

Resolution No. M-2670

A RESOLUTION OF THE CITY OF OLYMPIA, WASHINGTON ACCEPTING THE DRAFT HOUSING CHAPTER OF OLYMPIA 2045 COMPREHENSIVE PLAN, AS PART OF THE CITY OF OLYMPIA COMPREHENSIVE PLAN PERIODIC UPDATE UNDER THE WASHINGTON STATE GROWTH MANAGEMENT ACT

WHEREAS, the Washington Growth Management Act (RCW Ch. 36.70A) requires that the City of Olympia and other jurisdictions within Thurston County adopt comprehensive plans; and

WHEREAS, the Growth Management Act affords cities significant flexibility and there are various legitimate alternative methods to accomplish the requirements of the Growth Management Act; and

WHEREAS, the Growth Management Act, in RCW 36.70A.130, requires the City of Olympia to take legislative action to review and, if needed, revise its comprehensive plan and development regulations to ensure their continued compliance with the requirements in Chapter 36.70A RCW by December 31, 2025 (also known as "periodic review" or "periodic update:"); and

WHEREAS, the City of Olympia is using a phased approach to the periodic update, with the City Council reviewing and preliminarily approving drafts of each chapter individually before taking final action on the Olympia 2045 Comprehensive Plan in its entirety at a later date; and

WHEREAS, the City of Olympia completed the Washington State Department of Commerce (Commerce) Periodic Update Checklist, by reviewing its adopted comprehensive plan and development regulations, to determine the minimum scope of work needed to update its comprehensive plan including revisions needed to comply with Chapter 36.70A RCW; and

WHEREAS, the City of Olympia established and broadly disseminated to the public a public participation program for the review and revisions to its comprehensive plan, consistent with RCW 36.70A.130(2), 36.70A.035, and 36.70A.140; and

WHEREAS, the City of Olympia met or exceeded all public outreach and notice requirements; and

WHEREAS, the City of Olympia issued an Environmental Impact Statement (EIS) addressing the proposed Olympia Comprehensive Plan on July 11, 2025; and

WHEREAS, Thurston County completed its review and evaluation report in accordance with RCW 36.70A.215 in June 2021. The City of Olympia City Council has reviewed that report and concluded that sufficient capacity exists in the current urban growth area adopted by the Thurston County Commissioners to accommodate projected growth, and that no inconsistencies exist between the policies in the proposed Housing Chapter (Exhibit A) and the actual and projected growth patterns examined in the report; and

WHEREAS, the City of Olympia provided the draft Housing Chapter of the Olympia 2045 Comprehensive Plan to Commerce on May 13, 2025, in accordance with RCW 36.70A.106; and

WHEREAS, the Olympia Planning Commission had a briefing on the housing Chapter of the Olympia 2045 Comprehensive Plan on May 21, 2025; and

WHEREAS, the Social Justice and Equity Commission had a briefing on the Housing Chapter of the Olympia 2045 Comprehensive Plan on June 23, 2025; and

WHEREAS, the Olympia Planning Commission held a public hearing on August 18, 2025, to receive public testimony on the proposed Housing Chapter of the Olympia 2045 Comprehensive Plan; and

WHEREAS, the Olympia Planning Commission recommended approval of the Housing Chapter of the Olympia 2045 Comprehensive Plan on September 15, 2025; and

WHEREAS, the Olympia Community Land Use & Environment Committee considered the draft Housing Chapter of the Olympia 2045 Comprehensive Plan on September 25, 2025; and

WHEREAS, the Olympia City Council had the opportunity to review, discuss, and ask questions about the draft Housing Chapter of the Olympia 2045 Comprehensive Plan at a Study Session on October 14, 2025; and

WHEREAS, the Olympia City Council determines that the acceptance of the proposed Housing Chapter of the Olympia 2045 Comprehensive Plan meets the criteria set forth in Olympia Municipal Code and all other applicable legal criteria; and

WHEREAS, the Olympia City Council determines that the proposed draft Housing Chapter of the Olympia Comprehensive Plan is consistent with the Growth Management Act, the Thurston County-Wide Planning Policies, and the regional transportation plan adopted by the Thurston Regional Planning Council in accordance with Chapter 47.80 RCW; and

WHEREAS, the City Attorney's designee has evaluated the constitutional provisions potentially at issue with the acceptance of this Resolution and utilized the process established by the State Attorney General (AG) in evaluating this Ordinance, including an evaluation of the process taken by Council and the AG Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property, consistent with RCW 36.70A.370; and

WHEREAS, this Resolution is supported by the Agenda Item Summary and attachments associated with this Resolution, along with documents on file with the City of Olympia; and

WHEREAS, this Resolution is adopted pursuant to RCW 36.70A and Article 11, Section 11, of the Washington State Constitution;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL HEREBY RESOLVES as follows:

1. The draft Housing Chapter of the Olympia 2045 Comprehensive Plan is accepted by the Olympia City Council; and
2. The final Housing Chapter of the Olympia 2045 Comprehensive Plan may include revisions or additions to goals and policies once the Climate Action and Resilience Chapter of the Olympia 2045 Comprehensive Plan, which is going through a coordinated but separate review process; and
3. The Environmental Impact Statement (EIS) for the complete Olympia 2045 Comprehensive Plan was issued on July 11, 2025 and published in the State of Washington's State Environmental Policy Act (SEPA) Register on July 16, 2025; and

4. Significant or substantive changes, other than those that come out of the Climate Action and Resilience Chapter, are not expected for this chapter between when it is accepted by City Council and when the entirety of the Olympia 2045 Comprehensive Plan comes before the City Council for final review and action.

PASSED BY THE OLYMPIA CITY COUNCIL this 18th day of November 2025.

Dale Roy
MAYOR

ATTEST:

Sean Krier
CITY CLERK

APPROVED AS TO FORM:

Michael M. Young
SENIOR DEPUTY CITY ATTORNEY