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

7:00 P.M.
420th Regular Planning Commission Meeting
City Hall
625 S College Avenue
College Place WA 99324
Agenda: https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D7VUXB7E2A53
Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSl-g/featured
Zoom Attendee Link: https://us06web.zoom.us/j/83191837523
Or you may call this number to listen: 1-669-900-9128 ID# 831 9183 7523 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 420th Regular Planning Commission Meeting
Meeting :	Aug 20, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Aug 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 - Felix Tan - 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 -Angie Peters- term exp. 12-31-2025

Position 6 - Leroy Waggoner - term exp. 12-31-2024
Position 7 - Todd A. Reiswig -term exp. 12-31-2027

Staff

Jon Rickard - Community Development Director

Kristi Scherger - Community Development Administrative Assistant

Athen Reid - Deputy Clerk

Guests

Jennifer Krouse - Liberty House Plans

Subject :	1.03 Public Comment
Meeting :	Aug 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 membersto make recommendationsto 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 anysuch 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.usno later than 4:30PMon the meeting date to be included in the record.

Public Comments in person may be madeby telephone orvirtuallyduring the meeting:

- Telephone comment - Call1-669-900-9128, 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 theZoom 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 August 20, 2024
Meeting :	Aug 20, 2024 - College Place Planning Commission-(Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA

Access :	Public
Type :	Action (Consent)

File Attachments

PC MINUTES JULY 2024.pdf (917 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 July 16, 2024
Meeting :	Aug 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 :	Aug 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

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 Pre-approved Housing Plans
Meeting :	Aug 20, 2024 - College Place Planning Commission-(Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action

Public Content

Jennifer Krouse with Liberty House Plans in here with us tonight.

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.

In July there is a survey out hosted by Liberty House Plans asking our residents which style of architecture is most desirable. The images are from stock plans of ADU's and one duplex with livable spaces of 600 SF or less.

Based on the survey results, staff is recommending the Beechwood Cove, Seaborn II, and Tangerine Carriage House be developed into pre-qualified/pre-approved plans. Of the three, which would you prefer we start with?

File Attachments

SummarySheet-BeechwoodCove-SommerDesignStudios JR comments.pdf (2,219 KB)
SummarySheet-SeabornеII-HistoricShed JR comments.pdf (2,176 KB)
SummarySheet-TangerineCarriageHouse-HistoricShed JR comments.pdf (1,411 KB)
2024.07.17 Survey Results Public Opinion - ADU Designs.pdf (6,759 KB)

Subject :	3.02 Election of Officers for 2024
Meeting :	Aug 20, 2024 - College Place Planning Commission-(Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action
Recommended Action :	Nomination of Chairman & Election.

Public Content

Commissioner Alvarado was elected as Chairman during the February 20, 2024 Meeting. Mr. Alvarado has since resigned.

A new Chairman needs to be appointed.

Our Vice Chairman is Todd Reiswig.

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is September 17, 2024
Meeting :	Aug 20, 2024 - 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, July 16, 2024)
Generated by Kriti Scherger Tuesday, July 16, 2024

1. OPENING ITEMS

1.01 Call To Order 419th Regular Planning Commission Meeting

Vice Commissioner Reiswig called the meeting to order at 7:03 PM

PRESENT:	Commission Members	Brandon Aberle Angie Peters Kirby Brown Todd Reiswig Wrandoll Brenes-Morua
	Guest Speaker	Matt Covert, FACET
EXCUSED:	Commission Members	Ben Dawson LeRoy Waggoner
	Staff	Jon Rickard - Community Development Director Kristi Scherger - Community Development Administrative Assistant Athen Reid - Deputy City Clerk

1.03 Public Comment
None.

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for July 16, 2024.

Action (Consent): 2.02 Approve Minutes from February 20, 2024

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

DRAFT

3. REGULAR AGENDA

Action: 3.01 Election of Officers for 2024

Vice Commissioner Reiswig made a motion to table the election until the next regularly scheduled meeting. Second by Commissioner Waggoner and the motion passed.

3.02 Countywide Planning Policy (CPP) Update
Mr. Rickard and Matt Covert from FACET provided a presentation.

4. REPORTS

4.01 Pre-approved Housing Plans
Mr. Rickard provided a presentation

5. OTHER BUSINESS

None.

6. CLOSING ITEMS

6.01 Conclude - Next regularly scheduled meeting is September 17, 2024

Commissioner Peters motioned to conclude the meeting. Second by Commissioner Aberle and the motion passsed.

Vice Commissioner Reiswig concluded the meeting at 7:51PM

Approved:

_____

Todd Reiswig
Vice Chairman

Attest:

_____

Jon Rickard
Community Development
Director

The foregoing minutes are the official record of the Planning Commission meeting that occurred September 17, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.

DRAFT

Updated 9/9/2022

Beechwood Cove

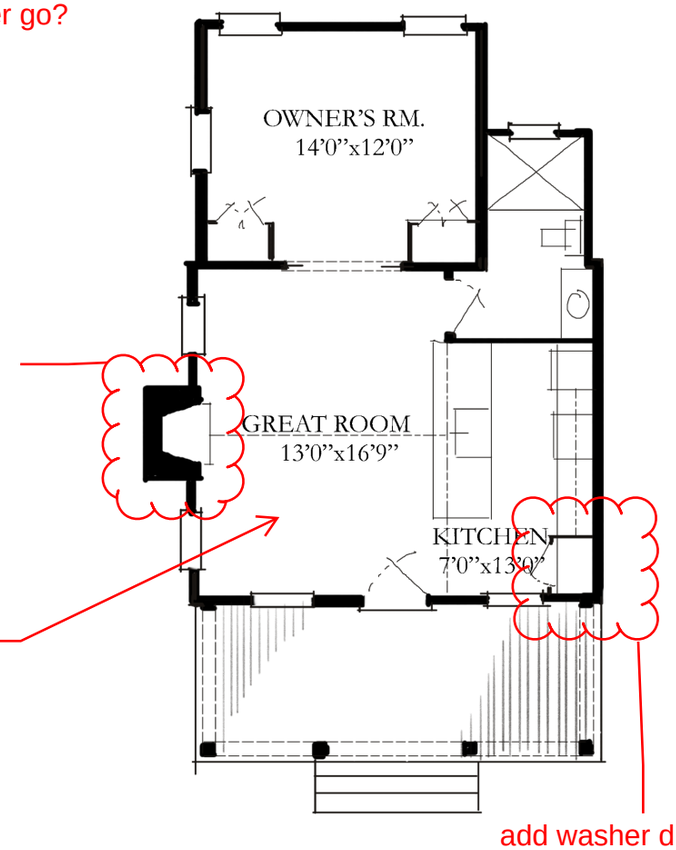
Where will the water heater go?

