



Hoisington Koegler Group Inc.



**Winona Comprehensive Plan Update
Steering Committee Meeting
Thursday, March 23, 2023
11:30 a.m. to 1:00 p.m.
City Council Chambers (*Teams Option Available*)**

AGENDA

- 1) Review Revised Draft Goals and Objectives**
 - a) Community Services & Institutions
 - b) Transformative Projects
 - c) Environment & Sustainability
- 2) Future Land Use Map Urban Neighborhood Discussion Follow Up**
- 3) Next Steps**
 - a) Steering Committee Online Review of Changes
 - b) Planning Commission Review of Changes
 - c) Draft Plan Distributed to Public

Attachments:

- Revised Draft Goals and Objectives Omnibus
 - Table of Contents
 - Community Services & Institutions
 - Transformative Projects
 - Environment & Sustainability
- Memo from Senior Planner Carlos Espinosa

Community Services & Institutions

Winona's new Comprehensive Plan will explore how to strengthen relationships between community service providers, ensure community needs are being met, collaboratively plan for facility needs, and increase the community's awareness of services. This includes services provided by the City, as well as partner institutions.

[Intro/Context to include section on Alternative Response Team and a section on concerns about substance abuse.](#)

Goals, Objectives, and Strategies

The following are the goals, objectives and strategies that were identified by the Community Services & Institutions Subcommittee and recommended by the Steering Committee. Objectives are identified by two numbers (such as 1.1), while strategies are identified by three numbers (such as 1.1.1).

Goal 1. [Enhance People's Awareness of Services and Where to Access Them](#)

- 1.1. Increase the frequency of messaging about programs.
 - 1.1.1. Utilize digital and non-digital resources for messaging.
 - 1.1.2. Utilize inserts in utility bills to provide information to all residents.
- 1.2. Communicate across multiple platforms to reach desired populations.
 - 1.2.1. Create a communications strategy to identify and implement communication via platforms that are widely used among target populations.
- 1.3. Utilize a common platform to direct people toward resources.
 - 1.3.1. Use existing resources where possible to fully build-out a regularly updated service directory.
 - 1.3.2. Provide a link to Live Well Winona or another community hub on the City's website.
- 1.4. Increase capacity for neighbors to help neighbors.
 - 1.4.1. Facilitate social media connections between residents.
 - 1.4.2. Facilitate neighborhood gatherings with special attention to neighborhoods where there is demographic turn-over among residents.

Goal 2. [Increased Communication Among Service Providers](#)

- 2.1. Promote cross-education among service providers.
 - 2.1.1. Seek out a central organization such as the Winona Area Non-Profit Association to connect service providers and provide education about what they offer.
- 2.2. Create communications plan for formal and informal gatherings.

- 2.2.1. Organize “share out” events attended by multiple organizations and identify an organization to present or “spotlight” their services.

Goal 3. Funding Needs & Outcomes are Better Understood

- 3.1. Increase public education about funding needs and outcomes.
 - 3.1.1. Organize a messaging campaign to publicize funding needs and outcomes.
 - 3.1.2. Utilize infographics to assist in communication.
- 3.2. Increase amount of education for public officials and department heads across agencies about funding needs and outcomes.
 - 3.2.1. Organize a service organizations’ summit attended by public officials and department heads.
- 3.3. Create a cross-community funding request strategy.
 - 3.3.1. Utilize connections made through shared events to create cross-community funding request strategy.
 - 3.3.2. Work with Winona Community Foundation on asks that fit into their giving parameters.

Goal 4. Better Mental Health Resources for Residents

- 4.1. Attract and rRetain mental health professionals in Winona.
 - 4.1.1. Hold a brainstorming event to generate ideas to address the issue.
 - 4.1.2. Incorporate non-employment considerations such as housing and childcare to enhance the attractiveness of Winona.
 - 4.1.2.4.1.3. Explore solutions implemented by other communities similar to Winona.
- 4.2. Enhance the capacity of organizations, businesses, and individuals to recognize and address mental health crises.
 - 4.2.1. Implement a training for mental health first aid targeted toward people who are not professional counselors but interact with a variety of individuals in work or non-work settings.
 - 4.2.1.4.2.2. Explore a community care model with a learning cohort that focuses on building healthy behaviors and environments, and facilitating connections between people.
- 4.3. Enhance the capacity of public safety agencies to respond to mental health calls.
 - 4.3.1. Consider adding a social worker to 911 emergency dispatch center staff.

Goal 5. Coordinated Planning of Physical Spaces and Facilities Among Community Institutions

- 5.1. Regular meetings among community institution leaders.
 - 5.1.1. Schedule and implement regular meetings among community institution leaders.
- 5.2. Regular meetings among department heads across agencies.
 - 5.2.1. Work with organization leaders to schedule and implement regular meetings among department heads across agencies.
- 5.3. Create a cross-community funding request strategy for capital projects.
 - 5.3.1. Create a timeline for anticipated funding requests and share amongst leaders at regular meetings.
- 5.4. Increase opportunities for informal community groups to rent facilities.
 - 5.4.1. Identify publicly available meeting spaces and share with general public.

Transformative Projects

The 2045 Comprehensive Plan identifies future physical improvement projects that will significantly influence how Winona grows and develops over time. These projects were chosen by the Transformative Projects Subcommittee and confirmed by the Steering Committee. Projects selected involve new construction or a new use that are in the conceptual design stage and are anticipated to have impacts beyond the immediate project area.

Riverfront Trail

Rationale

A “Riverfront Trail” along the Mississippi River is detailed in the 2007 Comprehensive Plan as a major project that would help re-connect Winona to the river. Due to flooding and construction of the levee system, there is a sentiment that Winona has historically “turned its back” on the Mississippi River. The Riverfront Trail seeks to change that. The trail would run along the river from Pelzer Street on the West to the east end of the City. It is seen as a trail of regional importance – attracting Winona residents and visitors to the banks of the river. It is the highest rated “transformative project” identified by the subcommittee working on this section of the Comprehensive Plan. City staff has been working on the Riverfront Trail for the last 15 years. At this time, the focus is on the portion of trail between Levee Park and Lions Park.

Considerations

Considerations related to development of the Riverfront Trail include:

- Exclusively a “City” project – execution and management of the project is the City’s responsibility.
- The number of landowners within the trail corridor will involve significant negotiation and coordination.
- Existing industrial businesses will continue to need access to the river, so there will be challenges with planning and designing for the co-existence of industrial and recreational uses.
- Federal flood system (dike) regulations will likely present constraints on the design of the trail.
- Reliance on availability of state bond funds.
- Strive to locate the trail as close to the Mississippi River as possible so that it offers a true “riverfront” experience.
- Incorporation of design elements that are common to other parks and trails resources in Winona.
- Due to these considerations and others, it is anticipated that work on this trail project will continue through the effective time period of this Comprehensive Plan and perhaps into the next.

Partnerships

Partnerships for this project include the US Army Corps of Engineers, individual property owners, and the state of Minnesota.

Incubator Spaces

Rationale

Incubator spaces and/or programs in Winona would help people get their business ideas off the ground and help create new local businesses. Incubator spaces that share resources could also create efficiencies and solve problems for community members. Overall, incubators lower barriers for people to bring their great ideas to fruition.

Incubators in concept are directly in-line with the vision and values stated in the 2045 Comprehensive Plan – particularly related to our vision of Winona “leading with entrepreneurial spirit and creativity” and the following core value:

Entrepreneurship & Economy

Our entrepreneurial spirit and industrial heritage are the foundation for growth of our robust, diverse economy. We invest in our downtown and other physical assets, and we create the conditions for bold and innovative ideas to flourish.

There are numerous examples of successful incubators throughout the county and even regionally in the cities of La Crosse and Eau Claire, Wisconsin, and Rochester, Minnesota. Winona has previously created a co-working space named “The Garage” which functioned between 2018 and 2020, but closed due to financial difficulties. It will be prudent for Winona to learn from other precedent efforts in creating local incubator spaces or programs.

Future incubator efforts could be key in creating the next generation of local entrepreneurs and businesses in Winona. Winona has historically benefitted from local innovation and creation of businesses that sell products and services well beyond the local area.

Considerations

Considerations related to establishment of local incubators include:

- What incubator style resources does Winona already have? Perhaps the idea of local incubators is less about creating something new versus building on or bringing together existing resources.
- Many of the local faith organizations have full scale commercial kitchens. The City of Winona’s Masonic Temple also has a kitchen.
- Future investments in Winona’s Masonic Temple will make it a good potential site for a makerspace (where tools are shared) and/or a food related incubator.
- Incubator efforts may be a combination of physical improvements and non-physical strategies or programs (e.g. start-up financing, loan guarantees, resource center, etc.)
- Incubator efforts need to incorporate an effective amount of marketing and advertising to attract buy-in and use of resources.
- In addition to the general population, a source for new ideas and creativity are students at the local universities. There has long been the desire to retain more student talent in Winona and incubator resources could be an avenue for assisting with this effort.

- An Incubator should be considered an economic development activity with City involvement through staff and/or the Port Authority, but partnerships will be required to make a project successful.
- The City's role in an incubator should primarily be as a connector versus a driver.
- "Lessons" from The Garage experience should be considered in future efforts.

Partnerships

- Partnerships with local businesses, economic development agencies, and potential funding sources will be key in creating sustainable incubators. Referencing other successful incubator models will help define what might work locally. In general, the more community partners, the better.

Housing

Rationale

Having a place to call home is a basic human need and attainable housing is a foundational element in sustaining a successful City. Throughout the creation of 2045 Comprehensive Plan, the need for additional housing choices has been a common theme among all participants (e.g. general public, subcommittees, and the steering committee). People want to live in Winona, but many have a hard time finding a home. This initiative encompasses housing of all types and for all income levels.

Adequate housing choices is important in maintaining and enhancing Winona's livability, and livability is fast becoming a city's most important characteristic for attracting and retaining employees. Additionally, with the growth of remote work, people have greater flexibility in deciding where to live. Thus, providing ample housing choices is key to Winona's future growth and sustainability.

Although housing at all income levels is needed, the need is especially pronounced for homes attainable by people with low to moderate incomes. New detached single-family homes are becoming increasingly cost prohibitive even for those who have higher incomes. Additionally, land is limited in Winona due to the City's geographical constraints. As a result, facilitating the improvement of existing homes and adding additional units to existing structures are key strategies for assisting the majority of those seeking a home in Winona.

The Housing & Neighborhoods section of this plan details specific goals, objectives, and strategies related to housing. Housing is also included in this section due to its importance to community growth and creating a sustainable future for Winona.

Considerations

Considerations related to facilitation of additional housing choices include:

- Incorporate direction from previous efforts related to housing such as the Mayor's Housing Taskforce report adopted in January of 2018.
- Housing for single people and single-parent households (not in college) can be especially difficult to find in Winona.
- Allowing additional housing units on an existing property with an owner occupancy requirement may help more people to find attainable homes.

- Reducing or eliminating parking minimums and allowing more flexibility for off-site parking should be examined as a strategy to allow more housing development. Examine alternative parking strategies as part of this effort.
- In addition to the creation of new housing units, naturally occurring affordable housing should be examined and better understood in Winona.
- More public funding dedicated to housing would have a significant impact on maintaining and/or creating attainable housing options.
- Work with the adjacent townships to identify and assess potentially developable land adjacent to existing infrastructure.
- City resources (economic development) focused on housing and facilitating federal and state housing programs in Winona.

Partnerships

Partnerships between the City of Winona and state agencies as well as non-profits are crucial in facilitating the creation of attainable housing. State agencies such as the Minnesota Housing Finance Agency help fund attainable housing projects while the City can partner with non-profits such as Habitat for Humanity to renovate existing housing and build new housing.

In addition to partnerships, it is important for the City to adjust its regulatory framework to make the creation of additional housing units easier for individuals. Amending regulations such as zoning will help to facilitate the creation of additional housing options in the City. Such regulations can and should be amended to allow greater housing choices while also preserving the desired neighborhood character.

Other Notable Projects

WSU Fieldhouse

The Winona State University fieldhouse is a large indoor athletics and event facility proposed for the blocks between Huff Street and Main Street, and from Sarnia Street to the railroad tracks. The facility could also accommodate large gatherings such as concerts, trade shows, and auto or boat shows. This project is identified as a top need in WSU's Comprehensive Plan.

In addition to athletics or event uses, allowing community use of the fieldhouse spaces would enhance the overall benefit to all those who live in Winona. Therefore, partnerships with the City of Winona, schools, and local non-profits should be explored. Expanded public use of the facility will help this project to have a stronger transformational impact on the greater community.

New City Police, Fire, and Community Center Facilities

New facilities for the Fire Department, Police Department, and Senior Center are future priority projects for the City of Winona. In summary, the Fire Department needs new facilities due to inadequate space for equipment and training, as well as maintaining the health of firefighters; the Police Department needs new facilities space for essential departmental functions; and a new home for the Senior Center is needed due to aging current facilities and a desire to connect seniors with youth in a combined Community Center project.

