

Tuesday, September 17, 2024
College Place Planning Commission- (Hybrid: In-Person & Electronic)

7:00 P.M.

421st Regular Planning Commission Meeting

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D8ZL2E546E8C>

City Hall

625 S College Avenue

College Place WA 99324

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

Zoom Attendee Link: <https://us06web.zoom.us/j/86900688478>

Or you may call this number to listen: 1-669-900-9128 ID#894 5695 2763 Phone controls: *6 - toggle mute /un-mute and *9 - raise hand

1. OPENING ITEMS

Subject :	1.01 Call To Order 421st Regular Planning Commission Meeting
Meeting :	Sep 17, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Sep 17, 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. 12-31-25

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

Position 4 - Brandon Aberle - term exp. 12-31-2025

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

Subject :	1.03 Public Comment
Meeting :	Sep 17, 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.*

COVID-19 Virtual Meeting Protocol for Public Comment:

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

- Your Name
- Your Address

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

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

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

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

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for September 17, 2024
Meeting :	Sep 17, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

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

Subject :	2.02 Approve Minutes from August 20, 2024
Meeting :	Sep 17, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

[PC MINUTES AUG 20 24.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 :	2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.
Meeting :	Sep 17, 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 Countywide Planning Policy (CPP) Update - Mr. Rickard
Meeting :	Sep 17, 2024 - College Place Planning Commission- (Hybrid: In-Person & Electronic)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action
Preferred Date :	Sep 17, 2024
Absolute Date :	Sep 17, 2024
Fiscal Impact :	No
Recommended Action :	Motion to recommend that the College Place City Council approve the Walla Walla Countywide Planning Policies.

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.

The original 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 in 2025.

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 FACET (formerly DCG/Watershed) & Kimley-Horn.

The final draft of the CCPs is will be before Board of County Commissioners on Monday, September 23, at 9 a.m. for the Project Management Team to formally recommend the completed document to the Board, as outlined in the interlocal agreement.

File Attachments

[Countywide Planning Policies 1993.pdf \(1,567 KB\)](#)
[CPPs Final 8.27.24.pdf \(708 KB\)](#)

4. REPORTS

5. OTHER BUSINESS

6. CLOSING ITEMS

Subject :	6.01 Conclude - Next regularly scheduled meeting is October 15, 2024
Meeting :	Sep 17, 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, August 20, 2024)

Generated by Kristi Scherger Tuesday, September 10, 2024

1. OPENING ITEMS

1.01 Call To Order 420th Regular Planning Commission Meeting

Vice Commissioner Reiswig called the meeting to order at 7:02 PM

PRESENT:	Commission Members	Brandon Aberle Kirby Brown Todd Reiswig Ben Dawson LeRoy Waggoner Felix Tan
	Guest Speaker	Jennifer Krouse - Liberty House Plans
EXCUSED:	Commission Members	Angie Peters
	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 Waggoner made a motion to approve the consent agenda items 2.01 through 2.03. Second by Commissioner Aberle and the motion passed.

3. REGULAR AGENDA

3.01 Pre-approved Housing Plans

Guest Speaker Jennifer Krouse gave an overview of the Pre-approved Housing Plans.

3.02 Election of Officers for 2024

Election of Officers for 2024

Commissioner Brown made a motion to elect himself, Commissioner Brown as Chairman. Second by Commissioner Reiswing and the motion passed.

Commissioner Waggoner made a motion to elect Commissioner Reiswig as the Vice Chairman. Second by Commissioner Tan and the motion passed.

3.02 Countywide Planning Policy (CPP) Update

Mr. Rickard and Matt Covert from FACET provided a presentation.

4. REPORTS

None.

5. OTHER BUSINESS

None.

6. CLOSING ITEMS

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

Commissioner Tan motioned to conclude the meeting. Second by Commissioner Waggoner and the motion passed.

Vice Commissioner Reiswig concluded the meeting at 7:52PM

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 August 20, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.

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 it's 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



Walla Walla

Countywide Planning Policies



Town of Prescott

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INTRODUCTION

The Growth Management Act (GMA) was created in part to foster coordination and cooperation among units of local and state government. Cities and counties must engage in a collaborative planning process under the requirements of the Act.

Specifically, the Act states that:

“The Legislature finds that uncoordinated and unplanned growth [...] pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by residents of the State. It is in the public interest that citizens, communities, local governments, and the private sector cooperate and coordinate with one another in comprehensive land use planning.” (RCW 36.70A.010)

To guide the development of comprehensive plans and development regulations, the GMA set forth planning goals (RCW 36.70A.020) in 15 areas:

- | | |
|--------------------------------|--|
| 1. Urban Growth | 9. Open Space and Recreation |
| 2. Reduce Sprawl | 10. Environment |
| 3. Transportation | 11. Citizen Participation and Coordination |
| 4. Housing | 12. Public Facilities and Services |
| 5. Economic Development | 13. Historic Preservation |
| 6. Property Rights | 14. Climate Change and Resiliency |
| 7. Permits | 15. Shorelines of the State |
| 8. Natural Resource Industries | |

The GMA also states that:

“[A] countywide planning policy is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted [...] (to) ensure that city and county comprehensive plans are consistent [...] as required in RCW 36.70A.100. Nothing in this document shall be construed to alter the land use powers of cities.” (RCW 36.70A.210(1))

Further, “Federal agencies and Indian Tribes may participate in and cooperate with the countywide planning policy adoption process.” (RCW 36.70A.210(4)) These policies may also be used for other purposes requiring collaboration and cooperation in addition to the development and adoption of comprehensive plans.

Walla Walla County’s current countywide planning policies were originally adopted in 1993. Since that time, the GMA has been repeatedly amended and expanded and the communities in Walla Walla County have changed as well.

In 2023, Walla Walla County and the Cities within the county (City of Walla Walla, College Place, Waitsburg, and Prescott) adopted an interlocal agreement¹ to update and amend the Walla Walla

¹ Walla Walla County Resolution 23, March 6, 2023
City of Walla Walla Resolution 2023-22, February 22, 2023

Countywide Planning Policies (CPPs). These policies have been revised and adopted in accordance with the procedures contained in that interlocal agreement. County and City comprehensive plans shall be consistent with the adopted CPPs. They may be amended from time-to-time hereafter in accordance with procedures established by the communities through ongoing coordination as part of a regional planning advisory council as established in these CPPs.

How to read the Countywide Planning Policies

Each chapter of these CPPs begins with a description of the planning and policy context for the issue or issues covered in the chapter. After the context, each chapter defines a set of planning goals for policies that follow.

The policies within the CPPs have equal importance and each should be understood in the context of the entire document. The CPPs specify how directive a policy is. The policies use one of three different operator words to do this: shall, should, and may. These operators are defined as follows:

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”. “Shall” is used for policies that repeat State of Washington requirements or where the intent is to mandate action. However, “shall” cannot be used when it is largely a subjective determination of whether a policy’s objective has been met.
- “Should” means implementation of the policy is expected, but its completion is not mandatory. The policy is directive with substantive meaning, although to a lesser degree than “shall” for two reasons. 1) “Should” policies recognize the policy might not be applicable or appropriate for all jurisdictions due to special circumstances. The decision not to implement a “should” policy is appropriate only if the implementation of the policy is either inappropriate or not feasible. 2) Some “should” policies are subjective; hence, it is not possible to demonstrate that a jurisdiction has implemented them. For example, some “should” policies encourage jurisdictions to support various programs or initiatives, but because “support” is a subjective term, implementation could take an array of forms.
- “May” means the actions described in the policy are either advisable or allowed. “May” gives permission and implies a preference. Because “may” does not have a directive meaning, there is no expectation that the described action will be implemented.

The last chapter of the CPPs, “Roles and Responsibilities”, contains policies as well as an implementation matrix designed to assist the jurisdictions of Walla Walla County with prioritization and implementation of policies from each chapter that require specific and ongoing action and coordination.

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1.0 URBAN GROWTH AREAS AND CONTIGUOUS AND ORDERLY DEVELOPMENT

1.A: Urban Growth Areas

1.B: Contiguous and Orderly Development

1.A. Urban Growth Areas

Context

Urban Growth Areas (UGAs) are “...areas within which urban growth shall be encouraged and outside of which growth can only occur if it is not urban in nature” (RCW 36.70A.110). Urban growth is defined as “...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 land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources...”.

This chapter sets goals and policies focused on shared principles as the County and Cities work together on planning for future growth, facilitating growth in Urban Growth Areas, and transitioning these areas when annexations occur.

Goals

Goal 1 - Walla Walla County and the Cities will utilize a consistent methodology for completing a Land Capacity Analysis.

Goal 2 - Walla Walla County and the Cities will work together to distribute population, housing, and employment growth prior to updating comprehensive plans.

Goal 3 - Walla Walla County and the Cities will utilize a consistent process and criteria for expanding or adjusting UGA boundaries.

Goal 4 - Walla Walla County and the Cities will coordinate growth within unincorporated UGAs prior to annexation.

Goal 5 - Walla Walla County and the Cities will encourage higher density residential development in closer proximity to jobs, commercial services, transit, schools, and parks.

Goal 6 - Walla Walla County and the Cities will promote infill and redevelopment of existing areas to utilize services most efficiently and economically.

Goal 7 - Walla Walla County and the Cities will consider possible impacts to critical areas, greenbelts and open space, aquifer recharge areas, and both rural and resource lands when an expansion to a UGA is proposed.