Designer: Jeremy Sommer

Dignified one-bedroom cottage with front porch and Neoclassical symmetry. A handsome design for accessory dwelling units, cottage courts, and modest lots.

- 1 bedroom - 1 bath
- 21'-6" W x 38' D
- 1 story
- 600 square feet

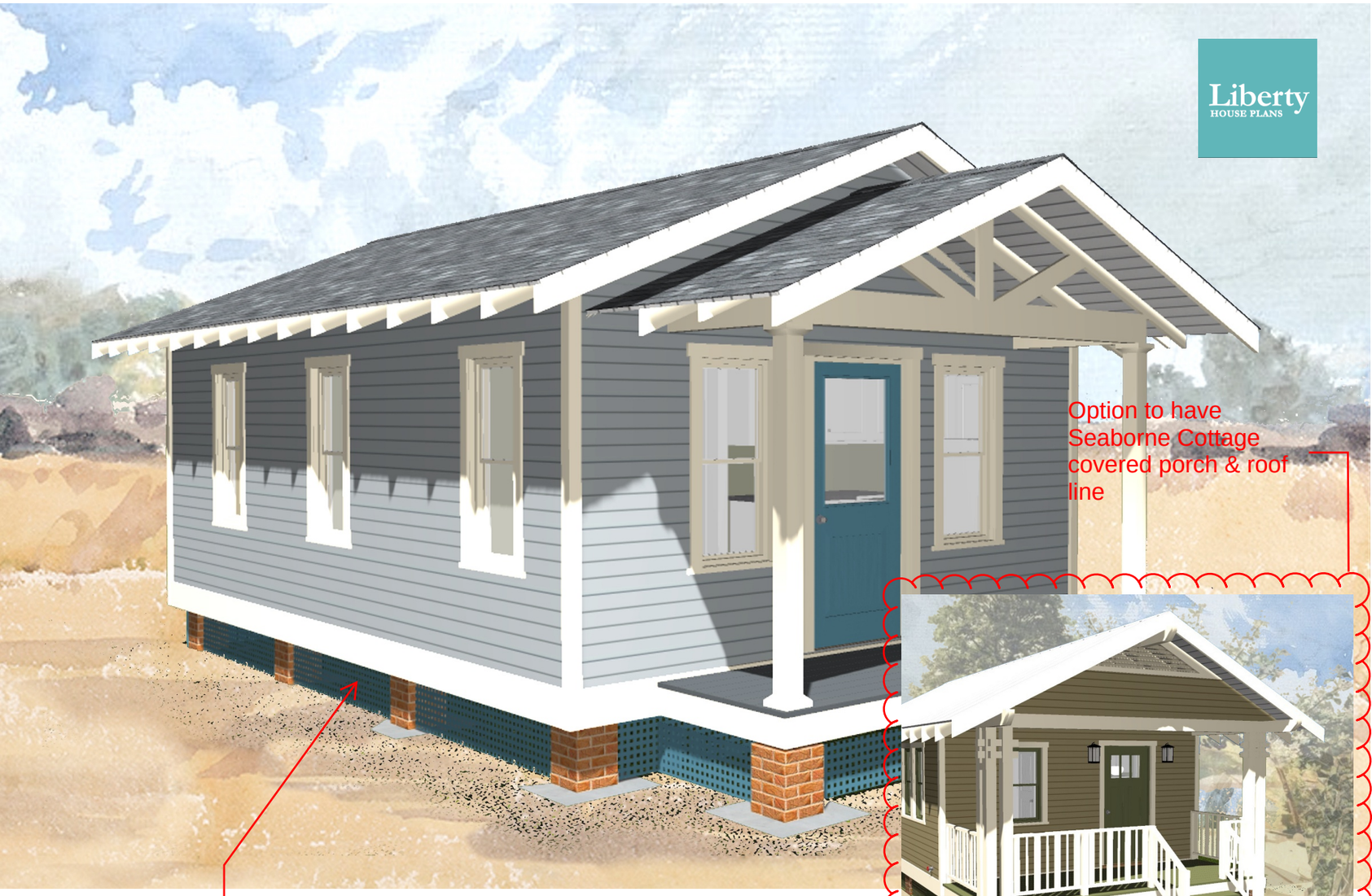
Eliminate fire place, optional direct vent gas or electric



Is this a cathedral ceiling and do the roof windows provide light into the great room? If not, provide option. I would prefer that the kitchen area ceiling continue the cathedral effect.

add washer dryer closet

FIND CONSTRUCTION DRAWINGS AND MORE AT
libertyhouseplans.com



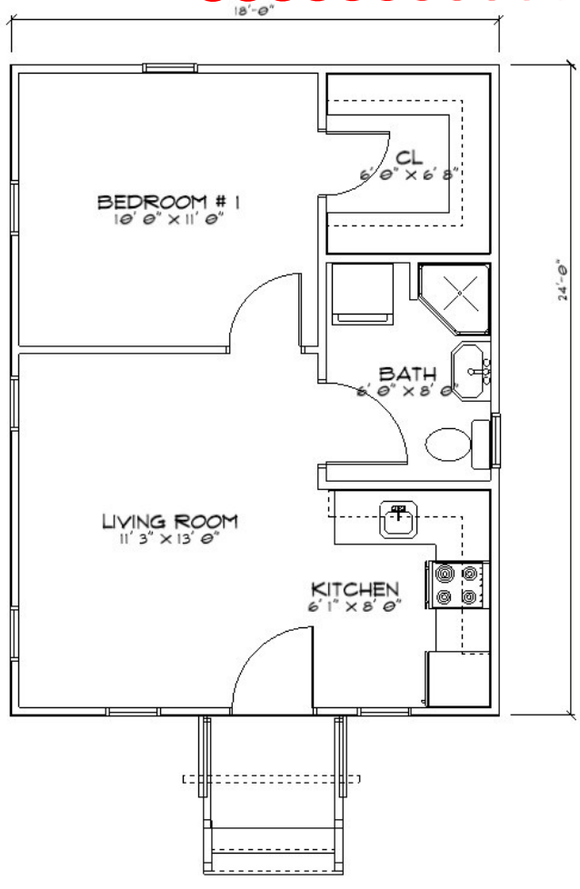
Seaborne II

Where will the water heater go?

