

Olympia Planning Commission

September 24, 2015

Olympia City Council
City Hall
Olympia, WA

Subject: Annual Comprehensive Plan Amendments of 2015

Dear Council Members:

We are pleased to respond to your request for recommendations on the three proposed Comprehensive Plan Amendments for 2015 that were forwarded to us for review and action:

- Amendment of the **Utilities** chapter of the Comprehensive Plan to reflect the newly added emphasis on greater commercial recycling in the existing Waste Resources (solid waste) Plan.
- Amendment of the **Future Land Use Map** to show the proposed zoning for an undeveloped 3.5 acre portion of the Copper Trail Property bordering Capital Mall Drive, concurrently with a **zoning map** amendment showing the proposed zoning change from residential multifamily (RM24) to Professional Office/Residential Multifamily (PO/RM).
- Amendments of the **Transportation 2030 Maps** of the Plan, which include the following proposed actions:
 - Reclassification of local access roads within Friendly Village Manufactured Home Park on Capital Mall Drive as neighborhood collectors;
 - Removal and re-routing of two proposed road segments in and around Cooper Crest on the Westside from east-west to north-south, to show that these road segments will not be built in wetlands;
 - Changing dashed lines to solid lines to indicate which road segments have been constructed since the last map updates;
 - Reclassification of one block of 9th Avenue SE between the “Medela property” and Boulevard Road from a local access road to a neighborhood collector to accommodate the increased traffic flows expected by possible rezone and development of the Medela site.

City staff from Community Planning and Development, Transportation, and Public Works proposed all but the Copper Trail amendments to the Future Land Use Map and current zoning map. The latter was proposed by the owner (Inland Capital Mall, LLC; aka Inland Group and Inland Construction) of the Copper Trail property.

Planning Commission Deliberation

The Planning Commission received a pre-hearing briefing on these issues on June 15, 2015, and held a public hearing on August 3, 2015. Several persons spoke both for and against the reclassification of the 9th Avenue SE local access road, and one person, representing the owner of Friendly Village LLC (“Friendly Village”), spoke in opposition to reclassification of the local access roads within Friendly Village. No one spoke in opposition to the other amendments.

At its deliberation meeting on August 17, 2015, the Commission recommended Council approval of all but two of the proposed actions.¹ The two actions that were not voted on that evening were the proposed Friendly Village local access road reclassification, due to the opposition expressed by the owner’s representative,² and amendment of the Future Land Use Map depicting the Copper Trail parcel, due to some confusion over how the site’s boundaries were represented.

At this meeting, Commissioners were informed that a consensus proposal was being developed by City staff and Friendly Village representatives, and would be presented at the Commission’s next meeting on September 21, and that a revised map for the Copper trail parcel would also be presented. At the September 21 meeting, staff reported that the City and Friendly Village had, in lieu of the proposed reclassification, reached an agreement that would add the following text to all three Transportation 2030 maps:

“Future development will provide a street network and connection to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.”

With regard to the Copper Trail parcel, staff presented the Commission with a new map showing the corrected boundaries for the Comprehensive Plan Future Land Use Map and the previously recommended zoning change.

Commissioners unanimously supported the two revised amendments presented by staff at the September 21 meeting.

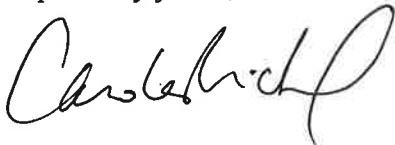
¹ Although the proposal to reclassify the block of 9th Avenue SE was approved by the Commission by a vote of 6-2, the opposing commissioners (Hoppe and Richmond) were of the opinion that density consistent with the Comprehensive Plan could be achieved with the high end of existing zoning (RM 4-8), i.e., 8 units per acre, which would not require road reclassification. These commissioners also felt that density greater than 8 units per acre was inappropriate in this particular location at this time, and that traffic associated with higher zoning classifications would create a choke point at Boulevard Road.

² Courtney Kaylor, Friendly Village representative, testified that the proposal, as originally offered, would violate the existing development agreement between the property owner and the City and would be a “taking” of private property because of the amount of land needed for construction of neighborhood collectors.

All but one commissioner voted to support the Chair's letter to City Council on the package of amendments. The vote in opposition was due to the Planning Commission's recommendation to reclassify 9th Avenue SE as a neighborhood collector, which he had opposed. It is the Commission's understanding that the proposed amendments are being forwarded to the Council with a single up or down vote, instead of a vote on each proposed action. Therefore, the Commission's recommendation, adopted by a vote of 7-1 (one commissioner was absent), is to adopt the proposed 2015 Amendments to the Comprehensive Plan, as amended in the Commission's review process.

Thank you for giving us the opportunity to review and provide you with recommendations on these important amendments to the Comprehensive Plan and Transportation 2030 Maps. Please let me know if you have any questions.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Carole Richmond". The signature is fluid and cursive, with a large initial "C" and "R".

Carole Richmond, Chair
Olympia Planning Commission