

Ordinance No. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF OLYMPIA AND, IN PARTICULAR, REVISING THE ZONING OF THE SMITH LAKE AREA FROM RESIDENTIAL 4-8 UNITS PER ACRE (R 4-8) TO RESIDENTIAL – 4 CHAMBERS BASIN DISTRICT (R-4CB) AND CORRECTING A SCRIVENER’S ERROR**

**WHEREAS**, on April 1, 2021, Blackbird Smith Lake, LLC (“Blackbird”), submitted a request to change the zoning of approximately 49 acres north of the 4900 block of Normandy Drive SE, Parcel Nos. 11832240000, 11832130300 & 11832130201 to Residential - 4 Units per Acre (R-4); and

**WHEREAS**, in reviewing Blackbird’s request, City Community Planning and Development staff determined that it was appropriate to also rezone nine additional parcels adjacent to those included in Blackbird’s request, specifically Parcel Nos. 11829340000, 11829340200, 11832130100, 11832210100, 11832210000, 11832130100, 11832210200, 73810015200, 11832410000, and 11832420000; and

**WHEREAS**, in reviewing Blackbird’s request, City Community Planning and Development Staff also determined that it would be more appropriate to rezone the parcels (the original three included in Blackbird’s request and the additional nine identified by City staff) to Residential – 4 Chambers Basin District (R-4CB), rather than R-4, as requested by Blackbird; and

**WHEREAS**, on August 20, 2021, Community Planning & Development staff notified owners of the nine adjacent parcels north of Blackbird’s proposed site that their respective parcels would be recommended for inclusion in proposed rezone; and

**WHEREAS**, on September 20, 2021, the Olympia Planning Commission reviewed a staff proposal to rezone thirteen parcels (the "Smith Lake Area") to Residential – 4 Chambers Basin District (R-4CB), and voted not to include a recommendation for or against whether the proposed rezone was consistent with the City’s Comprehensive Plan; and

**WHEREAS**, on October 1, 2021, pursuant to the State Environmental Policy Act, the City of Olympia issued a Determination of Non-Significance, which was not appealed; and

**WHEREAS**, on October 1, 2021, the subject site was posted with notice regarding the public hearing, the SEPA Determination of Nonsignificance, and the SEPA Determination of Nonsignificance Appeal Period; and

**WHEREAS**, on October 1, 2021, a legal notice was published in *The Olympian* newspaper regarding the public hearing, SEPA Determination of Nonsignificance, and the SEPA Determination of Nonsignificance Appeal Period; and

**WHEREAS**, on October 25, 2021, the Olympia Hearing Examiner (the "Examiner") held a duly noticed, open-record public hearing regarding these proposals; and

**WHEREAS**, on November 5, 2021, the Examiner recommended that the land use zoning of the Smith Lake Area be changed from Residential 4-8 Units Per Acre (R-4-8) to Residential – 4 Chambers Basin District (R-4CB); and

**WHEREAS**, the City Council adopted the findings of fact and conclusions of law and the Examiner’s written recommendation at an open public meeting of the Council, sitting in a quasi-judicial proceeding on February 15, 2022; and

**WHEREAS**, in the course of reviewing the potential Smith Lake area re-zone, City Community Planning and Development staff identified a scrivener’s error in the Official Zoning Map: the Official Zoning Map misidentifies a portion of the Urban Growth Area under the jurisdiction of Thurston County as being R-4CB that should properly be identified as Residential – 1 Unit Per 5 Acres (R1/5) and should be corrected so that the Map reflects the correct zoning in the Urban Growth Area under the jurisdiction of Thurston County; and

**WHEREAS**, this Zoning Map amendment meets the goals and requirements of the Growth Management Act; and

**WHEREAS**, Chapters 35A.63 and 36.70 RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

**WHEREAS**, this Ordinance is supported by the staff report, the closed record of the public hearing conducted by the Hearing Examiner on October 25, 2021, and evidence and materials in the closed record associated with this Ordinance, along with other documents on file with the City of Olympia;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of Official Zoning Map.** The Official Zoning Map of Olympia is hereby amended by replacing the current Official Zoning Map of Olympia with the map attached hereto as Exhibit A, which is incorporated by reference as though fully set forth herein, which includes correction of the scrivener’s error as referenced in the recitals above.

**Section 2. Official Maps.** Copies of the Official Zoning Map of Olympia is and shall be retained on file with the City Clerk.

**Section 3. Corrections.** The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

**Section 4. Severability.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances is unaffected.

**Section 5. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 6. Effective Date.** This Ordinance takes effect five (5) days after publication, as provided by law.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

*Michael M. Young*  

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DEPUTY CITY ATTORNEY

**PASSED:**

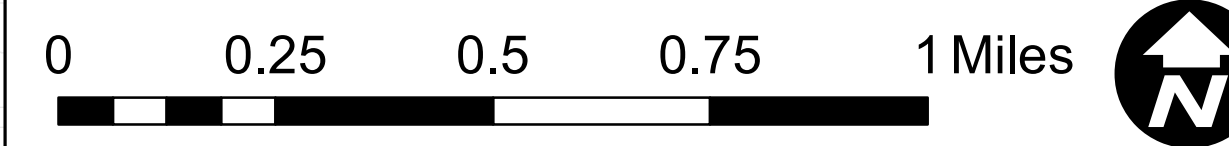
**APPROVED:**

**PUBLISHED:**



# Exhibit A

## 2022 ZONING MAP



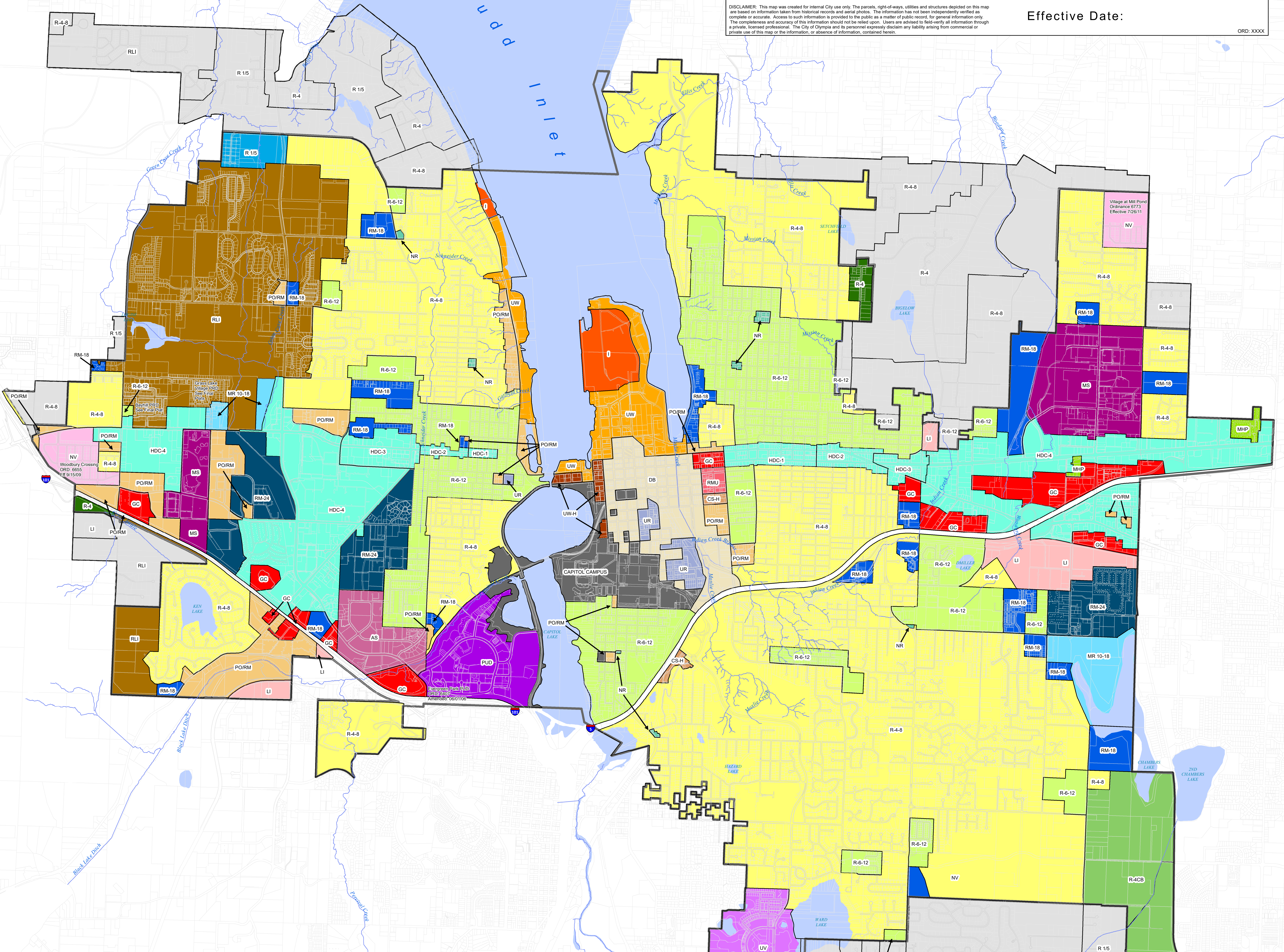
Mayor Signature:

City Clerk Signature:

Effective Date:

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record, for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD: XXXX



### Zoning Map Legend

	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS PER ACRE
	State Capitol Campus* <small>*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.</small>		MIXED RESIDENTIAL 10-18 UNITS PER ACRE
<b>Zone Name</b>			RESIDENTIAL MULTIFAMILY 18 UNITS PER ACRE
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL 4 UNIT PER ACRE (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 3		RESIDENTIAL 4 UNITS PER ACRE
	HIGH DENSITY CORRIDOR 4		RESIDENTIAL 4-8 UNITS PER ACRE
	AUTO SERVICES		RESIDENTIAL 6-12 UNITS PER ACRE
	COMMERCIAL SERVICES HIGH DENSITY		MANUFACTURED HOUSING PARK
	COMMUNITY ORIENTED SHOPPING CENTER		RESIDENTIAL LOW IMPACT
	DOWNTOWN BUSINESS		RESIDENTIAL MIXED USE
	GENERAL COMMERCIAL		PLANNED UNIT DEVELOPMENT
	INDUSTRIAL		NEIGHBORHOOD VILLAGE
	LIGHT INDUSTRIAL		URBAN RESIDENTIAL
	RESIDENTIAL MULTIFAMILY HIGH RISE		URBAN VILLAGE
	MEDICAL SERVICE		URBAN WATERFRONT
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT HOUSING
	NEIGHBORHOOD RETAIL		

