

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL COMPREHENSIVE PLAN OF OLYMPIA, IN PARTICULAR, REVISING THE FUTURE LAND USE MAP AND THE TRANSPORTATION 2030 MAPS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OLYMPIA; AND AMENDING CHAPTER 18.05 VILLAGES AND CENTERS OF THE OLYMPIA MUNICIPAL CODE.

WHEREAS, on April 17, 2017, the Olympia Planning Commission received a briefing on the four 2017 annual Comprehensive Plan Amendment proposals (the Proposals), which included amendments to the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map of the City of Olympia, and text amendments to Olympia Municipal Code (OMC) Title 18 (the Unified Development Code); and

WHEREAS, the Olympia Planning Commission held public hearings on the Proposals on July 10, 2017, and July 24, 2017 (the Public Hearings), and deliberated on July 24, 2017, August 7, 2017, and August 21, 2017; and

WHEREAS, following the Public Hearings and deliberations, the Planning Commission recommended amendments to the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map, text amendments to the Unified Development Code, and recommended that the Public Works Department develop a new set of engineering standards for Neighborhood Collectors in the South Capitol Historic District; and

WHEREAS, on March 31, 2017 and April 6, 2017, the proposed amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Comprehensive Plan Amendments and Development Regulation Amendments as required by RCW 36.70A.106, and no comments were received from state agencies during the 60-day comment periods; and

WHEREAS, on June 23, 2017, the City of Olympia issued a Determination of Non-significance pursuant to the State Environmental Policy Act (SEPA), which was not appealed; and

WHEREAS, on June 28, 2017, a legal notice was published in *The Olympian* newspaper regarding the SEPA Determination of Nonsignificance, the public comment period, and the SEPA Determination of Nonsignificance Appeal Period; and

WHEREAS, on June 28, 2017, a legal notice was published in *The Olympian* newspaper regarding the Public Hearings; and

WHEREAS, at least ten days prior to the Public Hearings, City staff mailed Notice of the Public Hearings to property owners of record within at least 300 feet of the subject sites for the proposals that included a rezone; and

WHEREAS, City staff mailed Notice of SEPA Determination of Nonsignificance, including information about the opportunity to comment and appeal the decision, to property owners of record within at least 300 feet of the subject sites that included a rezone; and

WHEREAS, the City of Olympia purchased the "Bentridge Village" property earlier in 2017 and desires to use the property in the future in a manner that is different than the approved Master Plan for the site; and

WHEREAS, OMC Section 18.57.080.D.5 states that once a Village Center Master Plan is approved, all persons and parties, their successors, heirs or assigns, who own, have, or will have by virtue of purchase, inheritance or assignment, any interest in the real property subject to the approved Master Plan, shall be bound by the conditions attending the approval of the development and the provisions of the ordinance; and

WHEREAS, the Bentridge Village/LBA Woods proposed comprehensive plan amendment to the Future Land Use Map, rezone of the site, and repeal of OMC Section 18.05.160 would release the site from the approved Master Plan and allow for alternative uses of the property in conformance with the new designation and zoning provisions; and

WHEREAS, the South Capitol Neighborhood is located within the South Capitol Historic District; and

WHEREAS, following the Public hearings and deliberations, the Planning Commission recommended that a new set of engineering standards be developed for Neighborhood Collectors in the South Capitol Historic District; and

WHEREAS, the Commission noted the engineering standards should be developed in collaboration with the South Capitol Neighborhood Association through a public process and brought forward to the City Council for a final decision; and

WHEREAS, the amendments to the Transportation 2030 Maps reflect changes made to the Regional Transportation Plan that was adopted in 2016, making the city and regional plans more consistent with each other; and

WHEREAS, these comprehensive plan and development regulation amendments are consistent with the City of Olympia Comprehensive Plan; and

WHEREAS, the amendments involve updating the Olympia Comprehensive Plan Future Land Use Map and Transportation 2030 Maps, the Official Zoning Map, text amendments to the Unified Development Code, and the development of new engineering standards for Neighborhood Collector streets in the South Capitol Historic District; and

WHEREAS, these amendments meet the goals and requirements of the Washington State Growth Management Act; and

WHEREAS, these comprehensive plan amendments have been reviewed pursuant to the Olympia Comprehensive Plan Amendment Process outlined in Chapter 18.59 of the Olympia Municipal Code; and

WHEREAS, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff reports and materials associated with this Ordinance, along with other documents on file with the City of Olympia; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

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

Section 1. Amendment of Official Comprehensive Plan Future Land Use Map. The Official Olympia Comprehensive Plan Future Land Use Map as shown on Exhibit A attached hereto is hereby amended and adopted.

