in:											
			2023		2022		2021		2020		2019		2018	
	#	\$ Amount	#	\$ Amount	#	\$ Amount	#	\$ Amount	#	\$ Amount	#	\$ Amount	#	\$ Amount
CITY OF WALLA WAL	8	2,927,710	111	28,355,969	47	12,014,989	38	12,893,341	31	10,112,863	54	16,443,283	121	35,843,863
COLLEGE PLACE			4	1,339,254	6	2,186,825	30	8,477,270	21	6,008,392	51	14,055,418	42	10,318,782
WALLA WALLA COU	2	445,819	45	21,420,832	46	19,142,985	35	12,311,917	51	20,428,631	40	15,151,396	47	14,644,611
TOTAL SINGLE FAMILY RESIDENCE	10	3,373,529	160	51,116,056	99	33,344,799	103	33,682,528	103	36,549,886	145	45,650,097	210	60,807,256
*MANUFACTURED HOMES									1	237,028				
ALL OTHER BUILDING PERMITS		1,344,551		110,857,100		78,032,817		98,231,192		114,856,864		71,639,116		70,508,634
GRAND TOTAL ALL PERMITS		4,718,080		161,973,155		111,377,616		131,913,720		151,406,750		117,289,213		131,315,890

*Manufactured Homes not included in totals

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