Designer: Historic Shed

Portico or porch? You can choose either with this one-bedroom Craftsman cottage plan. The Seaborne II is two feet wider and deeper than the Seaborne, with a symmetrical facade.

- 1 bedroom - 1 bath
- 18" W x 24' D x 14'-9" H
- 1 story
- 432 square feet



More plans in the family:

- Seaborne Cottage
- Seaborne Side Yard Cottage

Tangerine Carriage House

Designer: Jo-Anne Peck

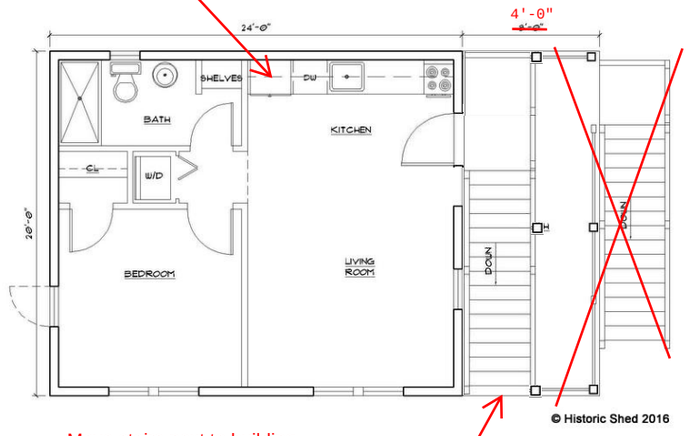
Two-car garage below, one-bedroom apartment above, with a breezy private porch for dining outdoors.

- 1 bedroom- 1 bath apartment
- 2-car garage
- 22' W x 20' D x 22'6" H
- 2 stories
- 528 square feet (living area), 1,056 square feet (total)

Second Floor

flip the refrigerator and range locations

Where will the water heater go?

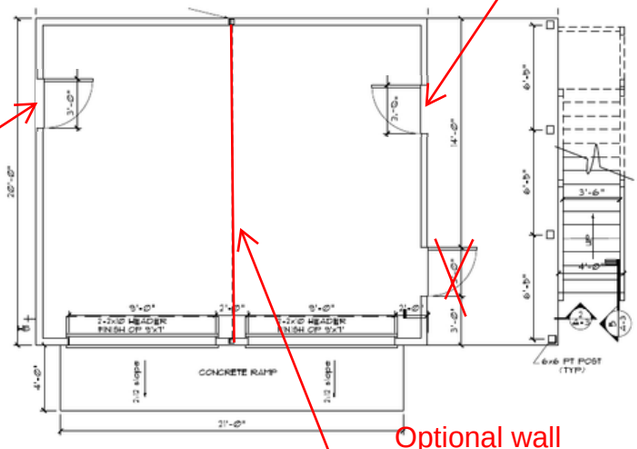


© Historic Shed 2016

Move stairs next to building, put stairs under the roof line. Width of stairs under roof approximately 4' wide.

Move door to align with upstairs door

First Floor



Optional second door

Optional wall separating the garages

FIND CONSTRUCTION DRAWINGS AND MORE AT

libertyhouseplans.com

Public Opinion - ADU Designs

59 responses

We're looking forward to hearing your thoughts. Do you live in the city of College Place, WA?

59 out of 59 answered

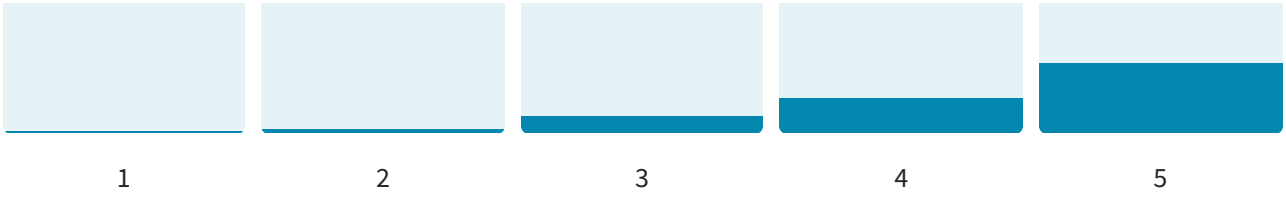
Yes	49 resp.	83.1%
No	10 resp.	16.9%

How well does this style fit in with College Place?

59 out of 59 answered

4.3 Average rating

1.7%	3.4%	13.6%	27.1%	54.2%
1 resp.	2 resp.	8 resp.	16 resp.	32 resp.

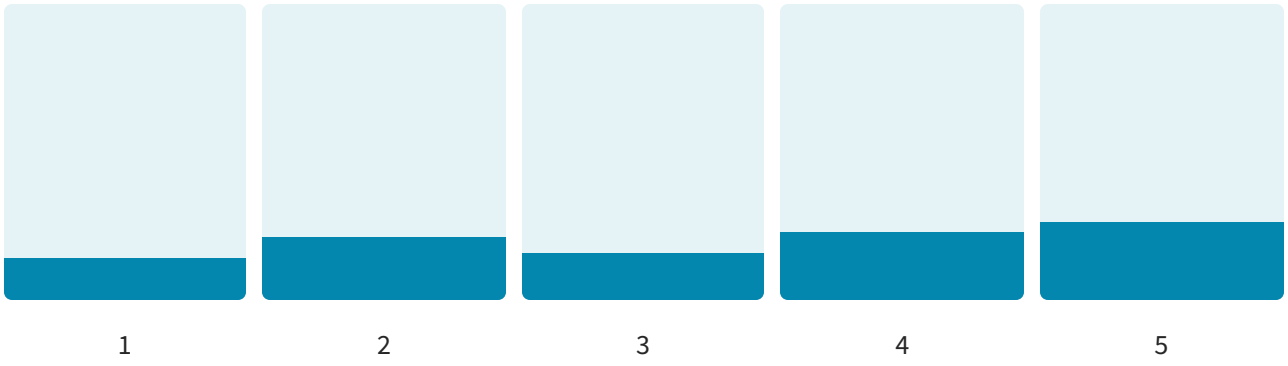


How well does this style fit in with College Place?

57 out of 59 answered

3.3 Average rating

14%	21.1%	15.8%	22.8%	26.3%
8 resp.	12 resp.	9 resp.	13 resp.	15 resp.

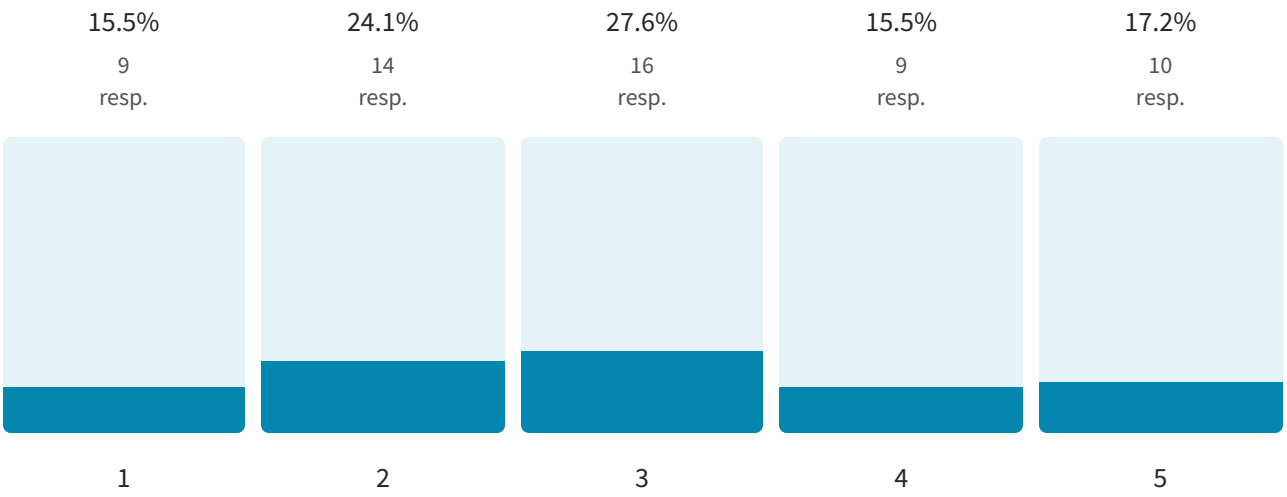


Poorly Very Well

How well does this style fit in with College Place?

58 out of 59 answered

2.9 Average rating

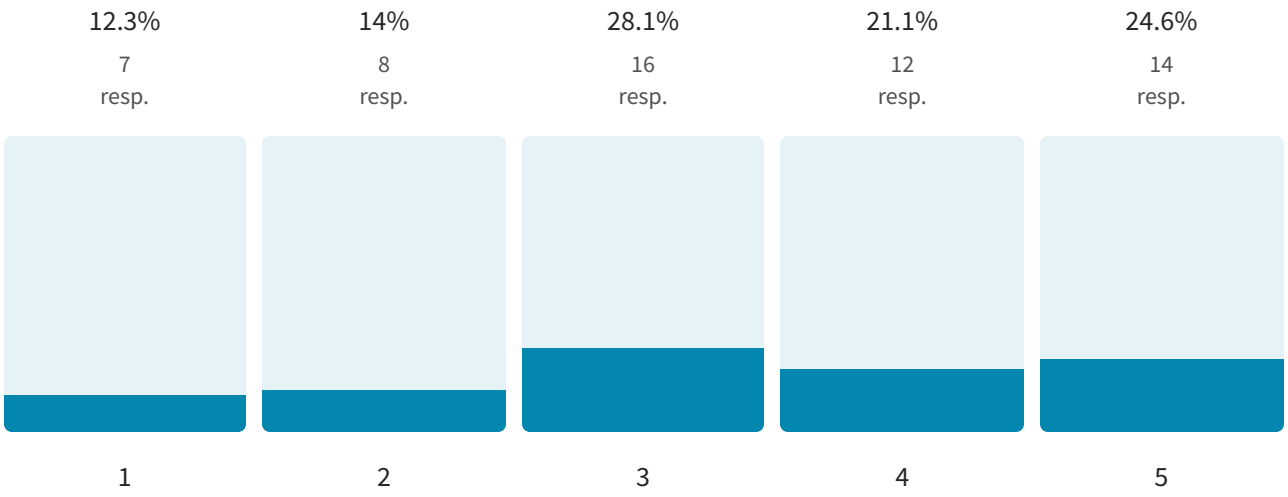


Poorly Very Well

How well does this style fit in with College Place?