Section 2. Amendment of Official Comprehensive Plan Transportation 2030 Maps. The Official Olympia Comprehensive Plan Transportation 2030 Maps is hereby amended and adopted as shown on Exhibits B1, B2, and B3 attached hereto.

Section 3. Amendment of Official Zoning Map. The Official Zoning Map of the City of Olympia is hereby amended and adopted as shown on Exhibit C attached hereto

Section 4. Amendment of Official Unified Development Code, Title 18. The Official Unified Development Code, Title 18 of the Olympia Municipal Code, is hereby amended and adopted as shown on Exhibit D attached hereto.

Section 5. Official Maps.

A. The City Manager or his designee is authorized to prepare such maps reflecting this Ordinance. The Mayor is authorized but not required to sign an Official Zoning Map reflecting this Ordinance.

B. Copies of the Official Zoning Map shall be retained on file with the City Clerk.

Section 6. Official Comprehensive Plan. Copies of the Comprehensive Plan are and shall be retained on file with the City Clerk.

Section 7. 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 8. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary technical corrections to this Ordinance, to include the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 10. 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

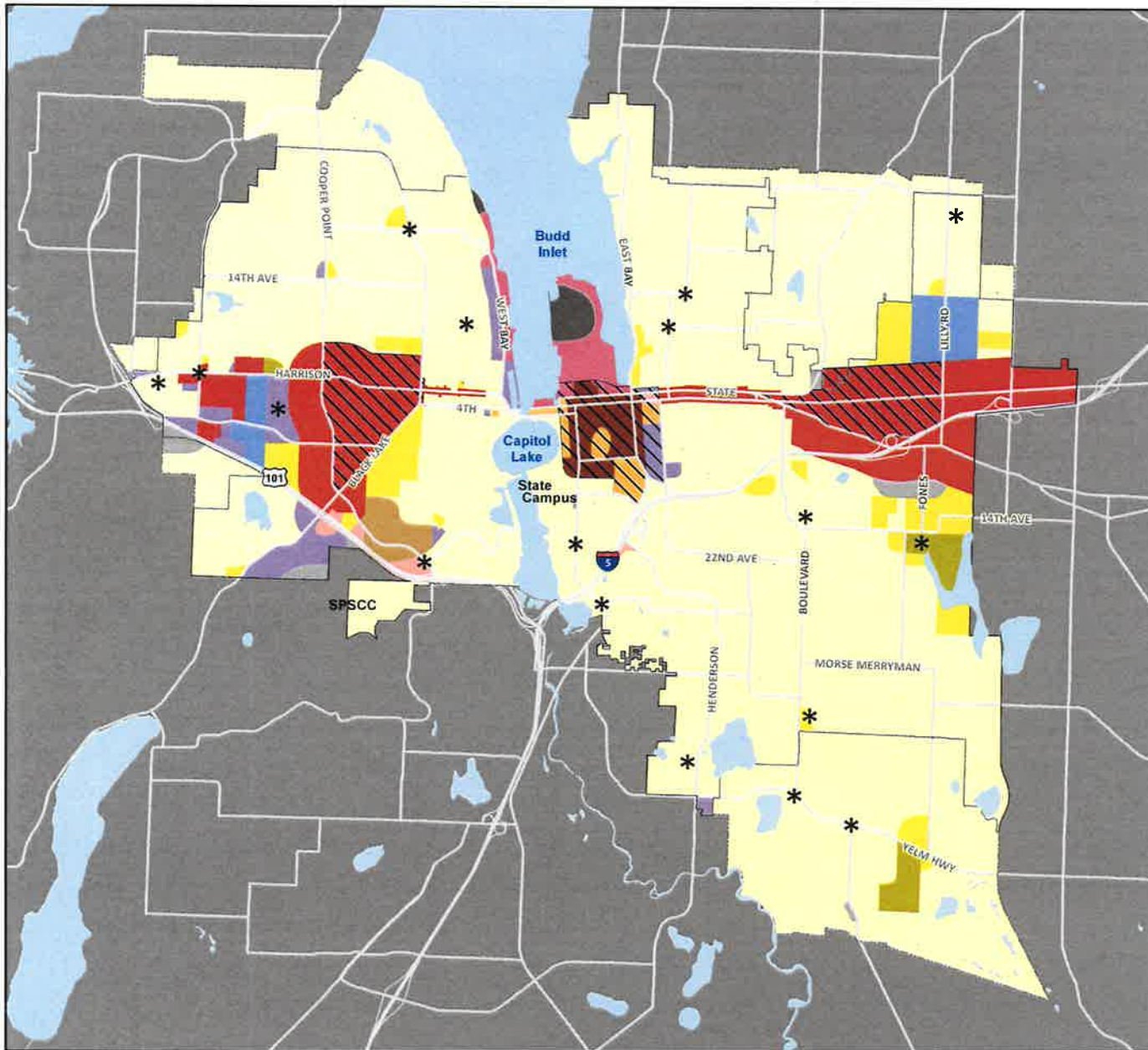
PASSED:



















APPROVED:

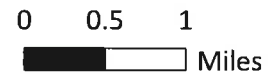
PUBLISHED:

Exhibit A - Proposed Future Land Use

2017 Comprehensive Plan Amendments and Rezones



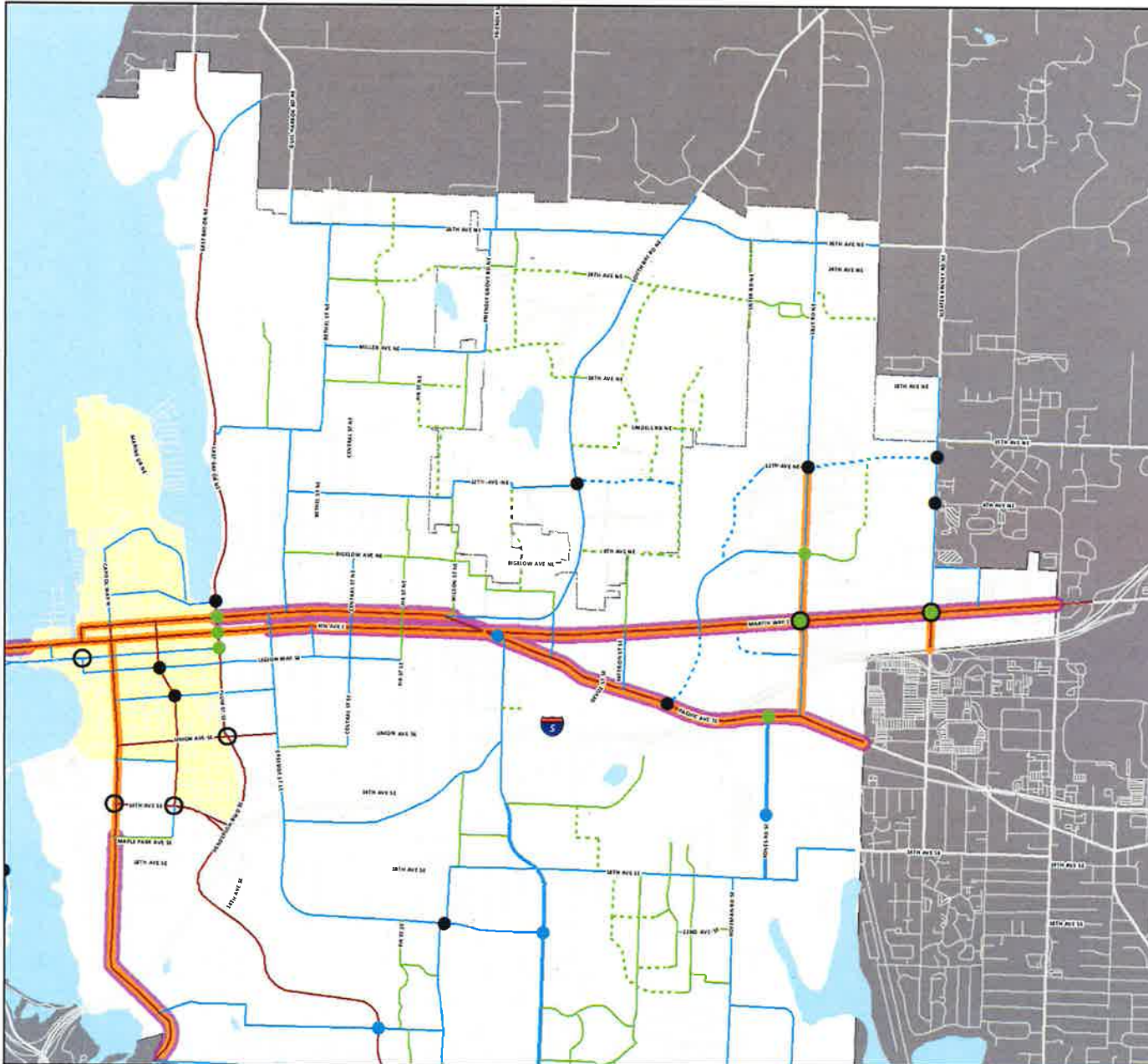
-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of the information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Transportation 2030 Northeast