Goal 8 - Where applicable, the County, Cities, and/or other services providers should coordinate on providing utilities and capital facilities within UGAs.

Goal 9 - Walla Walla County and the Cities will provide a heightened level of certainty for investors, landowners, and residents regarding types of land use, development standards, and zoning intended.

Goal 10 - Walla Walla County and the Cities will provide an adequate supply of industrial and commercial property and infrastructure to support economic development and employment projections.

Urban Growth Area Policies

- 1.1 Land Capacity (RCW 36.70A.115 and WAC 365-196-325): The County and Cities shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their projected population, housing, and employment growth.
 - a. The County and Cities shall develop and adopt a Land Capacity Analysis methodology to provide a consistent estimate of the land supply available to accommodate future population and employment growth and projected housing needs. This includes setting a reasonable market factor. The adopted methodology will be adopted as Appendix A.
 - b. In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute. If a resolution cannot be achieved, representatives from the County and Cities shall work together to review and, if possible, facilitate any disputes between parties.
- 1.2. Policies for the distribution of 20-year population, housing, and employment growth:
 - a. The County and Cities shall coordinate the process for distributing the forecasted population, housing, and employment growth (growth targets) consistent with the requirements of the Growth Management Act. Once distributed, growth targets will be adopted into Appendix B.
 - b. The County and Cities, as part of their Comprehensive Plan periodic updates, shall reflect those growth targets in their Comprehensive Plan, as adopted in Appendix B.
- 1.3 Adopt a process and criteria to ensure regional coordination when establishing, expanding, and adjusting Urban Growth Areas:
 - a. Sufficient capacity must be included in the Urban Growth Areas to accommodate the 20-year population, housing, and employment (commercial and industrial) targets.

- b. Urban Growth Area expansions shall not result in new areas being included for population, housing, or employment capacity that exceed what is necessary to accommodate the growth management planning projections, plus a market factor.
 - c. Except for UGA modifications under subparagraph “g”, an expansion of the boundary of an individual UGA that results in a net increase of residential, commercial, or industrial land capacity shall not be permitted unless the UGA expansion is supported by a land capacity analysis completed consistent with the adopted Land Capacity Methodology in Appendix A.
 - d. The County, City, or other interested party may initiate an amendment to an existing Urban Growth Area boundary through the Walla Walla County annual comprehensive plan amendment docketing process. The County has discretion to determine their annual comprehensive plan amendment process, including the schedule and review types.
 - e. The County should adopt specific procedures for filing comprehensive plan amendments which will be processed concurrently with the state-required Periodic Update.
 - f. Any expansion of an Urban Growth Area shall result in zoning that will ensure urban growth patterns and densities consistent with the Growth Management Act.
 - g. The County shall adopt procedures and criteria for considering UGA boundary revisions consistent with the requirements in RCW 36.70A.130(3)(c). Such ‘swap’ amendments must comply with applicable GMA criteria and shall not increase land capacity within the UGA.
 - h. When an Urban Growth Area boundary is proposed to be established, expanded, contracted, or adjusted the County and appropriate City should coordinate together to conduct early and continuous public involvement.
 - i. All Urban Growth Areas shall be reflected in County and respective City comprehensive plans.
 - j. Possible impacts to critical areas, greenbelts and open space, aquifer recharge areas, and both rural and resource lands shall be evaluated when an expansion to a UGA is considered.
 - k. UGAs should be designated where:
 - a. Areas are already characterized by urban growth;
 - b. Infrastructure exists or is planned, as identified in an approved capital improvement program, or can be reasonably and economically extended; and
 - c. It is environmentally appropriate for growth to occur.
 - l. UGAs may provide for the inclusion of greenbelts and open space, some of which may be critical areas.
- 1.4 Coordinated growth management in Urban Growth Areas:
- a. Adopted City and County comprehensive plans shall reflect the intent that all land within unincorporated Urban Growth Areas, where feasible, will either annex to a City or incorporate within the 20-year planning horizon.
 - b. To maximize the efficient use of urban lands, uses and densities permitted in unincorporated Urban Growth Areas should be consistent where feasible with the associated jurisdiction’s zoning densities and uses.
 - c. Cities are the primary provider of municipal services and facilities in their Urban Growth Areas, responsible for demonstrating within their Comprehensive Plans and Capital Facilities

- Plans the capacity to provide all urban services within their associated unincorporated Urban Growth Area(s). This may be accomplished through a collaborative process with the County and/or other service providers.
- d. The County and Cities should establish procedures to facilitate the smooth transfer of governance for associated Urban Growth Area(s).
 - e. The County should plan with associated Cities and local communities to address land use, zoning, infrastructure needs, and other issues as needed.
 - f. The County and each City, where appropriate, should consider utilizing Interlocal Agreements (ILAs) as a mechanism to facilitate urban growth within unincorporated UGAs. An ILA could be utilized to coordinate on common development regulations and standards and permit review processes within these areas. This could result in development more closely aligning with adopted regulations within cities. This process could also be utilized to encourage the extension of urban services to these areas given urban growth typically requires urban governmental services.

1.B. Contiguous and Orderly Development

Context

These policies facilitate the cost-effective provision of urban services by minimizing differences in urban development regulations and standards between the County and Cities in shared UGAs. These policies focus on specific topics where coordination is essential, including topics also covered by other chapters of the Countywide Planning Policies such as housing, transportation, and public capital facilities. These policies ensure the goals and policies specific to those topics are implemented in a consistent and orderly way. In contrast with the policies for UGAs, which are focused on coordination as projected growth is planned for, these policies are intended to coordinate development and transition when annexation occurs.

Goals

Goal 11 – Walla Walla County and the Cities will work to ensure that urban services in shared Urban Growth Areas (UGAs) serve development in an orderly and cost-efficient manner.

Goal 12 – Walla Walla County and the Cities will ensure the provision of urban governmental services in the Urban Growth Area and applicable capital improvement plans.

Goal 13 – Walla Walla County and the Cities will coordinate with each other and with special districts, where applicable, in the provision and financing of utilities and capital facilities.

Goal 14 – Walla Walla County and the Cities will work together to ensure that permitting in unincorporated urban growth areas is well coordinated.

Policies

- 1.5 The County and the Cities shall prioritize urban growth within Urban Growth Areas (UGAs) as follows:
 - a. First in areas already characterized by urban growth that have existing public facility and service capacities to serve such development;
 - b. 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 sources; and
 - c. Third in the remaining portions of the urban growth areas.
- 1.6 Non-urban development in the UGA should be discouraged. Non-urban development in the UGA should only be allowed if urban development is not feasible and if it will be compatible with future urban development.
- 1.7 The timing of capital improvements shall be consistent with the adopted capital facilities plan(s) of the purveyor(s).
- 1.8 Existing and future level of service standards shall be established within the appropriate capital facilities plan(s).
- 1.9 The County and Cities should coordinate the development and implementation of long-range planning between fire protection, police services, schools, transportation, and parks and recreation facilities.
- 1.10 The County should not encourage fully contained communities.
- 1.11 Service boundaries for urban governmental services shall not be extended past existing adopted service area boundaries.
- 1.12 Cities should be the purveyors of urban services, except in cases where an Urban Growth Area is not associated with a city.
- 1.13 To adequately plan for growth and implement the policies of the GMA, the County, the Cities, and special districts in the county, should establish an ongoing mechanism to improve communication, information sharing, and coordinated approaches to common problems.
- 1.14 Walla Walla County should coordinate with adjacent and/or nearby counties and cities on issues of growth and delivery of urban services that cross county or state boundaries.

2.0 PUBLIC CAPITAL FACILITIES AND ESSENTIAL PUBLIC FACILITIES

State Context

The Growth Management Act (GMA) requires that Countywide Planning Policies address the siting of public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance (RCW 36.70A.210(3)(c)). The term, “capital facilities of countywide or statewide nature” is not defined in state law but is synonymous with essential public facilities, which are defined in the GMA. Essential public facilities include facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, group homes, and secure community transition facilities (RCW 36.70A.200). The policies in this chapter focus on areas where coordination is necessary for the siting of public capital facilities and essential public facilities where coordination is necessary.

Local Context

Each county and city is also required to have a capital facilities plan. Capital facilities include, but are not limited to, water systems, sanitary sewer systems, stormwater facilities, reclaimed water facilities, schools, parks and recreational facilities, and police and fire protection facilities. Coordination between the County and Cities, in the form of sharing details, objectives, and locations with affected jurisdictions during the planning and design phase, for these facilities can improve service to the public and protect the environment and public health. Coordination on levels of service, in the form of communication and alignment of levels of service standards for public facilities and services between jurisdictions, helps ensure consistent service. Public services and facilities in Urban Growth Areas are expected to be provided at service levels to support urban densities and development intensity while reflecting the realities of limited resources and prioritization between those services and facilities. Public services and facilities in rural areas of Walla Walla County are expected to be provided at service levels reflecting lower densities and more dispersed patterns of development. This chapter also provides policies on public capital facilities.

Public Services and Facilities Goal

Walla Walla County and the Cities will coordinate on, develop, and provide adequate and efficient public facilities and services to ensure the health, safety, conservation of resources, and economic vitality of all communities and all residents.

Policies for All Capital Facilities

- 2.1 The County and the Cities should consider including impacts upon historically marginalized communities and disproportionately burdened communities when siting or expanding capital facilities.

- 2.2 Some regionally significant public capital facilities and essential public facilities may be located outside Urban Growth Areas. The County should permit or approve capital facilities or essential public facilities beyond Urban Growth Areas only if they are self-contained or to be served by services in a manner that will not promote sprawl.
- 2.3 Location of public capital facilities and essential public facilities:
- a. If the primary population served by the facility is urban, the facility should be located in a city or unincorporated Urban Growth Area, where feasible.
 - b. Public capital facilities that generate substantial travel demand should be located along or near major transportation corridors and existing public transportation routes.
 - c. The design of capital facilities and utilities located within and serving rural and/or resource areas should be at a size and scale appropriate to rural locations to not increase development pressure in those areas.

Policies for Public Capital Facilities

- 2.4 Identification of needed capital facilities: The County and the Cities shall each prepare a capital facilities plan as part of the comprehensive plan periodic update as established in RCW 36.70A.130. The jurisdictions may also update their capital facilities plan yearly as part of each jurisdiction's budget amendment process. Where facility expansions or new facilities may impact another jurisdiction, the jurisdiction proposing the expansion or new facility shall provide data about proposed facilities expansions to impacted jurisdictions.
- 2.5 Uses shall adhere to local health district or state agency rules regarding commercial or industrial use of on-site sewage systems.
- 2.6 The County and the Cities should consider multiple uses for rights-of-way and easements related to public capital facilities, including multi-modal transportation.
- 2.7 In Urban Growth Areas, the County and the Cities shall coordinate on changes to or differences between levels of service (LOS) standards when development is proposed that would have LOS impacts across jurisdictional boundaries.
- 2.8 The County and the Cities should, where appropriate, integrate probability, vulnerability, and risk assessment information from the Walla Walla County Hazard Mitigation Plan into capital facilities planning.
- 2.9 The County and the Cities should encourage the location of new human services facilities near access to transit.

- 2.10 The County and the Cities shall promote connection to sanitary sewers for residents and businesses within Urban Growth Areas as the preferred alternative to resolving failing septic systems.
- 2.11 The County and the Cities should support planning for the provision of broadband infrastructure.
- 2.12 The County and the Cities shall permit schools, institutions, and other community facilities that serve primarily urban populations within Urban Growth Areas in locations where they will support local comprehensive plans, except as provided by RCW 36.70A.211. Considerations should include recent growth, projections of population and student enrollment growth, adopted comprehensive plans and capital facilities plans, and the growth allocations in Appendix [X].

Policies for Essential Public Facilities

- 2.13 The County and the Cities shall not preclude the siting of essential public facilities as defined in RCW 36.70A.200 in their comprehensive plans and development regulations.
- 2.14 The County and the Cities may also generate standards to ensure that reasonable compatibility with other elements of the plans can be achieved.
- 2.15 When a proposed essential public facility could impact another jurisdiction in Walla Walla County, it is important that opportunities for communication are provided when an essential public facility permit application is received. Therefore, when essential public facilities are proposed to be located within Walla Walla County, the local government(s) involved shall:
 - a. Send notice to each jurisdiction as part of the notice of application comment period. This will ensure there is time to communicate and coordinate early in the permit process;
 - b. Encourage public involvement through public comment periods, newspaper notices, and public meetings and hearings as authorized through adopted permit processes and procedures; and
 - c. Consider factors for minimizing effects upon the health, safety, and welfare of residents around or near the facility when siting essential public facilities.
- 2.16 Essential public facilities may be identified by the state Office of Financial Management, other state agencies, or by local government.
- 2.17 The County and the Cities should not locate essential public facilities in designated resource lands or critical areas unless they are compatible with those lands and comply with the critical areas and development regulations.

3.0 RURAL AND RESOURCE LANDS

Context

Rural and resource lands are important to our economy and community. It is a high priority to preserve the features and character of these areas. Under the Growth Management Act (GMA), the County is responsible for designating and regulating rural and resource lands through its comprehensive plan. However, preservation of rural and resource lands is a regional issue, and it is important to establish countywide planning policies so there is harmony and consistency between uses on rural lands and resource lands and those occurring in cities and unincorporated Urban Growth Areas (UGAs). All jurisdictions are responsible for designating and protecting critical areas; but, where open space corridors and habitat areas cross jurisdictional boundaries, countywide planning policies can ensure jurisdictions work together to protect these environmental resources.

While the GMA does not require countywide planning policies for these land use categories, the County and the Cities desire to coordinate planning for these areas.

Rural Lands

The GMA characterizes rural development as, “development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.” RCW 36.70A.030(36).

Walla Walla County’s rural lands are characterized by lower levels of service; mixed residential, agricultural, and open space uses; broad vistas; parcels of varying sizes; a variety of housing types; and small unincorporated communities.

Resource Lands

Goal 8 of the GMA states that a goal of the Act is to “[m]aintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.” RCW 36.70A.020(8). Resource lands are further defined in the GMA as consisting of agricultural land, forestland, and mineral resource land. These lands are distinguished from rural lands by the commercial significance of these resources, and the County comprehensive plan designates these lands and establishes densities and allowed uses that are more restrictive than in rural lands to protect these resources.

Walla Walla County has a unique climate, topography, and land use mix. Resource lands in Walla Walla County are those lands defined as agricultural and mineral resource lands of long-term commercial

significance. Additionally, there are lands used for agricultural, mineral, and timber purposes that do not have long-term commercial significance but nevertheless support the rural economy and provide ecosystem services.

Rural and Resource Lands Goals

Goal 1 - Walla Walla County and the Cities are focused on supporting traditional lifestyles, rural-based economies, and opportunities to live, work, and recreate in rural areas and retain the rural and agrarian character of the county.

Goal 2 - Rural lands serve as a buffer between urban lands and resource lands in order to retain open spaces and bank land for possible future urban expansion where needed.

Goal 3 - Walla Walla County and the Cities will maintain resource-based industries through the conservation of productive agricultural, forest, and mineral resources while retaining open spaces and recreational opportunities.

Rural and Resource Lands Policies

- 3.1 The County and the Cities may use buffering and other land use techniques to retain the separation between rural lands and urban lands, as well as between rural lands and resource lands, to mitigate the impacts of permitted rural and urban uses on adjacent resource lands.
- 3.2 The County should consider input from Cities on establishing appropriate land use designations and development regulations for rural land that is expected to be included within an Urban Growth Area and be annexed in the future to ensure eventual orderly inclusion.
- 3.3 The County and the Cities should work together early in the planning process to identify and designate greenbelts and open space corridors within and between urban growth areas. These areas may include recreation, fish and wildlife habitat, trails, and connections of critical areas and buffers.
- 3.4 The County and the Cities shall continue to utilize the Federal Emergency Management Agency (FEMA) program for floodplain management.
- 3.5 The County shall protect the “right to farm” in agricultural areas in its Comprehensive Plan and development regulations.
- 3.6 The County and the Cities should support rural and resource land uses that preserve the rural character and deliver economic benefits for all communities in the county.

4.0 TRANSPORTATION

Context

The Growth Management Act (GMA) 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 may not approve development unless an adequate level of service is available or planned to accommodate the development. The countywide transportation policies address areas of mutual interest 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 cities' 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 persons with disabilities, and bike and pedestrian routes.

Transportation planning policies and programs include the Walla Walla Valley Metropolitan Planning Organization (MPO) Regional Plan, transportation improvement programs, six-year road programs, transportation components of jurisdictions' capital facilities plans, and other transportation financing strategies. The Walla Walla Valley MPO also serves as the Sub-Regional Transportation Planning Organization (SRTPO) in accordance with the GMA since 2013.

Goals

Goal 1 - Walla Walla County and the Cities shall provide a balanced countywide transportation system that allows for the efficient, clean, safe, well connected, context-sensitive, multi-modal movement of people, goods, and services.

Goal 2 - Walla Walla County and the Cities shall reduce sprawl, conserve land and natural resources, and make more efficient use of transportation infrastructure.

Goal 3 - Walla Walla County and the Cities shall develop transportation plan elements, investment decisions, and regulations that are consistent with and reinforce land use and economic development policies.

Goal 4 - Walla Walla County and the Cities will work together through the Walla Walla Valley Metropolitan Planning Organization (MPO) to provide effective and efficient transportation facilities and strategies.

Goal 5 - Walla Walla County and the Cities will work together to eliminate traffic deaths or serious injuries caused by traffic crashes involving any mode of transportation through the use of a data-driven, multi-disciplinary, and Safe System Approach that increases safe, healthy, and equitable mobility for all.

Policies

- 4.1 Walla Walla County and the Cities should maintain participation in the MPO/SRTPO to ensure transportation planning is consistent, local needs are reflected in the Regional Plan, and to avail themselves of transportation planning technical services.
- 4.2 Each comprehensive plan adopted pursuant to the Growth Management Act shall contain a transportation element consistent with the Regional Plan's land use and economic development policies as well as those of jurisdictions in the planning area.
- 4.3 The County and the Cities should consider including impacts upon historically marginalized communities and disproportionately burdened communities when siting or expanding transportation facilities, including transportation facilities of a statewide nature.
- 4.4 The County and the Cities should work toward establishing multi-modal levels of service that are sensitive to differences between UGAs and rural areas and that are consistent across jurisdictions when facilities cross jurisdictional boundaries.
- 4.5 The County and the Cities should adopt a cooperative process for early coordination of public and private capital projects 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.
- 4.6 The County and the Cities should develop policies in their comprehensive plans to support Target Zero/Vision Zero, Complete Streets, and Context Sensitive Solutions as appropriate to circumstances.
- 4.7 The County and the Cities should coordinate with the MPO to collect non-motorized activity data that can be standardized countywide.
- 4.8 The County and the Cities should cooperate early in the permitting and design process for trails where they cross jurisdictional boundaries.

5.0 HOUSING

Context

The Growth Management Act (GMA) requires that Countywide Planning Policies consider the need for affordable housing, such as housing for all economic segments of the population, and parameters for its distribution. Furthermore, the GMA requires cities and counties to encourage the availability of housing that is affordable for all income levels at a variety of housing densities. Local jurisdictions are also encouraged to preserve existing housing resources in their communities and to provide an adequate supply of housing with good access to employment centers to support job creation and economic growth.

Housing affordability and availability is a major challenge facing Walla Walla County and its Cities. Housing shall mean housing intended for a full range of household incomes. These income levels are defined as follows (WAC 365-196-410(2)(e)(i)(C) and RCW 36.70.030):

- Extremely low-income shall mean those households that have incomes that are at or below 30 percent of the countywide median household income (median income), adjusted for household size.
- Very low-income shall mean those households that have incomes that are within the range of 31 to 50 percent of the median income, adjusted for household size.
- Low-income shall mean those households that have incomes that are within the range of 51 to 80 percent of the median income, adjusted for household size.
- Moderate-income shall mean those households that have incomes that are within the range of 81 to 120 percent of the median income, adjusted for household size.
 - The Department of Commerce (Commerce) provides guidance for demonstrating capacity for income band allocations that further breaks moderate-income households into 81 to 100 percent and 101 percent to 120 percent of the median income, adjusted for household size.

The housing goals and policies in the Countywide Planning Policies are connected to goals and policies in other chapters. For example, providing housing that is affordable and available to all economic segments of the community, which is the focus of this chapter, is only possible if the County and the Cities coordinate successfully on Urban Growth Areas, Public Facilities and Utilities, and Transportation as well as other topics.

Goals

Goal 1 - Walla Walla County and the Cities focus higher density residential developments, as needed to accommodate housing targets, near jobs, transit, schools, parks, and other daily needs and services.

Goal 2 - Walla Walla County and the Cities promote infill and redevelopment of existing residential areas and rehabilitation of existing housing stock.

Goal 3 - Walla Walla County and the Cities plan for and accommodate sufficient capacity of affordable housing units to meet the housing needs of all economic segments of the community, including extremely low, very low, low, and moderate-income households as well as the need for manufactured homes, manufactured home parks, group homes, foster care facilities, emergency shelters, emergency housing, and permanent supportive housing.

Goal 4 - Walla Walla County and the Cities promote preservation of existing housing as a means of providing housing choices affordable to all income levels.

Goal 5 - Walla Walla County and the Cities ensure that their permitting processes are timely, predictable, and fair.

Goal 6 - Walla Walla County and the Cities promote programs that support homeownership for new and established residents.

Policies

- 5.1 The County and the Cities shall plan for and accommodate a wide range of housing development types and densities throughout the county to meet the needs of a diverse population.
- 5.2 The County and the Cities shall encourage affordable housing through innovative land use techniques, including but not limited to: financial incentives, clustering, planned unit development, maximum lot size provisions, infill housing incentives, retain existing housing, and density bonuses.
- 5.3 The County and the Cities should encourage and support financial incentive programs for homeownership.
- 5.4 The County and the Cities should pursue partnerships with nonprofit agencies, such as Blue Mountain Action Council and others, to ensure that housing needs are being met.
- 5.5 The County and the Cities shall each identify specific policies and implementation strategies in their respective comprehensive plans and shall enact implementing regulations to provide a mix of housing types for housing at all income levels, considering easy access to employment centers.
- 5.6 The County and the Cities should provide appropriately zoned lands and location criteria to assure the inclusion of multi-family housing and manufactured home parks within UGAs.
- 5.7 The County and the Cities should share data and methodology for the housing needs assessments in their comprehensive plans to ensure consistency.

- 5.8 The County and the Cities shall include housing elements in their comprehensive plans that comply with the provisions of RCW 36.70A.070(2) and that are consistent with adopted growth allocations.
- 5.9 The County and the Cities may create or support a registration program with a consolidated database of available government-supported affordable housing units in the region including inventory, availability, conditions, and price structure, which should also link to a website providing tenants information on application and screening. (See pages 26-27 of the adopted [Regional Housing Action Plan](#).)
- 5.10 The County may permit high density housing within an unincorporated urban growth area which is not contiguous to a municipal boundary provided it meets the criteria for contiguous and orderly development per RCW 36.70A.020(1).
- 5.11 The County and the Cities should evaluate the impact of any new ordinance or regulation that may affect housing affordability with regard to the provision of housing options prior to adoption.
- 5.12 The County and the Cities should support reducing or eliminating minimum lot size requirements within Urban Growth Areas to promote the development of greater diversity of housing types where feasible.
- 5.13 The County and the Cities should ensure the vitality of established residential neighborhoods that:
- a. Include consideration of senior and accessible housing needs;
 - b. Provide avenues to homeownership for moderate-income households; and
 - c. Provide support for institutions and services that serve historical and cultural communities and lower-income households in areas with displacement risk.
- 5.14 Physical, economic, and cultural displacement of low-income households may result from planning, public investment, private development and redevelopment, and market pressure. The County and the Cities should employ a range of strategies to mitigate displacement impacts as planning for future growth occurs, including the strategies and actions identified in the adopted [Regional Housing Action Plan](#).
- 5.15 The County and the Cities should periodically review permit processes to ensure permits are processed in a timely and fair manner.

6.0 COUNTYWIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT

Context

The Growth Management Act (GMA) requires that communities “[E]ncourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.” (RCW 36.70A.020(5))

Countywide planning policies are required to include policies for countywide economic development and employment, including consideration of future development of commercial and industrial facilities.

Goals

Goal 1 - Walla Walla County and the Cities will support and encourage a sustainable, healthy economy and adequate employment opportunities that are vitally important to the long-term health of Walla Walla County.

Goal 2 - Walla Walla County and the Cities will collaborate in planning for economic development that benefits our region.

Goal 3 - Walla Walla County and the Cities will provide predictability in private investment decisions through land-use, zoning, development regulations, and permit processes.

Policies

- 6.1 The County and the Cities shall 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.
- 6.2 The County and the Cities should coordinate the economic development element of local comprehensive plans with other elements of those plans, with particular attention being given to coordination with the land use and capital facilities elements.
- 6.3 The County and the Cities should ensure an adequate supply of industrial property throughout the county based on needs identified in the economic development elements of their comprehensive plans and should support the development of infrastructure to service lands designated as industrial.
- 6.4 The County should recognize the importance of industrial zoned property on the Columbia/Snake River system for the efficient transportation of local commodities to world

markets and support efforts to protect and encourage industrial zoned property on the river system.

- 6.5 Areas designated for future commercial and industrial uses should have infrastructure capacity, transportation, and housing, or the ability to provide the forementioned.
- 6.6 The economic development elements of all jurisdictions 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.
- 6.7 The County and the Cities should collaborate with the Port of Walla Walla, tribes, and special districts to encourage economic growth consistent with comprehensive plan policies for land use, transportation, and capital facilities and services, among other topics.
- 6.8 The County and the Cities should coordinate with federal and state resource agencies and economic development groups concerning their land use plans that may impact economic development activity.
- 6.9 The County and the Cities should work to retain those enterprises and industries that have created the economic base of the county and promote their continued growth.
- 6.10 The County and the Cities should continue to support and develop agriculture-based industries through continued innovations in production, marketing, and technology as well as increased investment in value-added processing.
- 6.11 The County and the Cities should contribute to an overall climate where business opportunities are provided and where regulations protect the public health, safety, and welfare.
- 6.12 The County and the Cities should ensure that all building permits, planning regulations, and procedures are clear and concise and administered in a fair and timely manner.
- 6.13 When more than one jurisdiction is involved in planning and permitting a business development, the jurisdictions involved should collaborate to provide consistent development regulations and permitting to the greatest degree feasible.
- 6.14 The County and the Cities should support and encourage economic development efforts to diversify and expand basic manufacturing, construction-related, and service-related jobs.
- 6.15 The County and the Cities should encourage the recruitment of new employers to meet the county employment projections.

- 6.16 The County and the Cities should work together to facilitate and promote a range of job opportunities throughout the county to create a balance between jobs and housing.
- 6.17 The County and the Cities should work together, in coordination with business owners, schools, and skill centers, to promote training programs that give people opportunities to learn, maintain, and upgrade skills necessary to meet regional job needs.
- 6.18 The County and the Cities should foster appropriate and targeted economic growth in areas with low and very low access to opportunity to improve access to employment opportunities for current and future residents of those areas.

7.0 FISCAL IMPACT

Context

To preserve and maintain quality of life and level of governmental services, jurisdictions in Walla Walla County are expected to fully evaluate their financial capacity to provide the full range of urban services, as described in Chapter 1 within Urban Growth Areas (UGAs). The policies in this chapter focus on opportunities for coordination that would have a positive fiscal impact for the region.

Goals

Goal 1: Walla Walla County and the Cities will provide a means for assessing the cost of providing public services in conformance with their respective comprehensive plans.

