

OLYMPIA PLANNING COMMISSION
Olympia, Washington
May 21, 2012

Permanent Homeless Encampment Amendment to Comprehensive Plan

STAFF RECOMENDATION: Receive a briefing in preparation of a Public Hearing on a proposed amendment to the Comprehensive Plan to clarify a permanent homeless encampment within the Light Industrial Zoning District.

STAFF CONTACTS: Steve Friddle, Community Services Manager, 360-753-8591

ORIGINATED BY: Washington State Growth Management Hearings Board and City Council

PRESENTERS AND OTHERS NOTIFIED: Steve Friddle
Notice of tonight's meeting was provided on City website. Future Public Notice of the proposed public hearing will comply with OMC 18.78

ATTACHMENTS: None.

PRIOR COUNCIL/ COMMITTEE REVIEW: None on proposed on Comprehensive Plan Amendment.

However, there was extensive Commission and Council review of a zoning code amendment adopted last year to allow a permanent homeless encampment that included:

- June 21, 2010, the Land Use & Environment Committee discussed "Homelessness and Homeless Camps and Shelters" with representatives from Camp Quixote.
- June 22, Council referred the issue of finding a permanent site for the homeless back to the Land Use & Environment Committee for discussion.
- November 15, 2010, the Land Use & Environment Committee considered Panza and Thurston County request to establish a permanent site for homeless on County owned property in the Light-Industrial area along Mottman Road. The Committee recommended to the Council that the Planning Commission be directed to expedite zoning code amendments that would allow a permanent homeless encampment as envisioned by Panza and Thurston County.
- November 23, 2010, Council agreed and directed staff to expedite zoning code amendments to the Planning Commission that would allow a permanent homeless encampment.
- March 7, 2011, the Planning Commission received a briefing proposed amendments to allow a permanent homeless encampment on County owned property in the Mottman Road Industrial District.
- May 2 the Commission held a public hearing and extended the public comment period to 5:00 p.m., Friday, May 6, 2011.

- June 6 the Commission deliberated and forwarded recommendations to allow a permanent homeless encampment on County owned, Light Industrial zoned property that is not adjacent to residentially zoned lands.
- August 15, 2011 the Council conducted public hearing.
- September 6 Council Approved the proposed amendments to the development regulations, which authorized a County permanent homeless encampment in the light industrial zone.

BACKGROUND:

In summary, Thurston County and Panza requested zoning code amendments to allow a permanent homeless encampment on County owned property in a light industrial district. Following the lengthy public process outlined above, the City Council amended development regulations that now allow a permanent homeless encampment on County owned property in a light industrial district. That decision was appealed to the Washington State Growth Management Hearings Board (GMHB).

The GMHB rendered a decision (Case NO. 11-2-0011) stating among other things “The City of Olympia is ordered to bring its development regulations into compliance with the Growth Management Act pursuant to this decision within 120-days (August 28, 2012).

On May 14, 2012, the project appellants requested “Reconsideration” from the Hearings Examiner based primarily upon the GHB decision.

ANALYSIS AND OPTIONS:

Procedural: The Planning Commission’s schedule needs to accommodate this remand from the Growth Management Hearings Board. According to the compliance schedule, the Council must adopt an ordinance that complies with the order not later than August 28, 2012. Pursuant to the City’s Code, there must be at least one hearing in front of the Planning Commission. At the time of this report, the Commission’s public hearing date had not been scheduled. Although not required under the Olympia Municipal Code, the Council has the option of holding a hearing.

Our sequencing also includes developing a draft providing 60-day notice to Commerce and SEPA compliance.

Substantive: In summary, the GHB identified LU 18.4 and LU 18.5 as the areas of inconsistency and there are several ways to address the issues identified by the Growth Management Hearings Board. Staff will draft options that address the issues raised in the appeal.

Option 1:

No action by the Planning Commission is necessary. This briefing is informational only.