

Timing of Land Use Zoning Amendments

Excerpts from Planning Commission Minutes

January 5, 2015

Item 6.C 15-0028 Rezone Application Consolidation Amendment Briefing

Mr. Stamm briefed the Commission on the consequences of approving the new Comprehensive Plan as proposed and the impact of rezones on zoning map amendments. He explained a proposal to consolidate all rezone applications into batches and staff's preliminary proposal to schedule public hearings regarding code amendments. He discussed how establishing an annual process for rezone application review, comparable to that for a Comprehensive Plan amendment review, would involve Council adoption of an annual schedule including a deadline for applications.

The report was received.

February 2, 2015

Item 6.A 15-0111 Collection of Rezone Proposals - Code Amendment Public Hearing

Mr. Stamm explained the issue and referral process by City Council in December 2014 to the Planning Commission. He summarized the site specific zoning map amendment (rezone) protocol and discussed benefits and impacts. He distributed written commentary received from the public.

Chair Brown opened the public hearing at 7:38 p.m.

Bob Jacobs discussed how and why transparency and accountability was better in the past. He supports returning to the former procedures and addressed previous problems which resulted from an emphasis on developer facilitation and inadequate oversight.

Mary Wilkinson read a prepared a statement in support of changing the Olympia Municipal Code for site specific application deadlines to no more than two times per year. The public hearing was closed at 7:47 p.m. with unanimous support to leave the written record open.

Discussion:

- \$3000 process for private applicant code amendment approval.
- Neighborhood center rezone process applications.
- Applicant submittal process for text amendments.
- Differences between text amendments and rezones.
- Staff recommendation for tying this to the CP.
- Options besides a 120 day limitation and/or alignment with CP.

The public hearing was held and closed with the written record left open until Friday, February 13, 2015 at 5:00 p.m.

February 23, 2015

Item 6.B 15-0178 Collection of Rezone Proposals - Deliberation and Action
Olympia Municipal Code Chapter 18.58 - Rezones and Text Amendments
New Section OMC 18.58.040 Collection of rezone applications

Site-specific rezone applications may be submitted at any time. However, for review purposes such proposals will be collected into two sets in each calendar year. One set will be those submitted prior to the submittal deadline established by the City Council for annual Comprehensive Plan amendments and will be considered concurrently with such amendments. A second set will be based on a second submittal deadline set by the City Council. Accordingly, unless otherwise specifically authorized by the City Council, site specific rezone proposals shall be considered collectively and no more than twice each year. Time limits for review of the first set shall accord with any time limits for review of Plan amendments; the time limit for review of the second set shall be as established in OMC 18.72.120 provided that the review period shall start on the 'due date' established by Council and not the date of application.

The Commission discussed the language for consistency with the CP. *[Staff note: the description in the minutes paragraph above reflects the version of the amendment presented by City staff at the public hearing. The version ultimately recommended by the Commission in the motion below was an alternative version drafted and presented by Commissioner Horn in response to public comment and with assistance by City staff.]*

Chair Brown moved, seconded by Commissioner Bateman, to adopt the amendment language as written. The motion passed unanimously.