

Final Review and Evaluation Criteria Olympia Municipal Code - Section 18.59.040

Comprehensive Plan Amendment to Memorialize Important Downtown Views
Project #: 18-1429

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: April 12, 2018

60 Day Notice of Intent to Adopt Comment Period Ends: June 13, 2018

Routed to Recognized Neighborhood Associations: June 5, 2018

Planning Commission Briefing: July 9, 2018

SEPA Determination Issued:

SEPA Determination Notice Published, Mailed, and Posted:

SEPA Comment Period Ends:

SEPA Appeal Period Ends:

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

- 1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?**

Staff Comment: The intent of the proposed amendment is to include those downtown views which were identified as being important during the Downtown Strategy. The comprehensive plan identified a process to analyze views, which was followed during the development of the Downtown Strategy. By specifically including the identified views in the comprehensive plan, it helps to ensure consideration of these views in the future should any changes be proposed, such as rezones or code text amendments. The proposed amendment will provide consistency with other plan elements or development regulations, such as code amendments related to the Downtown Strategy.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: The proposed amendment is consistent with the goals of the Comprehensive Plan. Specifically, the proposal is strongly aligned with the Goal 8 and the associated policies in the Land Use and Urban Design chapter Plan:

GL8: Community views are protected, preserved, and enhanced.

PL8.1 Implement public processes, including the use of digital simulation software, to identify important landmark views and observation points.

PL8.2 Use visualization tools to identify view planes and sightline heights between the landmark view and observation point.

PL8.3 Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines.

PL8.4 Avoid height bonuses and incentives that interfere with landmark views.

PL8.5 Set absolute maximum building heights to preserve publicly-identified observation points and landmark views.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: The proposed amendment and rezone is consistent with the county-wide planning policies, as amended in 2015. The CWPPs address General Planning Policies; Urban Growth Areas; Promotion of Contiguous and Orderly Development, Provision of Urban Services, and Protection of Rural Areas; Joint County and City Planning within Urban Growth Areas; Siting County-Wide and State-Wide Public Capital Facilities; Analysis of Fiscal Impact; Economic Development and Employment; Affordable Housing; Transportation;

Environmental Quality; and County-Wide Policies which Establish a Process to Develop Future Policies.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: The proposed amendment is compliant with the requirements of the Growth Management Act (RCW 36.70A). There is no requirement to protect important views, but protecting views is a component of the adopted Comprehensive Plan and the process used to identify the specific views was consistent with the language in the Plan.

Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received from state agencies during the sixty day comment period.