Draft: August 2017
Exhibit B1



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.
Notes:

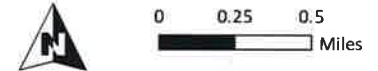
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterial and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

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

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



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Transportation 2030 Southeast

Draft: August 2017
Exhibit B2

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - Future Major Collector
- Existing Neighborhood Collector
- - - Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor

- Downtown
- Urban Growth Area
- City Limits

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Notes:

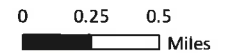
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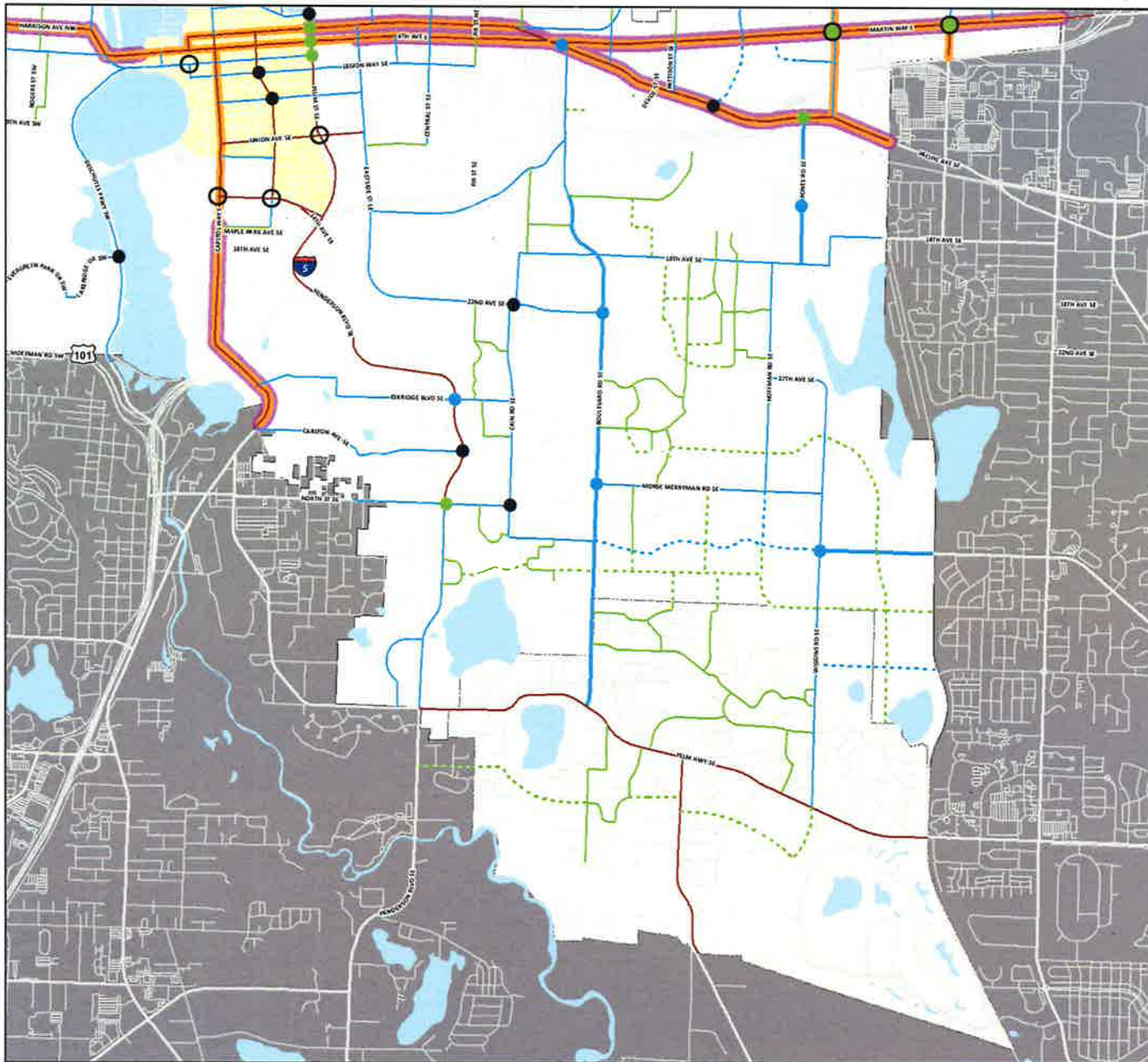
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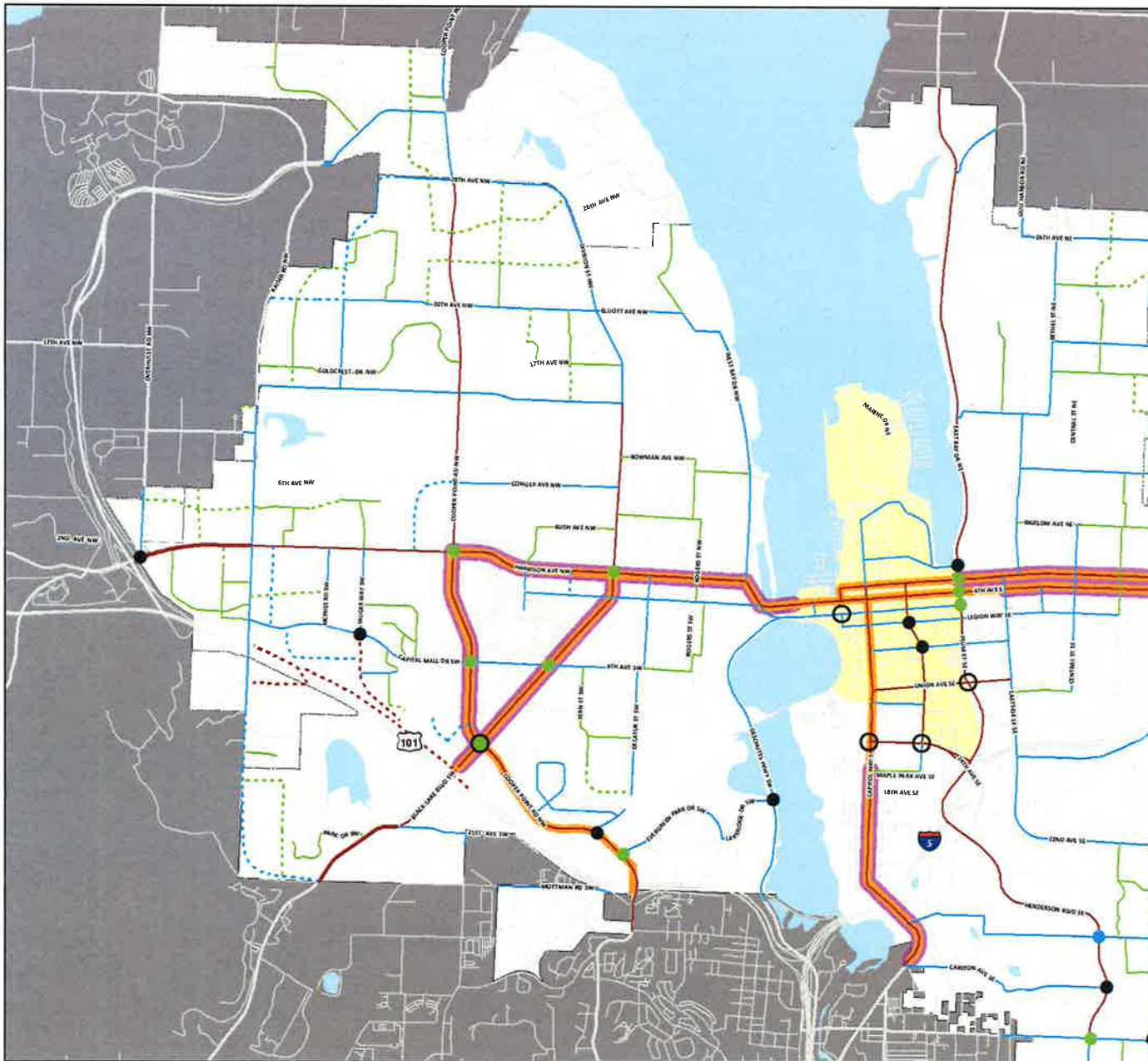


