

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, EXTENDING THE DURATION OF ORDINANCE NO. 6820.

WHEREAS, the City of Olympia established High Density Corridor Commercial zoning districts (the HDC zones); and

WHEREAS, certain properties within the HDC zones adjoin single family zoning districts and properties developed for single family uses; and

WHEREAS, the Olympia Comprehensive Plan promotes higher densities and intensities within the HDC zones subject to higher levels of development regulations and design review; and

WHEREAS, the development regulations in place do not require additional setback from single family dwellings located in the Residential Multiple Family 18 and 24 Zoning Districts; and

WHEREAS, the development regulations in place only require a single step back for buildings greater than 35 feet in height; and

WHEREAS, the City, through its development review process, has analyzed the impacts of the existing regulations and have found that they do not fully protect adjoining single family development; and

WHEREAS, the City Council has heard testimony and public comments from numerous City residents about the impacts that tall buildings with small setbacks and limited step backs can have on adjoining properties and neighborhoods; and

WHEREAS, the City Council has determined that there is a need for interim regulations until the Council has the opportunity to determine appropriate permanent regulations to ensure appropriate future development; and

WHEREAS, a final decision on new development regulations cannot be reached by the Council in a time frame that would ensure that no new development applications are submitted under the present zoning regulations; and

WHEREAS, interim regulations providing for enhanced setbacks and building step backs within the HDC zones would ensure sufficient regulation during the period of time required to conduct adequate review and analysis and to ensure public and Planning Commission participation in review of potential long-term plans and regulations; and

WHEREAS, this Ordinance is supported by the staff report, attachments, documents and prior public comment and testimony on file with the City of Olympia; and

WHEREAS, this interim zoning control is authorized by RCW 35A.63.220, RCW 36.70A.390 and Article 11, Section 11 of the Washington State Constitution; and

WHEREAS, as required by RCW 35A.63.220 and RCW 36.70A.390, the Olympia City Council held a public hearing on November 26, 2013; and

WHEREAS, based on the foregoing, the City Council has determined that it is in the City's interest to extend the interim zoning regulations for an additional six months;

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

Section 1. Recitals. The recitals above are adopted as findings of fact in support of this Ordinance.

Section 2. Interim Zoning Regulations Extended. Section 3 of the interim zoning regulations set forth in Ordinance No. 6820 is hereby amended to read as follows:

Section 3. Duration. The interim zoning regulations set forth in this Ordinance shall be in effect for ~~one (1) year~~ 540 days following the effective date of this Ordinance, unless extended by the City Council pursuant to state law.

Section 3. 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 shall remain unaffected.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 5. Effective Date. This ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Darren Nienaber

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: