
SECTION I: Comprehensive Plan

Introduction

Introduction

Structure of the Comprehensive Plan

The College Place Comprehensive Plan (the Plan) is composed of three basic parts: Introduction, Comprehensive Plan Elements (including Goals & Policies) and Appendices.

Section I: Introduction includes a description of the Plan's relationship to the Growth Management Act and how to use the Plan. How to amend the Plan and the public outreach and participation process that went into the development of the Plan are also included.

Section II: Plan Elements is comprised of the following elements:

- Land Use
- Housing
- Urban Design and Preservation
- Transportation/Circulation
- Parks and Open Space
- Capital Facilities
- Utilities

Each element begins with a general introduction and includes Goals and Policies.

Section III: Comprehensive Plan Element Appendices consists of the background information for the elements of the Plan including inventories, needs assessments and analysis. Also included in the Plan appendices are the results of the Community Vision survey and a copy of the Walla Walla County Countywide Planning Policies.

Relationship to the Growth Management Act

The State of Washington adopted the Growth Management Act (GMA) in July of 1990. This legislation requires Comprehensive Plans to include a

number of specific elements, adoption of regulations to implement the plan, development of countywide planning policies to address issues of a regional nature, and establishes planning deadlines.

Consistency with State Goals

The State's Growth Management Act sets out thirteen statutory goals. The development of Comprehensive Plans is guided by these overall goals. For a community's plan to be valid it must be consistent with these goals and the specific requirements of the act. Consistency, in this context, means that a plan must not conflict with the state statutory goals, countywide policies, and plans of adjacent jurisdictions.

The thirteen statutory goals identified in the state legislation are summarized as follows:

1. Guide urban growth to areas where urban services can be adequately provided;
2. Reduce urban sprawl;
3. Encourage efficient multi-modal transportation systems;
4. Encourage the availability of affordable housing to all economic segments of the population;
5. Encourage economic development throughout the state;
6. Assure private property is not taken for public use without just compensation;
7. Encourage predictable and timely permit processing;
8. Maintain and enhance natural resource-based industries;
9. Encourage retention of open space and development of recreational opportunities;
10. Protect the environment and enhance the State's quality of life;
11. Encourage the participation of citizens in the planning process;
12. Ensure adequate public facilities and services necessary to support development;
13. Identify and preserve lands and sites of historic and archaeological significance.

How to Use the Comprehensive Plan

The Comprehensive Plan provides a recognized framework for making decisions about land use, housing, transportation, parks and open space, utilities, and capital facilities in the City. It is intended to aid a broad range of public and private users including City and County officials, community groups, builders, developers, other government agencies and citizens.

First, the plan is the framework or guide for plans and regulations that govern the location and intensity of land uses. The plan provides the basis for evaluating proposed changes in zoning, subdivision and other City regulations. It provides City officials with direction in developing detailed plans and reviewing private development proposals. It indicates to the public how likely the City would be to approve zoning or other changes that apply to a specific parcel.

Second, the plan provides the framework for decisions about public facilities and services (i.e. What type and where should these facilities be located to support projected growth). It is intended that the City, special districts, and state and federal agencies use the plan in preparing their functional plans.

Third, the plan is intended as a guide for City and County coordination, for preparation for interlocal agreements and as a basis for annexation proposals.

Amendments and Review

This Comprehensive Plan is based upon the best available information. As years go by, better information or changing circumstances may require the change or amendment of this plan. Such information could be a revised sewer or water plan for instance. In any event, it is likely that this plan, designed to guide the City of College Place to the year 2022, may need to be amended before that time. Therefore, the following procedure shall be used to amend this Comprehensive Plan.

The Comprehensive Plan shall be reviewed once a year, unless there is an emergency, with the following procedure:

In January of each year, the City of College Place shall announce that proposed amendments to the Comprehensive Plan will be received for 30 days. Applicants will be expected to show cause as to why their proposed change should be made.

In February of each year, the City shall evaluate all proposed changes (including any changes which may be initiated by the City). If no amendments are received, the chairman of the Planning Commission shall so report to the mayor and City Council, and the annual review of the

Comprehensive Plan shall be considered completed. The City may take as much as 60 days from the closing of the application period to complete the initial review of proposals. Environmental determination requirements may lengthen this period.

Applications for inclusion in the Urban Growth Area will be accepted based on the Walla Walla County schedule for opening applications. Population and buildable lands analysis or other limiting factors such as infrastructure capacity may impact the City's ability to accept applications for inclusion.

Amendments

Petitions for amendment submitted by citizens or initiated by the city should clearly indicate:

1. Whether the proposed amendment meets the Goals and Policies of the Plan or the land use map.
2. The project or type of development the amendment is proposed to accomplish.
3. The public purpose or benefits that the amendment is designed to accomplish.
4. Where the proposed amendment is consistent or inconsistent with the policies of the Plan.
5. Whether amendments to other elements of the Plan will be required due to new demands.
6. The changes in circumstances that justify the proposed amendment.
7. The amendment is consistent with the Growth Management Act and Countywide Planning Policies.

Amendments to the Comprehensive Plan shall be adopted in accordance with RCW 35a.63.070 to 35a.63.073 as outlined below:

1. After preparing any amendment, modification, or alteration to the Comprehensive Plan, the Planning Commission shall hold at least one public hearing on the proposed amendment. Notice of the time, place, and purpose of such public hearing shall be published in the official newspaper of the City at least ten days prior to the date of the hearing. The hearing may be continued from time to time at the discretion of the Planning Commission, but no additional notices need be published.
2. Upon completion of the hearing or hearings on the proposed amendments to the Comprehensive Plan, the Planning Commission

shall transmit a copy of its recommendation for the amendments to the Comprehensive Plan to the City council for further action.

3. Within sixty (60) days from its receipt of the recommendation of the Planning Commission for modification to the Comprehensive Plan, the City Council at a public hearing shall consider the same. The City Council shall vote to approve or disapprove or to modify and approve as modified the proposed modifications to the Comprehensive Plan, or shall refer it back to the Planning Commission for further proceedings, in which case the council shall specify the time within which the Planning Commission shall report back to the City Council its findings and recommendations on the matters referred to it.
4. The final form and content of the amendments to the Comprehensive Plan shall be determined by the City Council. Prior to final approval, the amended plan shall be submitted to the appropriate state and local agencies for a 60 day review. After that review, an affirmative vote of not less than a majority of the total members of the City Council shall be required for adoption of an ordinance to approve the amendments to the plan. The Comprehensive Plan as amended shall then be filed with the appropriate official and shall be available for public inspection.

The following procedure shall be followed in cases where a Plan amendment is required for Urban Growth Expansion:

1. In conjunction with the county review of the population and employment projections, and the urban growth area, the City shall conduct a complete review of its Comprehensive Plan at least every 5 years or as required by legislative action.
2. Upon notification by Walla Walla County that applications for UGA expansions will be accepted, the City of College Place will open an application period for 30 days. This may or may not correspond with the annual amendment process.
3. The applicant will have the burden of proof for justifying the application for inclusion.
4. All applications will be submitted to the Planning Commission for public hearing. The public hearing notifications will follow City procedures for notification.
5. The Planning Commission will forward their recommendation to the City Council for Public Hearing and action. If an application is denied by the Planning Commission, that application does not move on to hearing before the City Council.

6. The City Council will then hold a public hearing on the applications received from the Planning Commission. The Council may approve, deny or remand for additional information any application.
7. After approval of any proposed UGA expansions, including findings of fact, the recommended expansion applications are forwarded to Walla Walla County for action. Any cost associated with County applications will be borne by the individual applicant.

Public Outreach & Participation

In 2007, the City of College Place contracted with Walla Walla County GIS Department to update land use and buildable lands data and maps. That information assisted the City in determining the areas in need of an update to the 2003 Comprehensive Plan.

As part of the 2007 update, the City initiated a Public Participation program for the Comprehensive Plan update consisting of community surveys, workshops and open houses. The Planning Commission was the primary body participating in the preparation of the Plan with input from City staff. Follow up questionnaires to the 2002 worksheet were distributed at the open houses and through the monthly newsletter mailings to 2,407 households and posted on the website. No new direction was indicated by the public from previous surveys and visioning.

Community Vision Worksheet

In March of 2002 a community vision worksheet was mailed to 2,100 households within the City as well as posted on the City's web site. 114 completed worksheets (about 5 percent of those distributed) were returned.

The Community Vision Worksheet listed overarching community values and goals found in the City's 1995 Comprehensive Plan and asked the respondents to indicate whether they strongly agreed, agreed, were neutral, disagreed or strongly disagreed with these values and goals. The following reasons for families wanting to live in College Place were validated by the responses:

- o Small Town Atmosphere
- o Educational opportunities
- o Near family and friends
- o Slow pace of life

The following goals were also identified as important to the citizens of College Place:

- o Promote business and light industry

- Protect our present lifestyle
- Protect our natural environment
- Find out what citizens want and need
- Plan for controlled growth
- Develop new business district

(see Appendix PPA-1 for a detailed report of the Community Vision Survey results)

Citizen Advisory Committees

Open Houses

The City held three open houses during July 2007 to present to the public the issues identified to date, and collect community feedback. Additional workshops were held in October and November before Planning Commission and City Council.

Public Hearings

Public hearings were held on in November before the Planning Commission and City Council. No additional public testimony was received during either hearing.

The City's previous public participation programs are summarized in Appendix PPA-1.

Public Participation Goals and Policies

Goal PP-1 Continue to involve residents in the City's decision making process on planning and community development issues

Policy PP-1A Provide for early and continuous involvement of the public in community development decisions.

Policy PP-1B Make maximum use of the State Environmental Policy Act (SEPA) public participation process, where applicable, as a means to ensure the public is involved in planning issues.

Policy PP-1C Utilize the City's website and monthly newsletter to publicize meetings and hearings, and include residents living in the designated Urban Growth Areas in the City's mailing list.

