

**Ordinance No. 6655**

**AN ORDINANCE relating to zoning; specifically to village master plans and in particular the proposed Woodbury Crossing; approving and adopting the proposed Woodbury Crossing Master Plan and Design Criteria; authorizing and directing amendment of the City's zoning map by changing a designated area from NV, Neighborhood Village, to Woodbury Crossing Village; and adding a new Section 18.05.140 to the Olympia Municipal Code.**

**WHEREAS, the Olympia Comprehensive Plan allows neighborhood villages; and**

**WHEREAS, Thurston County Code Chapter 23.57 and Olympia Municipal Code Chapter 18.57 set out the process for review of master planned developments in neighborhood villages; and**

**WHEREAS, on November 24, 2004, Pageantry Communities submitted a master planned development application to Thurston County for a neighborhood village located within Olympia's Urban Growth Area known as Woodbury Crossing (previously College Station); and**

**WHEREAS, Thurston County staff, with input from the City, proceeded with review of the proposed master plan for the development; and**

**WHEREAS, City staff assumed responsibility for the County's review in October 2005 by means of a 1995 agreement between the County and the cities regarding review of village projects; and**

**WHEREAS, a Mitigated Determination of Nonsignificance (MDNS) on the proposed Woodbury Crossing was issued on November 25, 2005 as to the impact of the Woodbury Crossing project on the surrounding area; and**

**WHEREAS, the Thurston County Hearing Examiner granted conditional approval of the proposed master plan in March 2006; and**

**WHEREAS, the site for the proposed Woodbury Crossing was annexed into the City in October 2007; and**

**WHEREAS, the staff of the Community Planning and Development Department has reviewed the MDNS and the Woodbury Crossing Master Plan and Design Criteria for compliance with the City's adopted plans, policies, and ordinances and recommends their approval as conditioned by the Thurston County Hearing Examiner; and**

WHEREAS, the Olympia City Council on September 15, 2009, in regular session, has considered the conditional approval of the Thurston County Hearing Examiner, and the staff report and recommendations of the Community Planning and Development Department;

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

**Section 1.** The Olympia City Council hereby approves and adopts the Woodbury Crossing Master Plan, which shall be comprised of the following elements, true copies of which are on file with the City Clerk and incorporated into this Ordinance by reference:

- A. Woodbury Crossing Master Plan, dated September 15, 2009.
- B. Woodbury Crossing Design Criteria, dated September 15, 2009.

**Section 2.** The Director of the Olympia Community Planning and Development Department is hereby authorized and directed to modify the Official City of Olympia Zoning Map to change the area of the Woodbury Crossing as set forth in Section 1 of this Ordinance from "NV" (Neighborhood Village) designation to "Woodbury Crossing Village." See Ordinance No. 6655 [this Ordinance]. The City Clerk is hereby authorized and directed to fill in the ordinance number of this Ordinance in this section.

**Section 3.** Section 18.05.140 of the Olympia Municipal Code is hereby enacted as a NEW SECTION, to read as follows:

**CHAPTER 18.05**  
**VILLAGES AND CENTERS**

**Sections:**

- 18.05.020 Purposes.
- 18.05.040 Permitted, conditional, required, and prohibited uses.
- 18.05.050 General standards.
- 18.05.060 Use standards.
- 18.05.080 Development standards.
- 18.05.100 Additional regulations.
- 18.05.120 Briggs Village.
- 18.05.140 Woodbury Crossing Village.

**18.05.140 Woodbury Crossing Village**

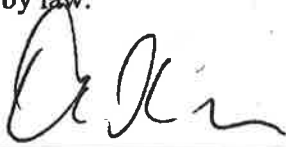
**On September 15, 2009, the Olympia City Council approved and adopted the Woodbury Crossing Master Plan, the details and regulations of which are found in Ordinance No. 6655, on file with the City Clerk.**

The City Clerk is hereby authorized and directed to insert the effective date and number of this Ordinance in this new section.

**Section 4. Severability.** The provisions of this ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances, shall be unaffected.

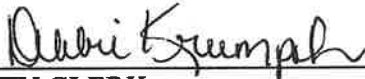
**Section 5. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 6. Effective Date.** This ordinance shall take effect five (5) days after publication, as provided by law.



\_\_\_\_\_  
MAYOR

**ATTEST:**



\_\_\_\_\_  
CITY CLERK

**APPROVED AS TO FORM:**



\_\_\_\_\_  
CITY ATTORNEY

**PASSED:** September 15, 2009

**APPROVED:** September 15, 2009

**PUBLISHED:** September 23, 2009