

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING OLYMPIA MUNICIPAL CODE 18.58.060 AND 18.72.170 RELATED TO THE TIMING OF REVIEW OF ZONING MAP AMENDMENT (REZONE) APPLICATIONS AND PROVIDING THAT SUCH APPLICATIONS WILL ONLY BE REVIEWED TWICE EACH YEAR.

WHEREAS, in December 2014, the Olympia City Council adopted a major update of the Olympia Comprehensive Plan (the Plan), including a less specific Future Land Use Map, and referred the topic of this Ordinance to the Olympia Planning Commission for consideration; and

WHEREAS, as a result of changes in the Plan, it is likely that in the future the City will receive more requests for zoning changes not requiring concurrent amendment of the Plan; and

WHEREAS, the City seeks to ensure adequate opportunities for public involvement in the review of such proposals by avoiding random and haphazard consideration of such significant changes in development regulations; and

WHEREAS, the Olympia Planning Commission received a briefing on the proposed code amendment on January 5, 2015, and held a duly-noticed public hearing on February 2, 2015; and

WHEREAS, following the public hearing and deliberations, on February 23, 2015, the Planning Commission recommended amendments to the Olympia Municipal Code limiting consideration of rezone applications to two annual sets and providing for 180 days to review each set; and

WHEREAS, this proposal is exempt from the State Environmental Policy Act (SEPA), as a non-substantive, procedural amendment; and

WHEREAS, this Ordinance is consistent with and furthers the purposes of the City of Olympia Comprehensive Plan goal of ensuring public involvement in development review processes; and

WHEREAS, this Ordinance meets the goals and requirements of the Growth Management Act; and

WHEREAS, the City Council finds that 180 days is necessary to review and process site specific rezones due to their unusual complexity given the City's review processes; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia, including but not limited to documents relating to File No. 14-0122; and

WHEREAS, Chapters 35A.63 and 36.70 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 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; and

WHEREAS, on June 16, 2015, the Olympia City Council duly considered the recommendations of the Planning Commission and City staff and finds it to be in the best interest of the City of Olympia to limit consideration of rezone applications to two annual sets, providing for 180 days to review each set, and to amend the Olympia Municipal Code accordingly; and

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

Section 1. Amendment of OMC 18.58.000. Olympia Municipal Code Section 18.58.000 is hereby amended to read as follows:

Chapter 18.58
REZONES AND TEXT AMENDMENTS

18.58.000 Chapter Contents

Sections:

18.58.020 Authority.

18.58.040 Rezone procedures.

18.58.060 Collection of rezone applications.

Section 1. Amendment of OMC 18.58. There is hereby added to the Olympia Municipal Code a **NEW SECTION 18.58.060 as follows:**

18.58.060 Collection of rezone applications

Site-specific rezone applications may be submitted at any time. However, for review purposes, such proposals will be collected into two (2) sets in each calendar year. Unless otherwise specifically authorized by the City Council:

A. Proposals submitted between April 1st and September 31st shall be considered collectively and voted upon by the City Council by March 31st of the following year.

B. Proposals submitted between October 1st and March 31st shall be considered collectively and voted upon by the City Council by September 31st of the same year.

C. Proposals will be considered no more than twice each year.

D. Time limits for review shall be as established in OMC 18.72.120, provided that the review period shall start on the latest submittal dates established under (A) and (B) of this section and not the date of application.

Section 2. Amendment of OMC 18.72.120. Olympia Municipal Code Subsection 18.72.120(F) is hereby amended to read as follows:

Olympia Municipal Code 18.72.120 Permit review time periods

F. Application Time Limits.

PLANNING APPLICATION TYPE	TIME LIMIT
<u>Site-Specific Rezones (also see OMC 18.58.040)</u>	<u>180-days</u>
Environmental Review (SEPA Checklist and Assessment)	90-days
Environmental Impact Statement (draft)	365-days
Short Plats	90-days
Land Use Approval	120-days
Preliminary Plat (10 or more lots)	90-days
Preliminary Planned Residential Development	90-days
Final Planned Residential Development	30-days
Final Plat	30-days
Conditional Use Permit	120-days
Conditional Use Permit - Residential	120-days
Variance	90-days
Shoreline Substantial Development Permit	120-days
Shoreline Exemption	90-days
Time Extension or Modification	90-days
Boundary Line Adjustment	90-days
Appeal to Hearing Examiner	90-days
ENGINEERING PERMIT APPLICATION TYPE	TIME LIMIT
Short Plat	120 days
Long Plat	120 days
Utility Extension (in-city)	120 days
Commercial	120 days
Multifamily	120 days
BUILDING PERMIT APPLICATION TYPE	TIME LIMIT
New Single-family Residential	30-days
Residential Addition/Remodel	30-days
New Multifamily	120-days
New Commercial	120-days
Commercial Addition/Remodel	120-days

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:

Darre Nienaber DCA

CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: