



# Urban Waterfront Code Amendments

## **Proposed Amendments to Title 18 of the Olympia Municipal Code (OMC)**

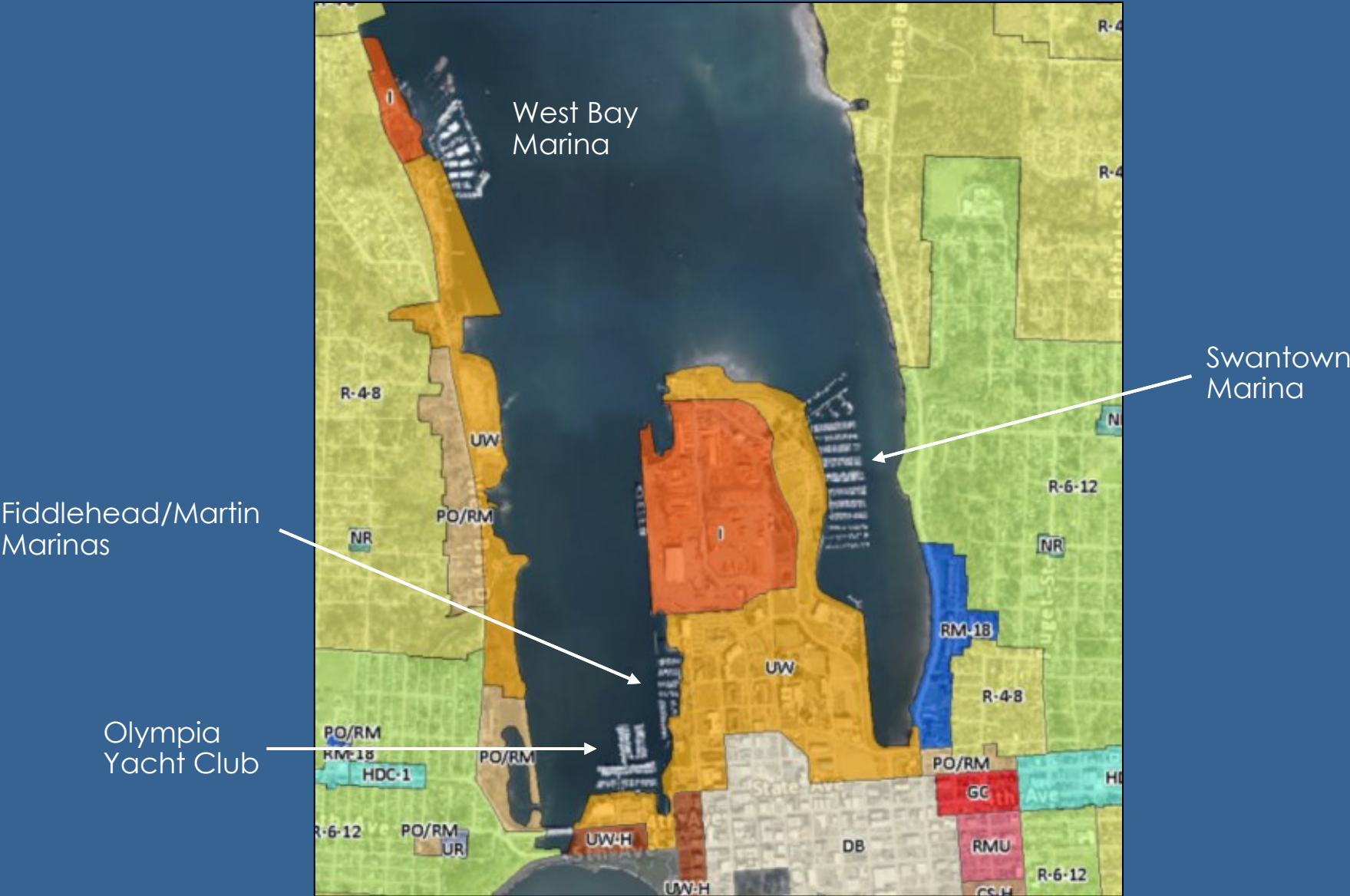
**Land Use and Environment Committee**

January 20, 2022

# Proposed Amendments - Snapshot

1. Amend use table in OMC 18.06 adding recreational vehicle parks as an allowed use in the Urban Waterfront zone district.
2. Add new section, 18.06.060.JJ, establishing new development standards related to size, density, proximity to public marina, length-of-stay, open space, utilities/services, etc.

# Zoning Map – Marina Locations



# Timeline

- September 16 – LUEC Considered OPC recommendation
  - *Referred to OPC for additional input from Port staff*
- November 1 – OPC Briefing
  - *Port staff provided in-depth overview of long-range plans and benefits of proposed amendments*
- November 15 – OPC Public Hearing
- December 6 – Deliberations/Recommendation
  - *Planning Commission voted unanimously to recommend denial*
- Public outreach included neighborhood associations, parties of record, and marina owners/operators. Written comment period extended to Nov. 19 due to power outage.

# OPC Recommendation

- Findings outlined in OPC's recommendation letter. The proposed amendments would:
  - *Restrict and or/discourage waterfront accessibility*
  - *Appear to benefit a single property owner*
- *And are:*
  - *Inconsistent with Comprehensive Plan, Shoreline Master Program, Downtown Strategy, and intent of Urban Waterfront zone district*
  - *Inconsistent with City's greenhouse gas emission reduction goals*
  - *Inconsistent with City's commitment to equity and inclusion*

# Options

1. Accept OPC's recommendation of denial and recommend that City Council approve the resolution.
2. Reject OPC's recommendation and direct staff to prepare an ordinance for City Council approval with findings of fact supporting that decision.
3. Refer the proposed amendments with guidance for further consideration.

# Option 2

If Option 2 selected, staff recommends the following changes:

1. Under OMC 18.06.060.JJ.1.b – *Are located immediately adjacent to or on common property within a ~~public~~ marina.*
2. Under OMC 18.06.060.JJ.2.e – Modify first sentence to read: *A common open space area for recreational use.*

# Thank you

Questions or Comments?

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