Goal 2: Walla Walla County and the Cities will creatively pursue all means of financing required public improvements.

Goal 3: Walla Walla County and the Cities will work together, where feasible, on the fiscal impact of providing services within unincorporated Urban Growth Areas. This includes consideration of innovative tactics which could provide a positive fiscal impact for communities.

Policies

- 7.1 Where capital improvement, utility, and land use plans involve lands within or adjacent to the UGA, the County and the Cities, individually and jointly, shall routinely conduct fiscal analysis, consistent with capital facility and utility planning requirements in RCW 36.70A.070(3) and (4), that identifies the most cost-effective means of providing and locating public services and infrastructure over the long term.
- 7.2 Each capital improvement plan should include:
 - a. Plans 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;
 - b. Inventory of existing capital facilities; and
 - c. Assessment of future needs.
- 7.3 The County and the Cities should consider the use of innovative financing strategies for capital improvements that minimize the costs to taxpayers and provide for equitable assignment of costs between existing and new development.
- 7.4 The County and the Cities should consider 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. Changes in or impositions of new impact fees should be accompanied by an analysis consistent with statutory requirements.

- 7.5 The County and the Cities may develop a process for use by the jurisdictions 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:
- a. Proposed changes in municipal boundaries;
 - b. Proposed changes in UGAs;
 - c. Proposed master planned resorts; and
 - d. Proposed large-scale residential, commercial, and industrial developments.

8.0 COORDINATION WITH TRIBAL GOVERNMENTS

Context

The Confederated Tribes of the Umatilla Indian Reservation – Cayuse, Umatilla, and Walla Walla – the Nez Perce Tribe, and the Yakama Nation all have treaty rights and ceded lands in Walla Walla County. These Tribes have authorities, responsibilities, interests, and treaty rights within their respective reservation boundaries as well as Usual and Accustomed Areas (the latter applies to Walla Walla County). Since future growth and land use decisions in Walla Walla County affect all governmental entities, governmental agencies (including the Tribes) must be well informed and continuously involved in regional and local planning.

The Growth Management Act (GMA) requires that “federal agencies and federally recognized Indian tribes whose reservation or ceded lands lie within the county shall be invited to participate in and cooperate with the countywide planning policy adoption process.” (RCW 36.70A.210(4))

In addition, Countywide policies are required to address the protection of tribal cultural resources in collaboration with federally recognized tribes as above, provided that a tribe or multiple tribes choose to participate in the process. (RCW 36.70A(3)(i))

The Tribal coordination chapter is being provided as a placeholder if federally recognized Indian tribes, whose reservation or ceded lands lie within the county, choose to participate in the process to amend or update the Countywide Planning Policies in the future. This could provide a process to strengthen coordination and communication on permitting and planning processes utilized by the County and cities and enhance processes for protection of cultural resources.

Goals

Goal 1: Walla Walla County and the Cities will invite federally recognized Tribes with ceded lands in the county to participate in planning and development activities and decisions.

Goal 2: Walla Walla County and the Cities will protect natural and cultural resources in partnership with the Tribes.

Policies

- 8.1 The County and the Cities should provide meaningful and substantial opportunities for early and continuous tribal government participation in regional and local planning activities.
- 8.2 Local jurisdictions should work with the Tribes to develop agreements that ensure that the Tribes are consulted on issues within their interest early in the periodic update process. The parties to these agreements will jointly determine the appropriate contents of the agreements and a schedule for completing them.

- 8.3 The County and the Cities shall include Tribal government agencies in public notice and comment procedures and keep them informed of matters of interest to them.
- 8.4 The County and the Cities should ensure that their development regulations provide processes for inadvertent discovery of cultural resources during development activity.

9.0 ROLES AND RESPONSIBILITIES

Context

Countywide Planning Policies, to be effective, must be able to be implemented. While many countywide planning policies will be implemented by the county and cities through comprehensive plans, development regulations, and other programs, many policies will require ongoing coordination. In addition to the responsibilities defined in other countywide planning policy chapters, this section further clarifies the planning roles and responsibilities of the advisory council and member agencies.

Goals

Goal 1 – Walla Walla County and the Cities will coordinate at the staff level on an ongoing basis to implement the countywide planning policies and address other planning issues as they arise.

Goal 2 – An advisory council should be formed to ensure Countywide Planning Policies are implemented and that planning between Walla Walla County and the Cities is accomplished in a coordinated, consistent manner.

Policies

- 11.1 Walla Walla County is the regional government within the county providing various services within unincorporated and incorporated areas as required and specified by law and by legal agreements. Walla Walla County shall:
 - i. Be responsible for the development, adoption, and implementation of comprehensive plans and development regulations for the unincorporated portions of the county.
 - ii. Be responsible for coordinating water quality planning in multi-jurisdictional watersheds and for other environmental planning activities as agreed to by all affected and interested jurisdictions.
 - iii. Be responsible for administering the federal Endangered Species Act in multi-jurisdictional watersheds as agreed to by all affected and interested jurisdictions.
 - iv. Execute interlocal agreements with each City as appropriate to address joint issues identified in the Countywide Planning Policies and other matters agreed to be of mutual interest.
 - v. Define and implement procedures that assure opportunities for early and continuous public involvement through short- and long-range planning efforts.
- b. Cities within Walla Walla County provide a variety of services primarily to residents within their respective municipal boundaries. Cities shall:
 - i. Provide urban governmental services identified in the Growth Management Act and adopted interlocal agreements.
 - ii. Be responsible for developing, adopting, and implementing comprehensive plans and development regulations within the incorporated boundaries of their respective city.

- iii. Participate with other agencies in multi-jurisdictional planning activities, including but not limited to environmental planning, transportation planning, and growth management planning.
 - iv. Execute separate interlocal agreements with Walla Walla County as appropriate to address issues identified in the Countywide Planning Policies and other matters agreed to be of mutual interest.
- 10.3 The advisory council should be comprised of representatives from Walla Walla County, each of the four cities, and other groups or organizations, such as ports, which play an important role in Growth Management Act planning. The primary responsibility of the planning organization is to ensure that the Growth Management Act requirements are coordinated within the County and the region. Next steps include:
- A. Through an interlocal agreement, confirm the organization name, mission, membership and representation, organizational structure, committees, and functions, authority, and decision-making processes.
 - B. Ensure the interlocal agreement provides for how the advisory council will be funded and staffed on an ongoing basis.

Implementation Table

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	“Shall” policy (required, usually related to statutory requirements)		“Should” policy (implementation expected, but completion is not mandatory)		“May” policy (either advisable or allowed)
Chapter 1: Urban Growth Areas and Contiguous and Orderly Development					
1.1.a. The County and Cities shall develop, agree to, and adopt a Land Capacity Analysis methodology to provide a consistent estimate of the land supply available to accommodate future population and employment growth and projected housing needs. This includes setting a reasonable market factor. The adopted methodology is in Appendix A.		Develop, agree to, and adopt and land capacity analysis methodology	County lead, in partnership with Cities	Prior to beginning 2026 comp plan update process (jurisdictions will need the methodology in order to establish capacity for growth targets)	This could take the form of an appendix amended into the CPPs, or if the jurisdictions elect to form a council of governments or other similar mechanism, it could be a product of that relationship.
1.2.a. The County and Cities shall coordinate the process for distributing the forecasted population, housing, and employment growth (growth targets) consistent with the requirements of the Growth Management Act. Once distributed, growth targets will be adopted into Appendix B.		Coordinate the process for distributing population, housing, and employment growth among all jurisdictions/UGAs	County lead, with consultation from Cities	Prior to 2026 comp plan update	Population, housing, and employment growth targets adopted into CPPs as Appendix B
1.2.b. The County and Cities, as part of their next Comprehensive Plan periodic updates, shall reflect those growth targets in their Comprehensive Plan, as adopted in Appendix B.		Adopt growth targets into comprehensive plan	All jurisdictions individually	During 2026 comprehensive plan update (and all those following)	Land use changes sufficient to accommodate growth targets

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
1.3.e. The County should adopt specific procedures for filing comprehensive plan amendments which will be processed concurrently with the state-required Periodic Update.		Adopt procedures for filing comp plan amendments processed concurrently with periodic update cycle	County	Prior to 2026 update(?)	County code as well as supportive policy in comp plan update
1.3.g. The County shall adopt procedures and criteria for considering UGA boundary revisions consistent with the requirements in RCW 36.70A.130(3)(c). Such 'swap' amendments must comply with applicable GMA criteria and shall not increase land capacity within the UGA beyond what is needed to accommodate the growth planned for the succeeding 20-year planning period and a reasonable market factor.		Adopt procedures and criteria for considering UGA boundary revisions (UGA "swap" amendments)	County	During 2026 periodic update	Procedures and criteria in comprehensive plan update for UGA boundary revisions consistent with new state law
1.4.a. Adopted City and County comprehensive plans shall reflect the intent that all land within unincorporated Urban Growth Areas, where feasible, will either annex to a City or incorporate within the 20-year planning horizon.		Stated intent within comprehensive plans that all land within unincorporated portions of UGAs should be annexed into a City or should incorporate within the planning horizon	Cities	During 2026 comprehensive plan update	Policy language to this effect adopted into comprehensive plans.
1.5.d. The County and Cities should establish procedures to facilitate the		Establish procedures to transfer governance of UGAs	County and Cities – interlocal agreements?	Long-range (during the planning period)	Interlocal agreements, or council of governments potentially

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)		"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)
smooth transfer of governance for associated Urban Growth Area(s).					
1.4.f. The County and each City, where appropriate, may consider utilizing Interlocal Agreements (ILAs) as a mechanism to facilitate urban growth within unincorporated UGAs. An ILA could be utilized to coordinate on common development regulations and standards and permit review processes within these areas. This could result in development more closely aligning with adopted regulations within cities. This process could also be utilized to encourage the extension of urban services to these areas given urban growth typically requires urban governmental services.		Establish interlocal agreements to facilitate growth within UGAs	County and each City	Long-range (after 2026 comp plan update)	ILAs
1.13 To adequately plan for growth and implement the policies of the GMA, the County, the Cities, and special districts in the county, should establish an ongoing mechanism to improve communication, information sharing, and coordinated approaches to common problems.		Establish an ongoing mechanism to improve communication, information sharing, and coordinated approaches to common problems	All jurisdictions – council of governments or similar mechanism	Medium term – after adoption of updated CPPs	Potentially a council of governments
1.14 Walla Walla County should coordinate with adjacent and/or nearby counties and cities on issues of growth and delivery of		Coordinate with adjacent counties and cities	County	?	Likely to be informal dialogue in the case of cross-state boundaries.

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)		"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)
urban services that cross county or state boundaries.		outside county boundaries			Benton-Franklin COG could be a venue for engaging with counties to the west on planning issues.
Chapter 2: Public Capital Facilities and Essential Public Facilities					
2.1 The County and the Cities should consider including impacts upon historically marginalized communities and disproportionately burdened communities when siting or expanding capital facilities.		Develop criteria for consideration of impacts on historically marginalized and disproportionately burdened communities for capital facilities decisions	Absent a council of governments arrangement, any community could take the lead on this policy and then workshop with counterparts	During comprehensive plan periodic update	Comprehensive plan policies on capital facilities
2.8 The County and Cities should, where appropriate, integrate probability, vulnerability, and risk assessment information from the Walla Walla County Hazard Mitigation Plan into capital facilities planning.		Update of Hazard Mitigation Plan	County	Currently in progress, expected adoption late 2024	County should include cities and service providers in Hazard Mitigation Plan update process
2.11 The County and Cities should support planning for the provision of broadband infrastructure.		Identification of areas lacking broadband access in comprehensive plan; installing conduit for future broadband cable where possible; pursue grants from state and	All jurisdictions	ID areas lacking access in 2026 comprehensive plan update. Other provisions as needed	Policy and capital facilities planning

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)		"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)
		federal sources to fund construction of fiber optic or other broadband infrastructure			
Chapter 3: Rural and Resource Lands					
3.2 The County should consider input from Cities on establishing appropriate land use designations and development regulations for rural land that is expected to be included within an Urban Growth Area and be annexed in the future to ensure eventual orderly inclusion.		Input from cities on appropriate designations for rural land that may be suitable for inclusion in the UGA	County	During County comprehensive plan update	Meetings led by County with each City to establish land use designations for areas that may be suitable for inclusion in UGAs
3.3 The County and the Cities should work together early in the planning process to identify and designate greenbelts and open space corridors within and between urban growth areas. These areas may include recreation, fish and wildlife habitat, trails, and connection of critical areas and buffers.		Designate greenbelts and open space corridors within and between UGAs	County and Cities	During next comprehensive plan update	This may be a good topic for a council of governments or similar mechanism to implement CPPs (see discussion at the top of this chapter)
3.5 The County shall protect the "right to farm" in agricultural areas in its Comprehensive Plan and development regulations.		Confirm that development regulations protect right to farm or develop new code	County	Annual code amendment process	Buffers and use regulations

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
4.1 Walla Walla County and the Cities should maintain participation in the MPO/SRTPO to ensure transportation planning is consistent, local needs are reflected in the Regional Plan, and to avail themselves of transportation planning technical services.		Maintain staff participation in MPO	All jurisdictions	Ongoing	Annual work plans/budgets
4.2 Each comprehensive plan adopted pursuant to the Growth Management Act shall contain a transportation element consistent with the Regional Plan's land use and economic development policies as well as those of jurisdictions in the planning area.		Adopt transportation element consistent with the regional transportation plan's land use and economic development policies	All jurisdictions	During 2026 comprehensive plan update	Comprehensive plan drafting – assess transportation element's consistency with 2045 Plan.
4.3 The County and the Cities should consider including impacts upon historically marginalized communities and disproportionately burdened communities when siting or expanding transportation facilities, including transportation facilities of a statewide nature.		Develop criteria for consideration of impacts on historically marginalized and disproportionately burdened communities for transportation facilities decisions	Absent a council of governments arrangement, any community could take the lead on this policy and then workshop with counterparts	During comprehensive plan periodic update	Comprehensive plan policies on transportation. Also, the jurisdictions should develop criteria in code or directors' decisions for evaluating transportation projects that incorporates this.
4.4 The County and the Cities should work toward establishing multi-modal levels of service that are sensitive to differences between UGAs and rural areas and that are		Establish multi-modal levels of service in comprehensive plan	County leads	During comprehensive plan updates	Comprehensive plan levels of service in transportation element

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)		"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)
consistent across jurisdictions when facilities cross jurisdictional boundaries.					
4.5 The County and the Cities should adopt a cooperative process for early coordination of public and private capital projects 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 and should allow for mitigations across jurisdictional boundaries.		Adopt cooperative process for early coordination of capital projects that may impact the transportation system in the county or a neighboring jurisdiction	County leads, including drafting early referral and response mechanism, cities provide feedback.	During comprehensive plan update cycle	County should consider adopting a process into its comprehensive plan, and cities should adopt policies to participate.
4.6 The County and the Cities should develop policies in their comprehensive plans to support Target Zero/Vision Zero, Complete Streets, and Context Sensitive Solutions as appropriate to circumstances.		Adopt policies in comprehensive plans that support Target Zero/Vision Zero, Complete Streets, and Context Sensitive Solutions as appropriate	All jurisdictions	During 2026 comprehensive plan update cycle	Each jurisdiction will have to determine during policy development in the comp plan update the appropriate circumstances for these programs or priorities.
4.7 The County and the Cities should coordinate with the MPO to collect non-		Collect non-motorized activity data in a way that	All jurisdictions (MPO lead)	Ongoing	Public works work programs. Staff assigned to work with MPO should

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
motorized activity data that can be standardized countywide.		is standardized in coordination with MPO			coordinate with the MPO staff.
5.1 The County and the Cities shall plan for and accommodate a wide range of housing development types and densities throughout the county to meet the needs of a diverse population.		Housing allocations by income bracket; needs assessment and gap analysis and adequate provisions documentation in individual comprehensive plans	County (leads Housing Allocations by income bracket); County and Cities lead needs assessment and gap analysis and adequate provisions documentation in individual plans	During 2026 comprehensive plan update	Comprehensive Plans for individual jurisdictions
5.2 The County and the Cities shall encourage affordable housing through innovative land use techniques, including but not limited to financial incentives, clustering, planned unit development, maximum lot size provisions, infill housing incentives, and density bonuses, including to retain existing housing.		Development of codes to implement these tools as deemed appropriate by jurisdictions	Cities primarily (County not expected to plan for housing below 50% AMI re: Commerce guidance)	Concurrent with 2026 comprehensive plan periodic updates (some may go longer depending on what is needed to demonstrate adequate provisions being made for all economic segments)	Development regulations updates necessary as part of becoming consistent with 2026 comprehensive plan updates
5.3 The County and the Cities should encourage and support financial incentive programs for homeownership.		Develop and implement programs to incentivize homeownership for households making below 100% AMI	Mostly cities	Long-term (will likely require establishing funds or fee programs that may	Various mechanisms, including development agreements with organizations like Habitat for Humanity, impact fee

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
		(potentially targeted at 50-80% and 80-100%)		take time to fully fund or implement)	or other fee waivers for single-family homes or townhomes with affordability covenants
5.4 The County and the Cities should pursue partnerships with nonprofit agencies, such as Blue Mountain Action Council and others, to ensure that housing needs are being met.		Engage with BMAC and other nonprofit organizations to provide input on housing needs	County lead, Cities participate	Begin with housing needs assessment partnership during early phases of 2026 comprehensive plan update	County representative attend BMAC meetings or vice versa; invitations from all jurisdictions to have BMAC or other staff prepare material and brief councils/commission on housing needs
5.5 The County and the Cities shall each identify specific policies and implementation strategies in their respective comprehensive plans and shall enact implementing regulations to provide a mix of housing types for housing at all income levels, considering easy access to employment centers.		Develop implementation strategies in individual comprehensive plans	All jurisdictions individually	During 2026 comprehensive plan update	Develop implementation strategies or tools during policy writing phase of comprehensive plan periodic update process
5.6 The County and the Cities should share data and methodology for the housing needs assessments in their comprehensive plans to ensure consistency.		Share data and methodology for housing needs assessments	Cities lead (City of Walla Walla probably has the most robust data so it might make sense for them to lead)	Early stages of 2026 periodic update process	Housing Needs Assessments (appendices in comprehensive plans)

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
5.8 The County and the Cities may create or support a registration program with a consolidated database of available government-supported affordable housing units in the region including inventory, availability, conditions, and price structure, which should also link to website providing tenant information on application and screening. (See pages 26-27 of the adopted Regional Housing Action Plan .)		Create or support a consolidated database of government-supported affordable housing units.	County lead(?). This may be a good opportunity to engage partners like BMAC.	Long-range (post-2026 update)	Secure database for jurisdictions to use with public-facing website providing tenant information and screening
5.10 The County and the Cities should evaluate the impact of any new ordinance or regulation that may affect housing affordability with regard to the provision of housing options prior to adoption.		Evaluate proposed ordinances' or regulations' effects on housing affordability	All jurisdictions individually	Medium- to long-range (2026 and beyond)	Add criteria to internal staff report templates or requirements
5.11 The County and the Cities should support reducing or eliminating minimum lot size requirements within Urban Growth Areas to promote the development of greater diversity of housing types where feasible.		Reduce or eliminate minimum lot size requirements within UGAs	All jurisdictions	Any annual code amendment docket	Code amendments in individual jurisdictions
5.14 The County and the Cities should periodically review permit processes to ensure permits are processed in a timely and fair manner.		Periodic review of permit processes	All jurisdictions individually	Every year during code cleanup process (or however frequently this is done). Annual reports on permit	Preparation of permit data reports to Commerce should be followed by presentation to or discussion with decision making bodies

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key		"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)	"May" policy (either advisable or allowed)	
				process are required of jurisdictions	about the results to ensure accountability for timely and fair permit processing.
Chapter 6: Countywide Economic Development and Employment					
6.2 Walla Walla County and the Cities should coordinate the economic development element of local comprehensive plans with other elements of those plans, with particular attention being given to coordination with the land use and capital facilities elements.		Ensure economic development elements are coordinated with other elements, especially land use and capital facilities	All jurisdictions individually	During 2026 comprehensive plan updates	Policy consistency review between land use and capital facilities and economic development elements
6.3 The County and the Cities should ensure an adequate supply of industrial property throughout the county based on needs identified in the economic development elements of their comprehensive plans and should support the development of infrastructure to service lands designated as industrial.		Periodically assess supply of industrial land in response to development that occurs and ensure supply is adequate on regular basis.	County lead, coordinate with cities and economic development agencies	During comp plan update and at regular intervals (perhaps every year or every five years)	Periodic updates and 5-year check-in should include assessment of industrial land supply taking into account pipeline projects, at a minimum. Individual jurisdictions could choose to assess supply more frequently depending on development trends.
6.4 The County should recognize the importance of industrial zoned property on the Columbia/Snake River system for the		Comp plan policy or policies recognizing importance of industrial-	County	Part of 2026 comprehensive plan update	Policy analysis and writing to properly incorporate this CPP

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
efficient transportation of local commodities to world markets and support efforts to protect and encourage industrial zoned property on the river system.		zoned property on the Columbia/Snake River system			
6.6 The economic development elements of all jurisdictions 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.		Adopt one or more policies that encourage interjurisdictional cooperation and coordination on economic development issues	All jurisdictions	During 2026 comprehensive plan update	Policy language could likely be shared between jurisdictions.
6.12 The County and the Cities should ensure that all building permits, planning regulations, and procedures are clear and concise and administered in a fair and timely manner.		Periodic review of permit processes	All jurisdictions individually	Every year during code cleanup process (or however frequently this is done). Annual reports on permit process are required of jurisdictions	Preparation of permit data reports to Commerce should be followed by presentation to or discussion with decision making bodies about the results to ensure accountability for timely and fair permit processing.
Chapter 7: Fiscal Impact					

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)			"May" policy (either advisable or allowed)
7.1 Where capital improvement, utility, and land use plans involve lands within or adjacent to the UGA, the County and the Cities, individually and jointly, shall routinely conduct fiscal analysis, consistent with capital facility and utility planning requirements in RCW 36.70A.070(3) and (4), that identifies the most cost-effective means of providing and locating public services and infrastructure over the long term.		Develop or update fiscal analysis standards located in comprehensive plans or capital improvement plans in line with RCW 36.70A.070(3) and (4).	All jurisdictions individually	Capital improvement plan updates as required in each jurisdiction; land use changes as part of annual docket requests as well as periodic updates	Regional planning committee or similar body should jointly develop standards for fiscal analyses that are consistent with RCW 36.70A.070 and meet needs of all jurisdictions.
7.2 Each capital improvement plan should include: d. Plans 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; e. Inventory of existing capital facilities; and f. Assessment of future needs.		Ensure capital improvement plans meet the standards enumerated in this policy.	All jurisdictions	Next update to each jurisdictions' capital improvement plan.	Capital improvement plan text.

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)	
7.4 The County and the Cities should consider 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. Changes in or impositions of new impact fees should be accompanied by an analysis consistent with statutory requirements.		Introduce discussion of impact fees with decision making bodies in each jurisdiction as appropriate	Staff at each jurisdiction	After 2026 comprehensive plan update	Annual work program for city councils/board of county commissioners.
7.5 The County and the Cities may 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: e. Proposed changes in municipal boundaries; f. Proposed changes in UGAs; g. Proposed master planned resorts; and					

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key		"Shall" policy (required, usually related to statutory requirements)	"Should" policy (implementation expected, but completion is not mandatory)	"May" policy (either advisable or allowed)	
h. Proposed large-scale residential, commercial, and industrial developments.					
Chapter 8: Coordination with Tribal Governments					
8.2 Local jurisdictions should work with the Tribes to develop agreements that ensure that the Tribes are consulted on issues within their interest early in the periodic update process. The parties to these agreements will jointly determine the appropriate contents of the agreements and a schedule for completing them.		Work with tribes to develop agreements that ensure Tribes are consulted early in the periodic update process	Each jurisdiction	Early in the 2026 comp plan update process (late 2024)	Letter from mayor/other chief executive or elected official to appropriate Tribal official formally inviting participation in the comp plan process. Should be done in early stages of public engagement and scoping so information can be provided with Tribes about opportunities to participate.
8.3 The County and the Cities shall include Tribal government agencies in public notice and comment procedures and keep them informed of matters of interest to them.		Public notice and comment procedures specifically include Tribal government agencies	Each jurisdiction individually	Early 2025 at the latest to ensure notice is being provided appropriately during early phases of comp plan update	Municipal/county code and SEPA distribution lists (annual work program)

Policy requiring one or more jurisdictions to take tangible action		Action(s) needed	Responsible party/ies	Timeline	Implementation mechanism
Policy Prioritization Key	"Shall" policy (required, usually related to statutory requirements)		"Should" policy (implementation expected, but completion is not mandatory)		"May" policy (either advisable or allowed)
8.4 The County and the Cities should ensure that their development regulations provide processes for inadvertent discovery of cultural resources during development activity.		Review or develop inadvertent discovery language into code	Staff from all jurisdictions	2025	Annual work program

APPENDICES

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)



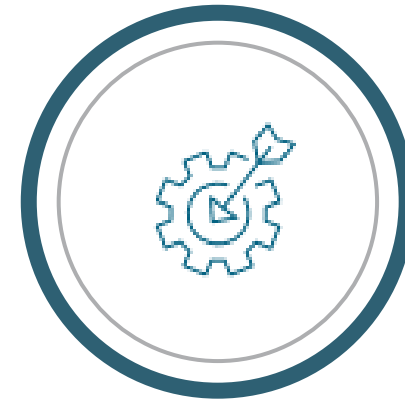
Regional Plans



Countywide
Planning Policies



Comprehensive
Plan



Development
Regulations

Project Team

Consultant Team



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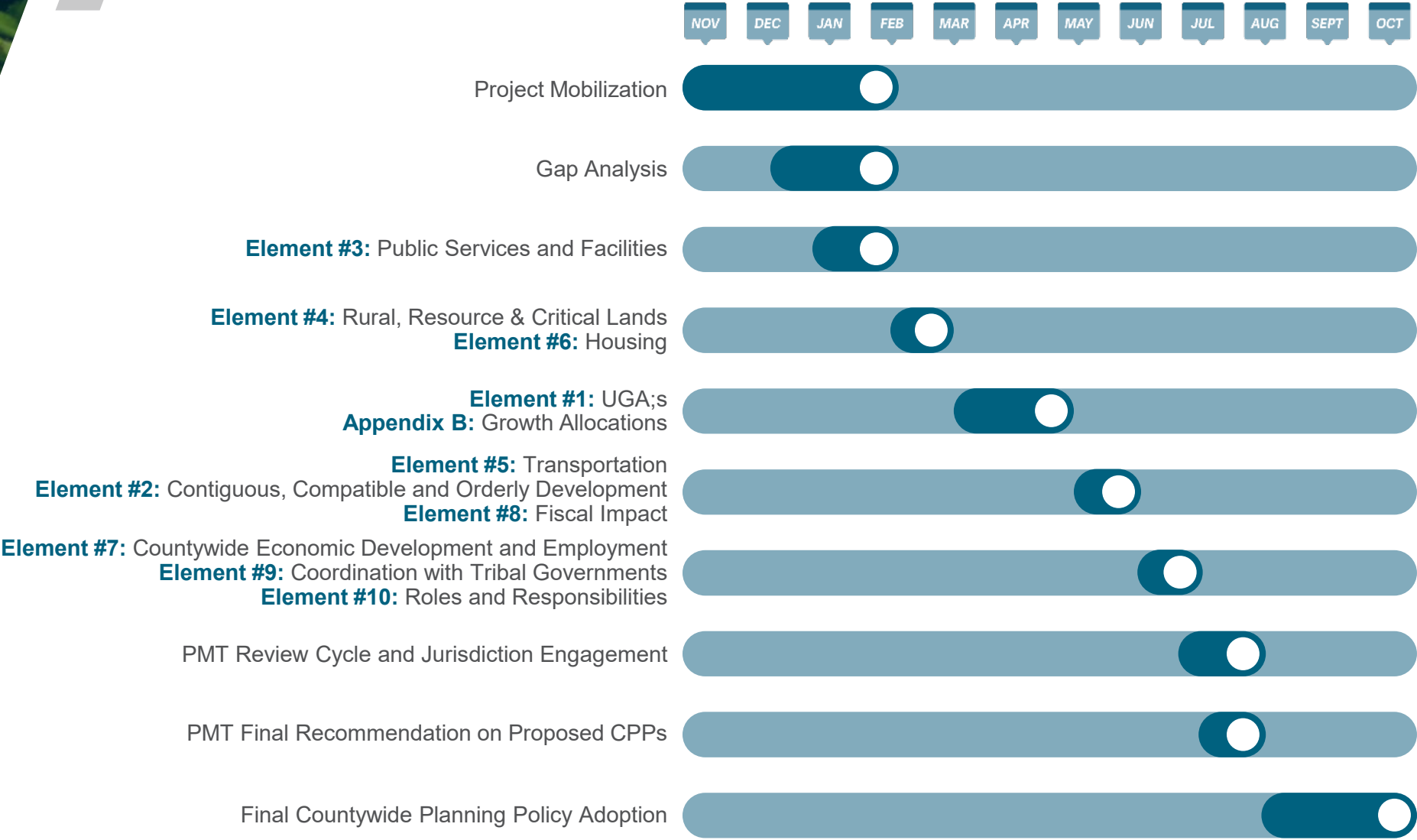
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City Administrator



Schedule





Approval Process

Step

1

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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 Policy **UPDATE**

Project briefing

July 16, 2024

College Place Planning Commission





Briefing goals

- Provide the College Place Planning Commission a briefing on the Countywide Planning Policy update to:
 - Understand the role of CPPs and the importance to College Place.
 - Provide an overview of project progress and recommendations.
 - Review the project schedule and project next steps.
 - Answer any questions the Planning Commissioners 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

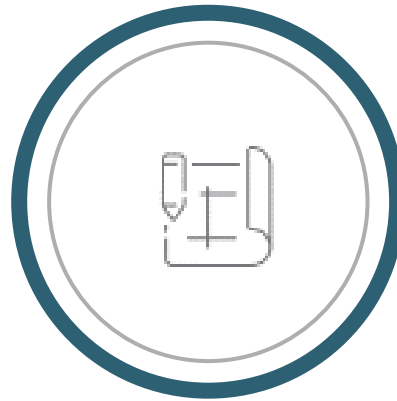
WALLA WALLA COUNTY
CITY OF WALLA WALLA
CITY OF COLLEGE PLACE
CITY OF WAITSBURG
CITY OF PRESCOTT

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
FACET

Dan Nickel
FACET

Laura Jones
FACET

Clay White
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

Project Management Team – City of College Place



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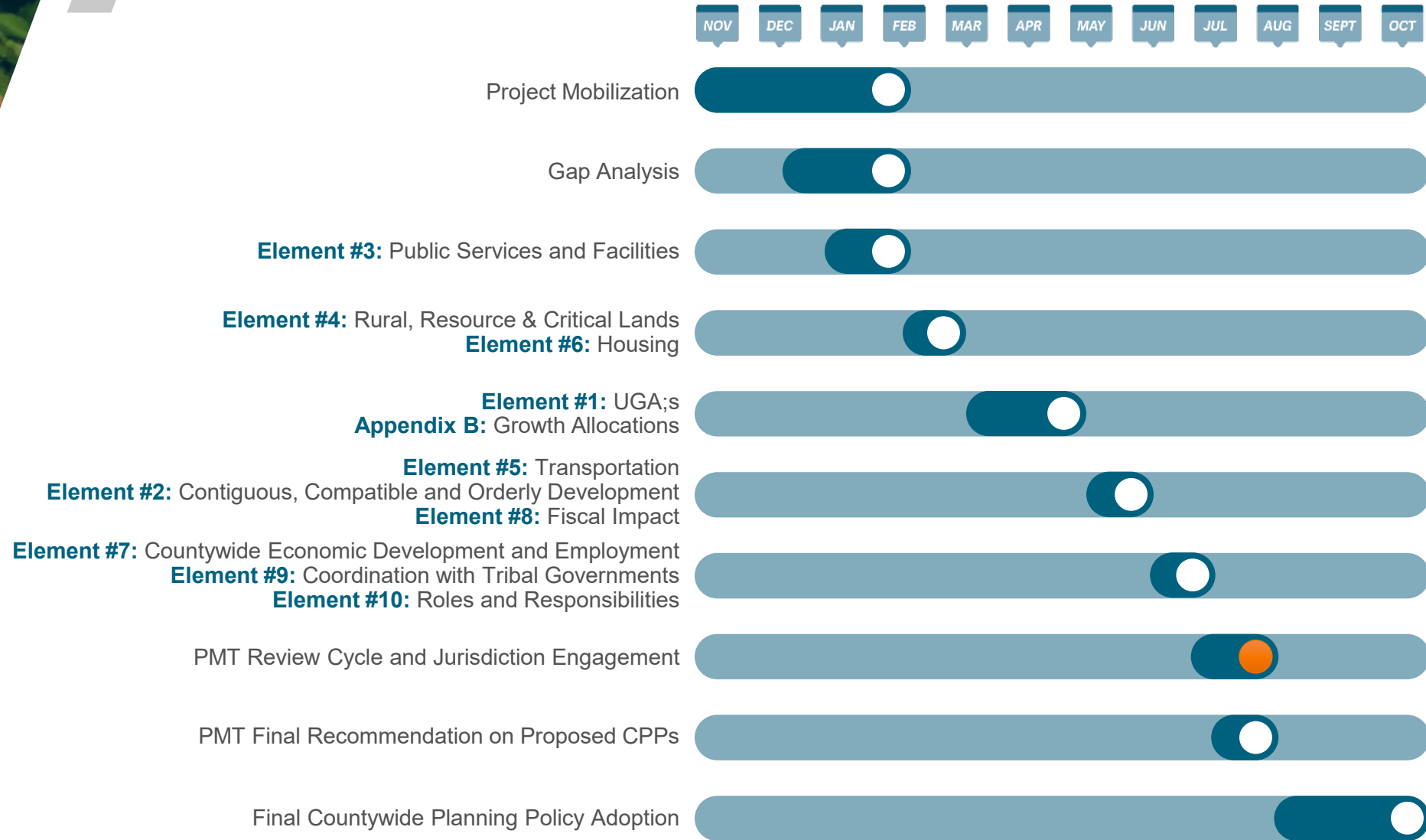
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Planning Commission Chair

Randy Hinchliffe
City Administrator



Urban Growth Area and Contiguous and Orderly Development

- Chapter focuses on shared principles as the County and Cities work together to plan for future and facilitate growth in Urban Growth Areas, and transitioning these areas when annexations occur.
- Policy focus areas:
 - Process to distribute initial growth targets needed for comprehensive plan update.
 - Process to develop and utilize a consistent land capacity analysis methodology.
 - Process to be utilized when establishing, expanding, and adjusting Urban Growth Area boundaries.
 - How the county and cities will work together to plan for and manage growth prior to and when annexations occur

Transportation

- Chapter focuses on areas of mutual interest when more than one jurisdiction is affected by or involved in a transportation policy program or project.
- Policy focus areas:
 - Metropolitan Planning Organization (MPO) coordination and technical services
 - Impacts on marginalized communities
 - Multi-modal levels of service sensitive to differences between urban and rural areas
 - Consistency of transportation facilities standards when crossing jurisdictional boundaries
 - Coordination on collection of transportation data
 - Cooperation in the permitting and design process for trails

Economic Development

- Element focuses on creating and sustaining a healthy economy and employment opportunities, collaboration on economic development initiatives, and providing predictability in investment decisions.
- Policy focus areas:
 - Providing an adequate supply of industrial property
 - Coordinating economic development in local planning countywide
 - Collaboration with the Port of Walla Walla, tribes, and special districts
 - Coordination on business retention efforts
 - Support for and development of agriculture-based industries
 - Permitting consistency between jurisdictions
 - Jobs-housing balance
 - Promotion of training programs
 - Providing access to opportunity

Fiscal Impact

- Chapter focuses on opportunities for coordination between jurisdictions that would have a positive fiscal impact for the county.
- Policy focus areas:
 - When the County and Cities need to conduct fiscal analysis to identify the most cost-effective means of providing and locating public services and infrastructure
 - Requirements for what should be in a capital improvement plan
 - Use of innovative financing strategies for capital improvements that are fair and that minimize costs to taxpayers
 - Use of impact fees
 - Guidance on developing a process to facilitate the identification, analysis, and disclosure of the fiscal impacts of major development proposals and government actions

Roles and Responsibilities

- Chapter focuses on implementation of the rest of the Countywide Planning Policies. Specifically, those policies that will require ongoing coordination need prioritization and outlining of mechanisms for coordination.
- Policy focus areas:
 - Guidance on establishment of a regional planning organization composed of representatives of the jurisdictions
 - Implementation table outlining how policies that require ongoing coordination could be implemented



Approval Process

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Discussion