~~When this summary was written in Fall 2022, a combined Fire Department, Police Department, and Community Center was being considered, but final decisions have yet to be made. There also is the potential to split these facilities into different project locations. However, due to limited land options in Winona, location of these facilities in different places will likely have a domino effect on other properties and land uses within the city.~~



Environment & Sustainability

Winona's new Comprehensive Plan will include highlights from the new Natural Resources and Sustainability Plan that is currently being developed. Aspects of the plan will include water resources, stormwater management, open space, alternative energy, climate change, and more.

Goals, Objectives, and Strategies

The following are the goals, objectives, and strategies that were identified by the Environment and Sustainability Subcommittee and recommended by the Steering Committee. Objectives are identified by two numbers (such as 1.1.), while strategies are identified by three numbers (such as 1.1.1.).

Goal 1. Increased Renewable Energy and Energy Efficiency, Resiliency, and Conservation

- 1.1. Expand renewable energy use and increase uptake of clean renewable energy
 - 1.1.1. Employ direct outreach to the business community to help energy savings and renewable energy adoption measures
- 1.2. Maximize energy efficiency and conservation measures
 - 1.2.1. Lead by example as a city by reducing energy consumption, making our municipal buildings energy efficient, and subscribing to renewable energy options where possible.
 - 1.2.2. Connect energy burdened community members with assistance programs intended to lower energy bills.
 - 1.2.3. Engage the community around available programs and grants that will assist energy conservation, efficiency, and renewable energy adoption.
- 1.3. Align actions to achieve city-wide net zero by 2050 goals
 - 1.3.1. Evaluate and reimagine policies that make both energy efficiency and renewable energy adoption more accessible by prioritizing city-wide net zero

Commented [LS1]: Insert call out box defining energy burdened

Goal 2. Accessibility to Energy Efficient Multi-Modal Improve Transportation Options

- 2.1. Reduce community's dependence on automobiles / prioritize opportunities for other modes of transportation.
 - 2.1.1. Encourage walking and biking transportation options through infrastructure and incentives.
- 2.2. More energy efficient forms of transportation are promoted and used whenever possible
 - 2.2.1. Make improvements to the transportation network and programs through partnerships with state and non-profit organizations, neighboring communities, and residents.



- 2.2.2. Expand electric vehicle adoption and accessibility while considering unique impacts of electric vehicles on roads.
- 2.3. Winona residents and visitors are able to get around town via the mode of transportation of their choice. Points of interest are connected via transit or trail networks
 - 2.3.1. Balance transportation needs with recreational areas and the environment through efficiencies, route evaluations, and limiting pollutants on the roads.
- 2.4. Those with limited mobility or transportation options are included in transportation decision making
 - 2.4.1. Become a state leader in accessible transportation by considering accessibility in all transportation decision making.

Commented [LS2]: Strategy 2.4.1 added

Goal 3. Sustainable Water Resource Practices

- 3.1. Work to ensure sustainable use of aquifers
 - 3.1.1. Protect our groundwater aquifers and drinking water from overuse and pollutants through reduction of use measures and protection of source waters
 - 3.1.2. Coordinate efforts with local partners, including meeting WinLac One Watershed, One Plan objectives
 - 3.1.3. Clarify water bills to be more understandable
 - 3.1.4. Consider tiering of pricing structures
- 3.2. Protect water quality and aquatic resources such as streams, rivers, lakes, springs, seeps and wetlands to maintain the integrity of the natural environment
 - 3.2.1. Expand use of native landscaping techniques, educate on the value of water smart plantings, and facilitate incentives for water smart plant installation.
 - 3.2.2. Protect surface waters from pollutants carried in stormwater runoff by implementing best practices for infiltration of stormwater, restoring lakeshores, and reducing impervious surfaces.
 - 3.2.3. Provide public education on runoff impacts
 - 3.2.4. Work to minimize the use of de-icing chemicals, and monitor chloride levels in water bodies receiving chloride runoff
- 3.3. Lead by example with city facilities and operations best practices
 - 3.3.1. Implement water saving fixtures at all City buildings.
 - 3.3.2. Implement industry-leading best practices for managing stormwater infrastructure budgeting.
- 3.4. Improve Lake Winona's water quality to meet or exceed state standards

Commented [LS3]: Separated from 3.2.2 as a separate strategy

Commented [LS4]: Objective added to include strategies under a better-fitting objective