57 out of 59 answered

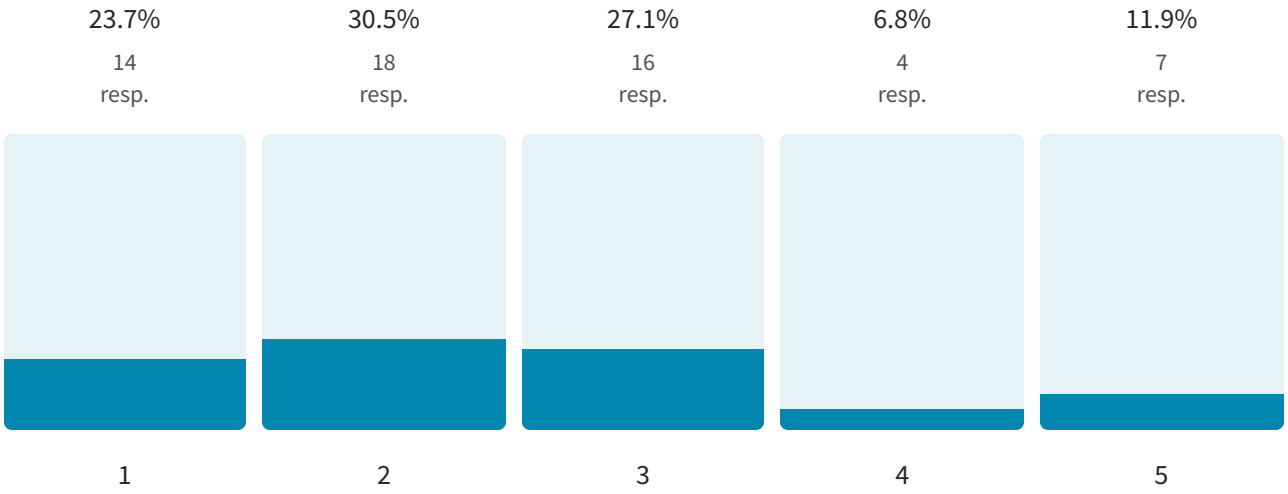
3.3 Average rating



How well does this style fit in with College Place?

59 out of 59 answered

2.5 Average rating

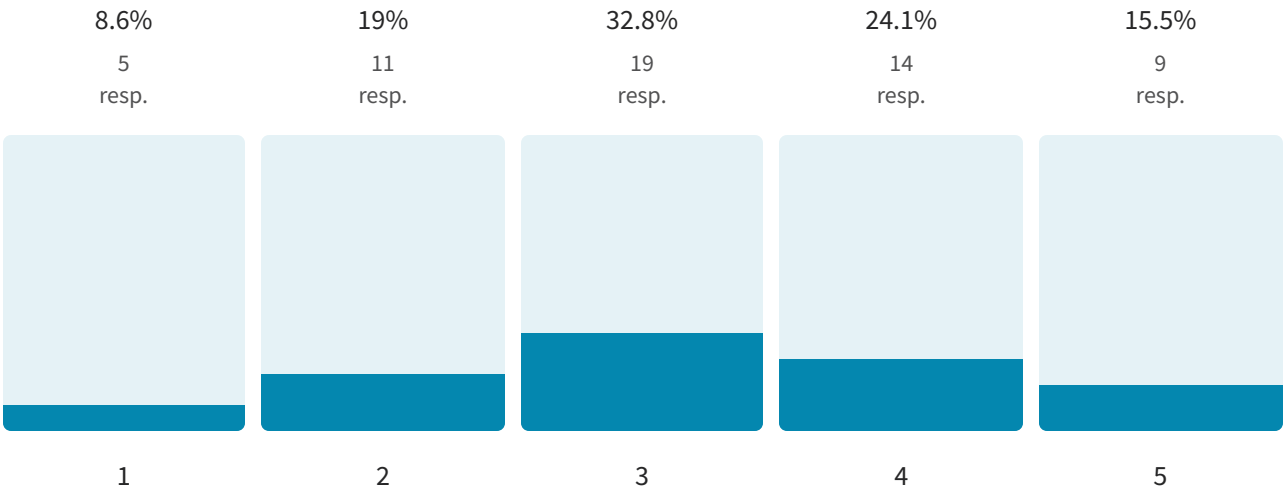


Poorly Very Well

How well does this style fit in with College Place?

58 out of 59 answered

3.2 Average rating

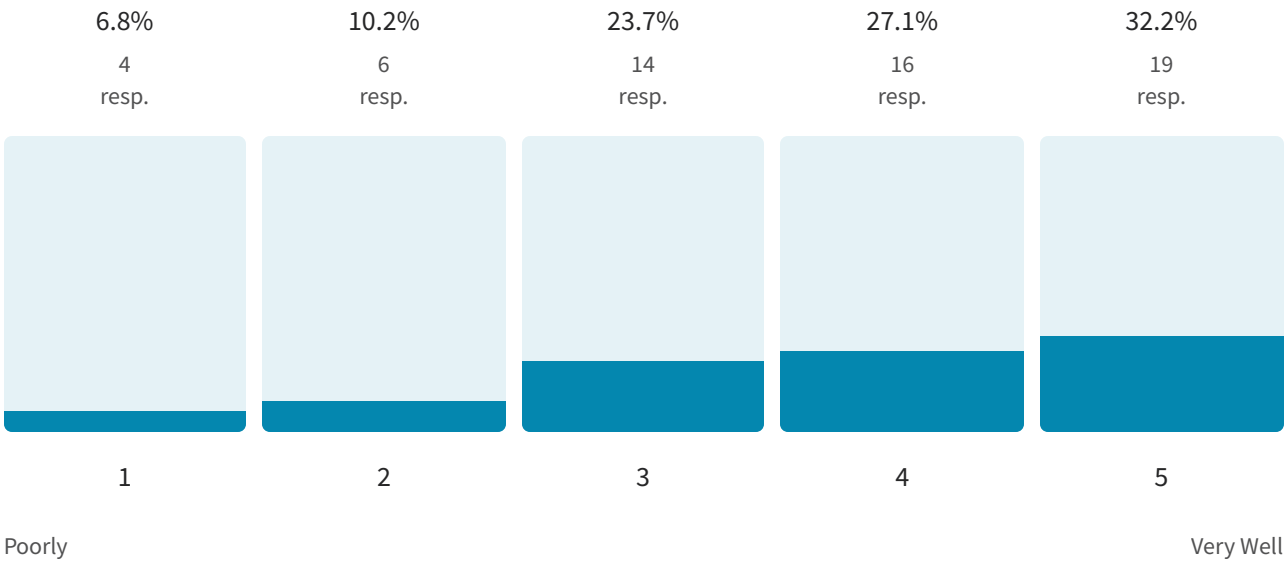


Poorly Very Well

How well does this style fit in with College Place?

