



Final Comprehensive Plan Amendment Application

OFFICIAL USE ONLY		
Case #: <u>110-0040</u>	Master File #: _____	Date: <u>3/28/16</u>
Received By: <u>JMP</u>	Project Planner: <u>Joyce</u>	Related Cases: <u>16-0001</u>

One or more of the following supplements must be attached to this Comprehensive Plan Amendment Application:

<input checked="" type="checkbox"/> Comprehensive Plan Amendment (Proposed Specific Text and/or Maps)	<input type="checkbox"/> Adjacent Property Owner List (If site-specific amendment)
<input type="checkbox"/> Any Related Zoning Map (Rezone) or Text Amendment	<input type="checkbox"/> SEPA Checklist
<input type="checkbox"/> Other	

Applicant: Olympia Planning Commission
 Mailing Address: PO Box 1967, Olympia, WA 98507
 Phone Number(s): 360.753.8314
 E-mail Address: OPC Staff Liaison Joyce Phillips: jphillip@ci.olympia.wa.us

Site Owner: n/a
 Mailing Address: _____
 Phone Number(s): _____

Other Authorized Representative (if any): n/a
 Mailing Address: _____
 Phone Number(s): _____
 E-mail Address: _____

Description of Proposed Amendment: (attach information as necessary) The intent is so the city would periodically review the current design procedures and standards in the context of any problems or conflicts experienced in the administration of the design review standards to determine if the procedures and standards can be revised to provide improved guidance to concerned parties. See attached proposed language.

S I T E S P E C I F I C	Size of Proposed Amendment Area: <u>Does not apply</u>	
	Assessor Tax Parcel Numbers (s): _____	
	Site Address (if applicable): _____	
	Special areas on or near site (show areas on site plan):	
	<input type="checkbox"/> None	
	<input type="checkbox"/> Creek or Stream (name): _____	
	<input type="checkbox"/> Lake or Pond (name): _____	
	<input type="checkbox"/> Swamp/Bog/Wetland	<input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine
	<input type="checkbox"/> Scenic Vistas	<input type="checkbox"/> Historic Site or Structure
	<input type="checkbox"/> Flood Hazard Area	

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name <u>Carole Richmond, Chair</u>	Signature(s) <u>Carole Richmond</u>	Date <u>Mar. 28, 2016</u>
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GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 16-0040

Master File #: _____

Date: 3/28/16

Received By: [Signature]

Project Planner: Joyce

Related Cases: 16-0001

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|---|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Final Comprehensive Plan Amendment</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | <input checked="" type="checkbox"/> <u>Text Amendment</u> |

Project Name: Design Review Text Amendment

Project Address: City of Olympia

Applicant: Olympia Planning Commission

Mailing Address: PO Box 1967, Olympia, WA 98507

Phone Number(s): 360.753.8314

E-mail Address: OPC Staff Liaison Joyce Phillips, jphillip@ci.olympia.wa.us

Owner (if other than applicant): n/a

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): n/a

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: The intent is so the city would periodically review the current design procedures and standards in the context of any problems or conflicts experienced in the administration of the design review standards to determine if the procedures and standards can be revised to provide improved guidance to concerned parties. See attached proposed language.

Size of Project Site: n/a Applies citywide

Assessor Tax Parcel Number(s): Does Not Apply

Section : Does Not Apply

Township: Does Not Apply

Range: Does Not Apply

Full Legal Description of Subject Property (attached):

Applies citywide

Zoning: All city zoning districts where design review is, or will be, required

Shoreline Designation (if applicable): All shoreline designations where design review is, or will be, required

Special Areas on or near Site (show areas on site plan):

Creek or Stream (name): Does Not Apply

Lake or Pond (name): Does Not Apply

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): Does Not Apply

Existing: Does Not Apply

Proposed: Does Not Apply

Sewage Disposal (name of utility if applicable): Does Not Apply

Existing: Does Not Apply

Proposed: Does Not Apply

Access (name of street(s) from which access will be gained): Does Not Apply

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

3/28/16

Initials I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY

Case #: 16-0040

Master File #: _____

Date: 3/28/16

Received By: [Signature]

Project Planner: Joyce

Related Cases: 16-0001

Rezone

Text Amendment

Current land use zone: All zoning districts where design review is, or will be, required.

Proposed zone: No zone changes proposed as a result of the proposed code text amendment

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

- 1. The current zoning of the site.
- 2. The proposed zoning of the site.
- 3. Specific text amendments proposed in "bill-format." (See example.)
- 4. A statement justifying or explaining reasons for the amendment or rezone.
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
- 10. An Environmental (SEPA) Checklist.

NOTE: *Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.*

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

Proposed Comprehensive Plan Text Amendment Regarding Design Review

Land Use and Urban Design Chapter

GL6: Community beauty is combined with unique neighborhood identities.

PL6.1 Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for:

- Commercial and mixed use development adjacent to freeways and public streets
- Other highly-visible, non-residential development, such as the Port of Olympia, campus developments, and master planned developments
- Multifamily residential development and manufactured housing parks
- Detached homes on smaller lots (less than 5,000 square feet) and in older neighborhoods (pre-1940)
- Properties listed on a Historic Register or located within a designated historic district

Rationale for Proposed Text Amendment to the Comprehensive Plan Regarding Design Review

Proposed Amendment:

PL6.1 Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for:

Rationale:

In "*Design Review*" (Hinshaw/ APA Planning Advisory Service/ Report Number 454) the author provides excerpts from the decision of the Washington Supreme Court in the case: Anderson v. Issaquah.

With reference to design standards, the Court found:

"Whenever a community adopts such standards they can and must be drafted to give clear guidance to all parties concerned."

With reference to ambiguous design standards, viz.

"appropriate proportions"

"harmonious" colors

Landscaping that is "attractive....transition" to adjoining properties

The Court found that such terms "do not give effective or meaningful guidance to applicants, to design professionals, or to the public officials of Issaquah who are responsible for enforcing the code...." (Hinshaw, p. 9).

The Requirements and Guidelines in the Olympia Code (Chapter 18.100) appear more specific than those cited above. Moreover, it is recognized that design standards cannot be so specific as to eliminate creative work or to create a bland and uniform physical environment.

It is inevitable that individuals will vary in their determination of what constitutes appropriate design. However, it is useful to periodically review the current design procedures and standards in the context of problems and conflicts experienced in the administration of these procedures and standards to determine if the procedures and standards can be revised to provide improved guidance to all concerned parties.

Such periodic reviews should be conducted with full public participation and should include graphic materials accessible to the City residents with no professional training in design.