- 3.4.1. Reduce the phosphorous loads within Lake Winona and its watershed in accordance with the total maximum daily load developed for the lake
- 3.4.2. Improve management of Lake Park by increasing native plant buffers, reducing the amount of mowed lawn, and protecting the wetlands
- 3.4.3. Provide training to City staff on relevant best practices to reduce runoff
- 3.4.4. Control shoreline erosion and restore shoreline in priority areas
- 3.4.5. Implement and expand the waterfowl management plan to control the goose population

Commented [LS5]: Added to address technical improvements of one of Winona's premier assets based on public feedback

Goal 4. Waste Reduction and Reuse

- 4.1. Follow the reduce > reuse >recycle hierarchy to minimize waste for residential, institutional and commercial users
 - 4.1.1. Support strengthening of Winona County's recycling programs
 - 4.1.2. Improve disposal processes and compliance
 - 4.1.3. Reduce waste production through re-use of materials and material exchange
 - 4.1.4. Reduce construction and demolition waste and implement reuse initiatives
- 4.2. Options for management of organic waste will become more available
 - 4.2.1. Explore and implement an organics recycling program or campaign

Goal 5. Sustainable Stewardship of Winona's Natural Resources

- 5.1. Work cooperatively with other units of government, institutions and organizations to manage growth without compromising the natural environment.
 - 5.1.1. Manage wildlife and invasive species with local partners, such as the United States Fish and Wildlife Service and the Department of Natural Resources.
- 5.2. Protect the ecological integrity of the river corridor, bluff land areas and steep slopes, and other valued resources
 - 5.2.1. Establish long range plans for natural resources in public spaces.
 - 5.2.2. Budget to maintain existing natural areas
- 5.3. Lead in environmental protection standards
 - 5.3.1. Utilize best practices to protect or enhance ecosystems and bluff land, waterways, and shoreline restoration
 - 5.3.2. Meet or exceed state standards for environmental protection
- 5.4. Increase and restore natural ecosystems

Commented [LS6]: Split as separate strategy from 5.2.1

Commented [LS7]: Split as separate strategy from 5.1.1



- 5.4.1. Restore urban tree coverage through tree planting
- 5.4.2. Maintain existing trees in line with industry best practices to ensure a healthy tree canopy
- 5.4.3. Establish protective ordinances for maintaining a healthy tree canopy on private land
- 5.5. Educate the community about sustainable stewardship
 - 5.5.1. Utilize park programming, sessions in schools, and other community events to meet people where they are and provide valuable education connections

Commented [LS8]: Strategy added

Commented [LS9]: New objective created from Natural Resources Strategies

Goal 6. Local Food Production and Access

- 6.1. Support local food for health, economic, and environmental benefits
 - 6.1.1. Support the creation of resource hubs and food libraries to access locally grown foods and connect local vendors to market opportunities
 - 6.1.2. Evaluate and improve city codes to make local food, gardening, individual foraging, and harvesting more accessible
- 6.2. Any utilization of public land for food harvest and production should follow sustainable principles
 - 6.2.1. Expand access to community gardening
 - 6.2.2. Provide education to build residents' knowledge of community gardening

Commented [LS10]: Split from 6.2.1 as a separate strategy

Goal 7. Communication, Implementation, and Evaluation of Sustainability Efforts

- 7.1. Foster Environmental Stewardship
 - 7.1.1. Public communication about sustainability and resilience with the public about sustainability and stewardship
- 7.2. Accountability and engagement, within the city and externally, to ensure plan implementation.
 - 7.2.1. Review and refine process through an annual or biennial review
 - 7.2.2. Expand sustainability education, training, and practices among city employees
 - 7.2.3. Establish a City of Winona Sustainability Commission
- 7.3. Bolster the resilience of physical infrastructure and awareness about how to prepare and act in the event of shocks or stressors
 - 7.3.1. Develop extreme weather preparation strategies in response to climate change
 - 7.3.2. Proactively pursue projects to promote infrastructure resiliency

Commented [LS11]: Moved from strategy to objective level

Commented [LS12]: Moved from objective to strategy

Commented [LS13]: Split from objective 7.2 as a separate strategy



7.4. **Evaluate potential environment justice issues**

- 7.4.1. Evaluate new developments through the lens of environmental justice
- 7.4.2. Address environmental justice issues (such as inequitable tree cover, affordable and adequate housing access, drainage and pollutants by budgeting for planning, remediation, and implementation

Commented [LS14]: Moved from strategies to objectives

CITY OF WINONA**STEERING COMMITTEE UPDATE MEMO**

TO: Comprehensive Plan Update Steering Committee

FROM: Carlos Espinosa, Senior Planner, City of Winona

RE: Urban Neighborhood Land Use Designation Follow Up

Committee Members,

At the last meeting, Steering Committee members discussed application of the Urban Neighborhood designation to blocks close to WSU (see map on following page). After considering potential changes based on committee input, staff would propose removing the following language from the housing section of the Comprehensive Plan Update:

- 1.1.4. Evaluate the area around the WSU campus related to rental housing; when a particular block is comprised of 60% or more of non-owner-occupied rentals, consider rezoning to R-3 while considering the intent and purpose of the City's 30% ordinance.

Removing this language would essentially close the door to additional blocks around WSU transitioning to Urban Neighborhood for the duration of the Comprehensive Plan (10-15 years). This would help with concerns about the proposed changes becoming a "slippery slope" for the transition of additional blocks. If removed, only the land use map would reference these areas as Urban Neighborhood. Changing the map would required a Comprehensive Plan Map amendment which would need both Planning Commission approval *and* approval by a supermajority of Council members (5 out of 7).

Staff would further recommend moving forward with the map as-is and would ask the Steering Committee, Planning Commission, and City Council to approve or modify the map during the plan adoption process. In accordance, the recommendation of the Steering Committee would be brought forward to the Planning Commission, and the Planning Commission's recommendation would be brought to the City Council. Staff is thus asking the Steering Committee to eventually come to a decision as to which blocks to include. The decision may come as a consensus or could be a vote – that is up to the committee. Again, for committee members' information, the current map of proposed blocks for the Urban Neighborhood designation in proximity to WSU is based on the following:

1. Promoting opportunities for "missing middle" housing investment and potential multi-family redevelopment extending south from downtown into blocks that have had a multi-family character since the late 1980s and 1990s.
2. Proximity to commercial uses and other non-residential land uses on adjacent blocks.

3. Designating an entire block with the same land use designation (so that boundary lines between different land use designations are separated by a street – not an alley. This provides a greater buffer between different land uses which is generally more favorable).
4. The avoidance of “leapfrogging” blocks surrounding WSU – thus promoting a contiguous and graduated pattern of land use designation change and directing growth to occur along the Main Street (Highway 43) corridor.
5. The mix of uses and building types on a given block (e.g. non-residential land uses and commercial style buildings).
6. The percentage of non-owner occupied rentals on a given block.

Another consideration for Steering Committee members is that designating block Urban Neighborhood *does not* create any on the ground changes. Rezoning the blocks to R-3 (which is the second step), would require a petition by a property owner or initiation by a majority vote of the Planning Commission. In either case, all affected property owners would be notified and there would be public hearings at the Planning Commission and City Council meetings before a final decision is made by Council. Furthermore, compliance with the Comprehensive Plan is just one of the general criteria considered when rezoning properties. The other criteria used by the city are as follows:

1. Was there an error or oversight in approval of original zoning of the site?
2. Have there been changes in area development patterns, since original zoning, to warrant rezoning?
3. Would potential uses of requested zoning district impose “undue hardship” (relating to noise, odors, etc.) on neighboring properties?
4. Would the public interest be better served if rezoning was considered within another area?
5. Could the rezoning be construed as being spot zoning?

Spot zoning occurs if one of the following tests are met:

- A. The rezoning action results in benefits which are only enjoyed by the petitioner.
- B. The rezoning is considered to be arbitrary, capricious, or unreasonable.
- C. Rezoning is not consistent with goals and objectives of the Comprehensive Plan.

Additionally, the Planning Commission and/or City Council could recommend denial of a future rezoning for any other rational basis related to public health, safety, morals, or general welfare. Overall, the Comprehensive Plan is a planning document – changes made to land use designations do not equal automatic rezoning.

A final consideration for the committee is that a request was received during the public input on the interim to designate an additional one and ½ blocks to the south and west of WSU’s campus. The request is based on rental percentage and the fact that there are only three (3) non-rental properties surrounding the area. The additional blocks are noted on the following map. Because of the aforementioned factors regarding application of the Urban Neighborhood designation, staff views the Main Street (Highway 43) corridor as the most beneficial growth area to prioritize in this Comprehensive Plan Update.