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Transportation 2030 Westside and Downtown

Draft: August 2017
Exhibit B3



- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- Future Major Collector
- Existing Neighborhood Collector
- Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

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Notes:

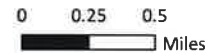
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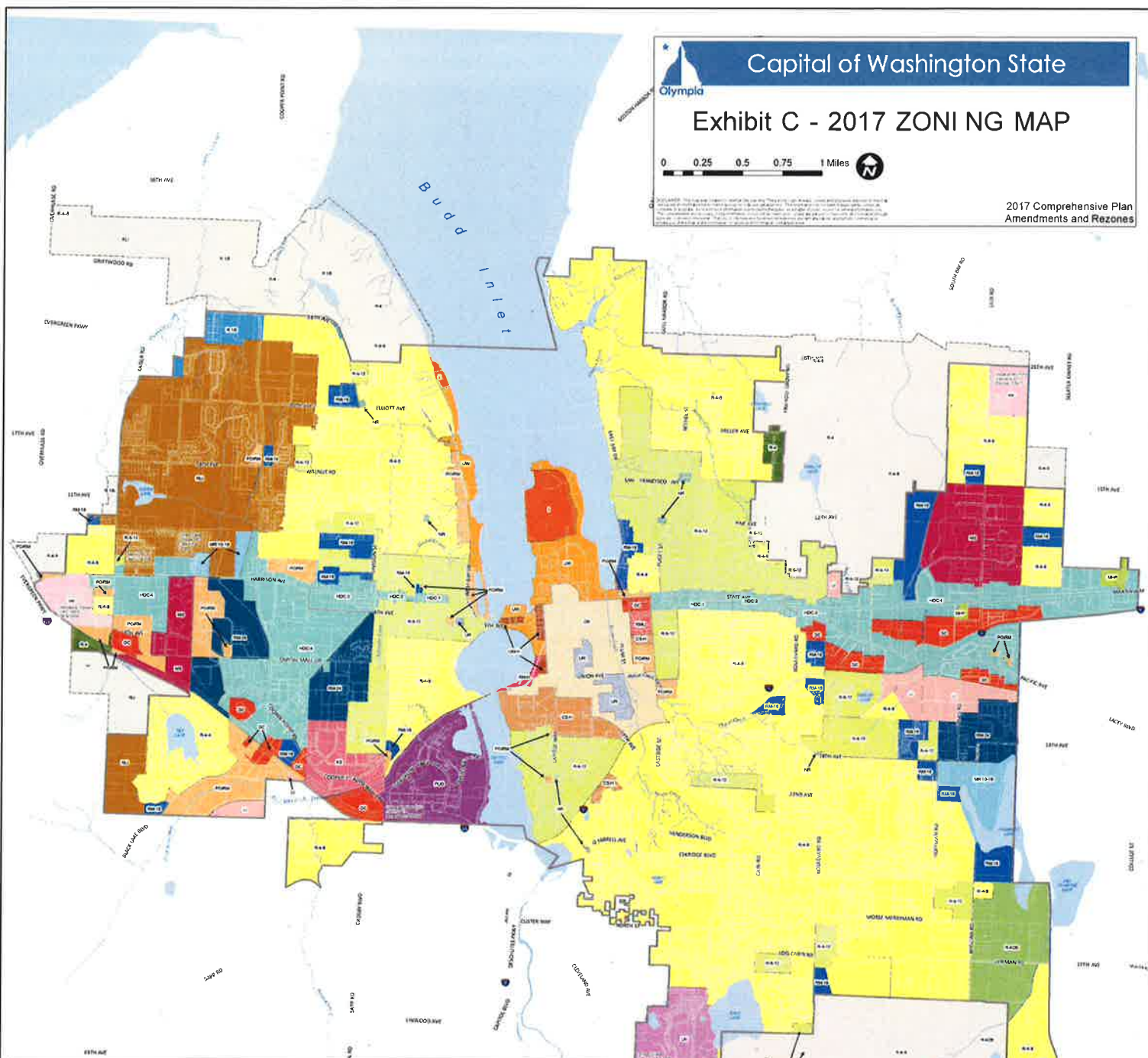
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Zoning Map Legend

Olympia City Limits	Urban Growth Area	RESIDENTIAL 1 UNIT PER 5 ACRE	MIXED RESIDENTIAL 7-13 UNITS
HIGH DENSITY CORRIDOR 1	HIGH DENSITY CORRIDOR 2	MIXED RESIDENTIAL 10-18 UNITS	RESIDENTIAL MULTIFAMILY 18 UNITS
HIGH DENSITY CORRIDOR 3	HIGH DENSITY CORRIDOR 4	RESIDENTIAL MULTIFAMILY 24 UNITS	SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
HIGH DENSITY CORRIDOR 4	AUTO SERVICES	SINGLE-FAMILY RESIDENTIAL 4	SINGLE-FAMILY RESIDENTIAL 4-8
HIGH DENSITY CORRIDOR 4	COMMERCIAL SERVICE HIGH DENSITY	SINGLE-FAMILY RESIDENTIAL 4-8	TWO FAMILY RESIDENTIAL 6-12
HIGH DENSITY CORRIDOR 4	COMMUNITY ORIENTED SHOPPING CENTER	TWO FAMILY RESIDENTIAL 6-12	MANUFACTURED HOUSING PARK
HIGH DENSITY CORRIDOR 4	DOWNTOWN BUSINESS	MANUFACTURED HOUSING PARK	RESIDENTIAL LOW IMPACT
HIGH DENSITY CORRIDOR 4	GENERAL COMMERCIAL	RESIDENTIAL LOW IMPACT	RESIDENTIAL MIXED USE
HIGH DENSITY CORRIDOR 4	INDUSTRIAL	RESIDENTIAL MIXED USE	PLANNED UNIT DEVELOPMENT
HIGH DENSITY CORRIDOR 4	LIGHT INDUSTRIAL	PLANNED UNIT DEVELOPMENT	NEIGHBORHOOD VILLAGE
HIGH DENSITY CORRIDOR 4	HIGH RISE MULTIFAMILY	NEIGHBORHOOD VILLAGE	URBAN RESIDENTIAL
HIGH DENSITY CORRIDOR 4	MEDICAL SERVICE	URBAN RESIDENTIAL	URBAN VILLAGE
HIGH DENSITY CORRIDOR 4	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY	URBAN VILLAGE	URBAN WATERFRONT
HIGH DENSITY CORRIDOR 4	NEIGHBORHOOD RETAIL	URBAN WATERFRONT	URBAN WATERFRONT HOUSING

Chapter 18.05 VILLAGES AND CENTERS

18.05.000 Chapter Contents

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.
- ~~18.05.160 Bentrige Village.~~
- 18.05.170 Village at Mill Pond.

(Ord. 6773 §5, 2011; Ord. 6700 §4, 2010; Ord. 6655 §3, 2009; Ord. 6299 §4, 2003).

~~18.05.160 Bentrige Village~~

~~On April 13, 2010, the Olympia City Council approved and adopted the Bentrige Village Master Plan, the details and regulations of which are found in Ordinance No. 6700, on file with the City Clerk.~~

~~(Ord. 6700 §4, 2010).~~

18.05.170 Village at Mill Pond

On July 26, 2011, the Olympia City Council approved and adopted the Village at Mill Pond Master Plan, the details and regulations of which are found in Ordinance No. 6773, on file with the City Clerk.

(Ord. 6773 §5, 2011)