

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, ADOPTING THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND RECOMMENDATION OF THE CITY OF OLYMPIA HEARING EXAMINER, AND GRANTING PRELIMINARY APPROVAL OF AN AMENDMENT TO THE WOODARD LANE CO-HOUSING, PLANNED RESIDENTIAL DEVELOPMENT, CP&D FILE NO. 16-0061

WHEREAS, on July 22, 2008, the City Council passed and approved Resolution No. M-1709 adopting findings of fact and conclusions of law approving the Woodard Lane Co-Housing Preliminary Planned Residential Development, CP&D File No. 05-0121; and

WHEREAS, the final binding site plan for the Woodard Lane Co-Housing PRD (BSP 4148171) was recorded with the Thurston County Auditor in April 2010; and

WHEREAS, on May 11, 2016, Woodard Lane Co-Housing Tenants in Common applied for an amendment to the previously approved PRD to increase the number of total off-street vehicle parking spaces from 26 to 32 spaces and construct approximately 2,000 square feet of asphalt pavement area (the Proposed Amendment); and

WHEREAS, on September 26, 2016, the Olympia Hearing Examiner held a public hearing for the purpose of taking public testimony on the Proposed Amendment; and

WHEREAS, on October 3, 2016, the Hearing Examiner entered his findings of fact and conclusions of law and recommended to the City Council that the Proposed Amendment receive preliminary approval subject to certain conditions;

NOW, THEREFORE, the Olympia City Council, having considered the Proposed Amendment to the PRD and the recommendation of the Hearing Examiner, does hereby resolve as follows:

1. Adoption of Findings, Conclusions of Law and Recommendations. The Findings of Fact 1 through 22 and Conclusions of Law 1 through 12 of the City of Olympia Hearing Examiner dated October 3, 2016, attached hereto as Exhibit A and incorporated herein by reference, are hereby adopted.
2. Preliminary Approval of Amendment to PRD. The Woodard Lane Co-Housing Amendment to the Planned Residential Development is hereby granted preliminary approval as recommended by the Olympia Hearing Examiner on October 3, 2016, as follows:
 - A. The number of available off-street vehicle parking spaces will be increased from 26 to 32 spaces; and
 - B. Construction of approximately 2,000 square feet of additional asphalt pavement area shall be permitted subject to the conditions recommended by the Olympia Hearing Examiner on October 3, 2016.

3. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

PASSED AND APPROVED this _____ day of February 2017.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber

DEPUTY CITY ATTORNEY