59 out of 59 answered

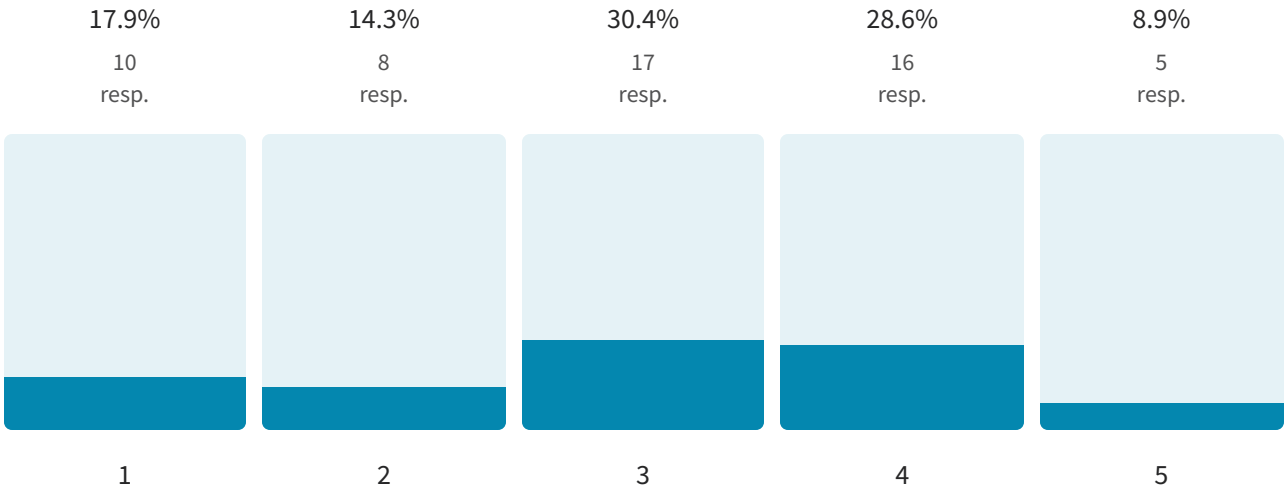
3.7 Average rating



How well does this style fit in with College Place?

56 out of 59 answered

3.0 Average rating

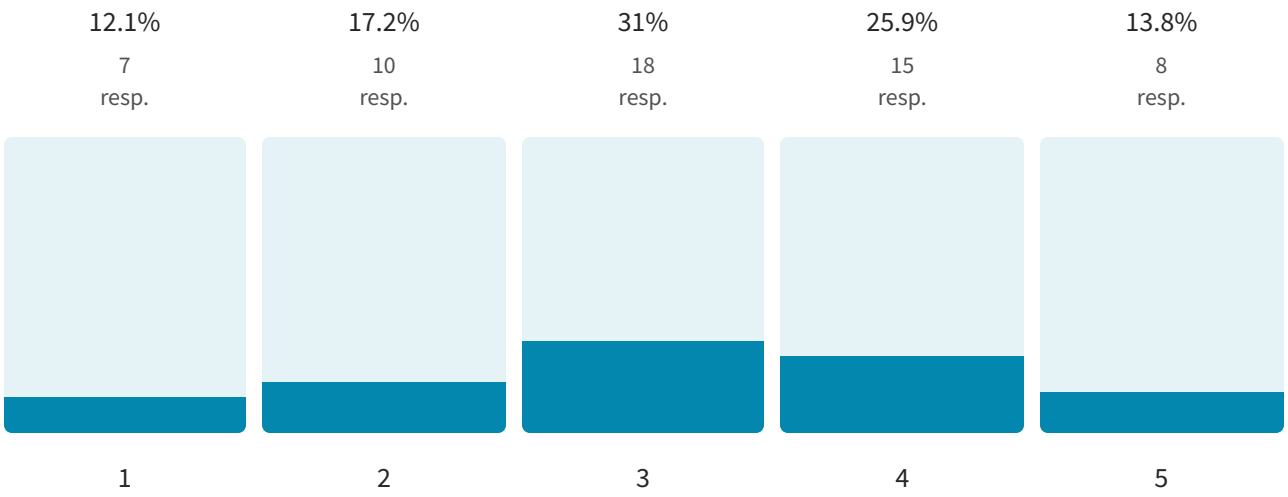


Poorly Very Well

How well does this style fit in with College Place?

58 out of 59 answered

3.1 Average rating

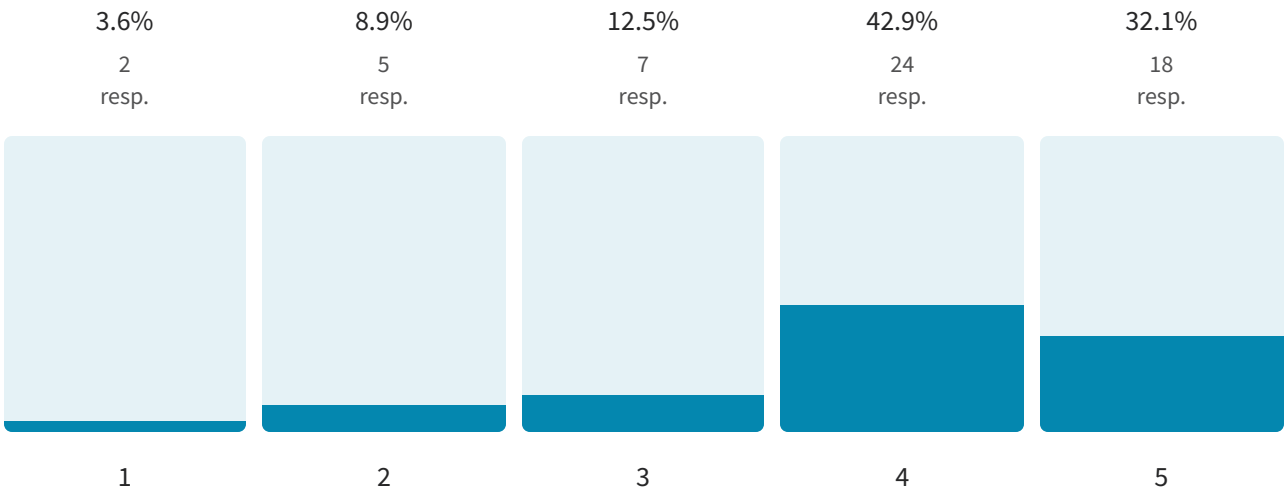


Poorly Very Well

How well does this style fit in with College Place?

56 out of 59 answered

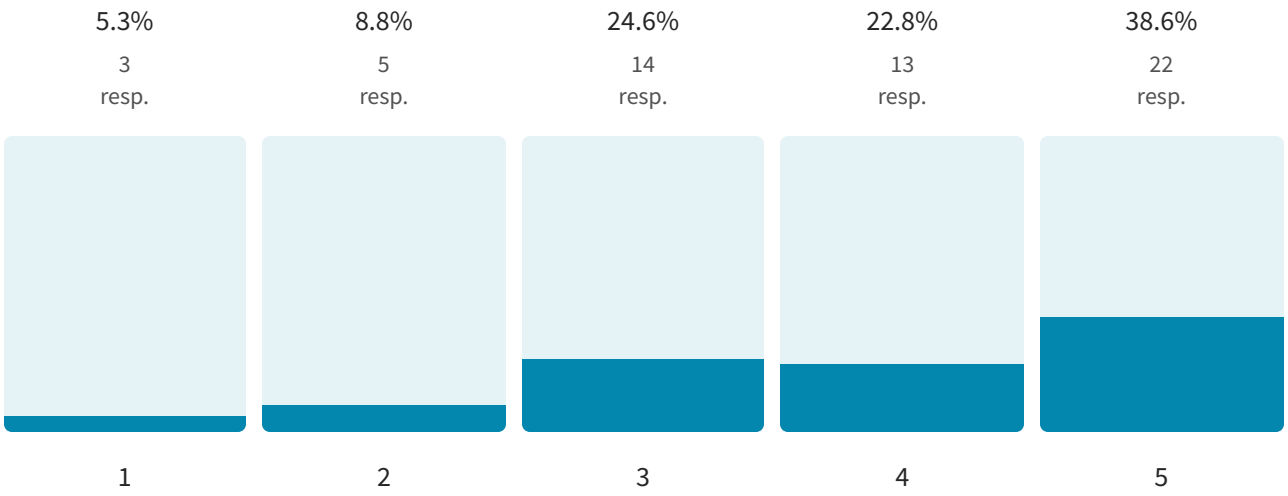
3.9 Average rating



How well does this style fit in with College Place?

57 out of 59 answered

3.8 Average rating

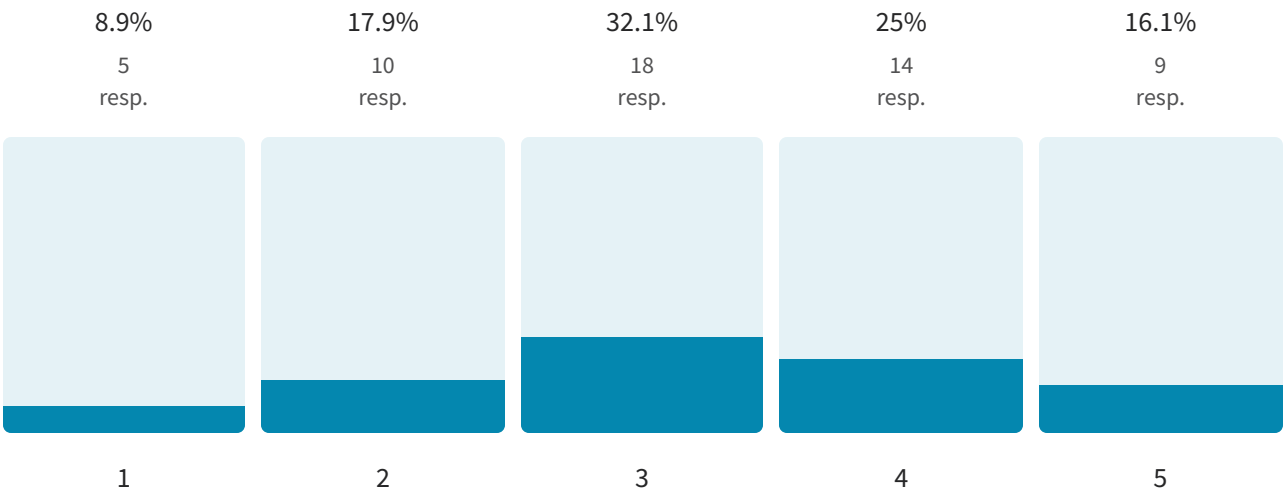


Poorly Very Well

How well does this style fit in with College Place?

56 out of 59 answered

3.2 Average rating

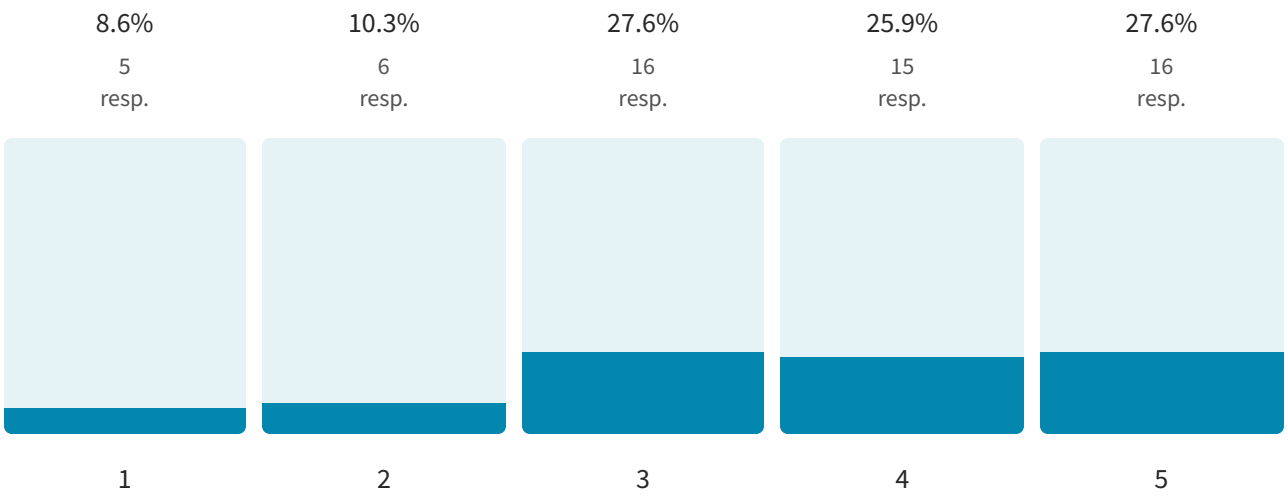


Poorly Very Well

How well does this style fit in with College Place?

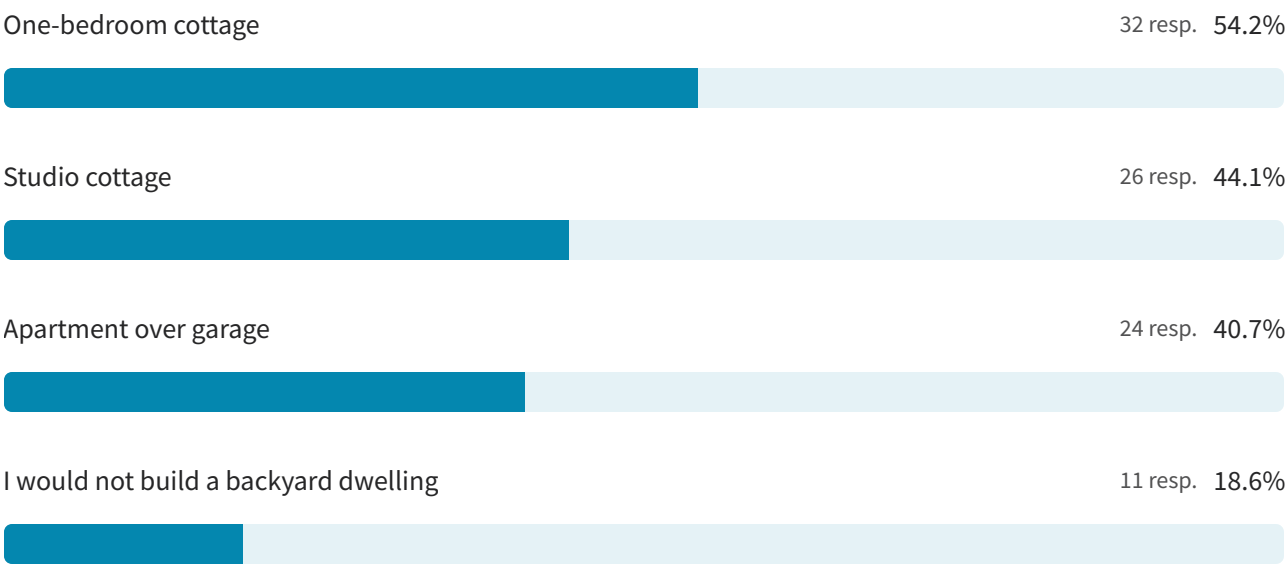
58 out of 59 answered

3.5 Average rating



Which of these would you consider building as a backyard dwelling?

59 out of 59 answered



Duplex (two studio cottages) 7 resp. 11.9%

Do you have any thoughts you'd like to share with us about the designs we've shown here or about College Place's housing needs?

25 out of 59 answered

For an ADU, I would like the city to consider raising the square footage limit for the reduced capital fees on water and sewer or have a mid tier fee. Going from $1000 to $7000 fees at 601 sq ft is hard for developing more than just a studio which really encourages VRBO/student housing more than SFR as it's hard to house a small family in 600 sq ft.

While some of them fit the overall architecture of the area, it would also depend on the main home's style. It also feels like not all common architecture design styles from this area are represented.

College Place needs more housing and backyard units would work for many families, but please do not approve them too close to fences or in yards that are too small. Part of the charm of College Place is its slightly roomier feel. Thank you.

Most of these look like they are from the south eastern states. We have more west coast options. I would build if the permits and material costs were more affordable, the city approval more friendly to a homeowner instead of big corporation, big money investors. I like variety of architecture, not cookie cutter Hayden homes look alikes

Are these duplexes or single family homes? I think duplexes are a better option, spacewise.

2 bedroom cottage would be nice.

Homes with 6 ft fences completely enclosed for the backyard so families can be safe with their children and pets. Insulation in the attic and garages to keep the energy bills lower. Bigger windows and higher ceilings in the smaller houses and apartments so we can breathe. Garages for our vehicles in the winter and to hide from the car prowler's.

My preference is a craftsman style dwelling

Concerned that they’re very small and that they might be expensive for that space. Appreciate the more traditional styles with few to none that reflect the current industrial fads.

What would be the purpose of these dwellings? How would their construction be financed? Is College Place considering flag lots? I liked most all of the designs, but I would need to know their purpose, before stating a preference. If they are in the backyard, their appearance seems irrelevant. They won't be seen from the street. I think building something too small, wouldn't serve enough function. Most situations would require at least a one bedroom of maybe 800 sq ft.

Appreciate the opportunity to share my opinion on the ADU designs. Would be great to do this tastefully so everything feels cohesive and looks great. Will there be any incentive for CP residents to build dwelling units in the future?

---

no

I think you should add more bright colors and make it fun. Less white more bright!

God bless America freedom of choices. And be a good neighbor.

Lovely designs that, in general, mesh well with one another. Great choices.

Affordable. $300 or less. No 1 bath dwellings. Walk in showers.

Would love to be able to add additional small dwelling to back yard for a relative

Larger yards are preferred and wrap around decks will be utilized often.

Make the process simple and without much trouble

Are there any designs for a large scale housing development? Such as the one built in Walla Walla's old Kmart location.

This survey's question 15 was pointed at homeowners. Renters don't have the ability to improve building/housing options. Renters are out of luck as options disappear and both rental and purchase costs increase more and more.

Keep them small family size.

Please fix inflation

As a homeowner with no building experience, I think this would be very helpful tool in adding more affordable housing inventory.

We need more small housing options in Walla Walla Valley.

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