

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL ZONING MAP OF OLYMPIA AND, IN PARTICULAR, REVISING THE ZONING OF THE BRANBAR PROPERTY FROM RESIDENTIAL 1 UNIT PER 5 ACRES (R 1/5) TO RESIDENTIAL LOW IMPACT (RLI)**

WHEREAS, on October 1, 2015, BranBar, LLC, submitted a request to change the zoning of approximately five (5) acres at the west terminus (the 4000 Block) of Crestwood Place NW, Parcel No. 12808110200 (herein the "BranBar Property"); and

WHEREAS, the Olympia Planning Commission (herein the "OPC") reviewed this proposal on February 22, 2016, and on March 7, 2016, recommended that the Hearing Examiner proceed without a recommendation from the OPC; and

WHEREAS, on June 22, 2016, pursuant to the State Environmental Policy Act, the City of Olympia issued a Determination of Non-Significance, which was not appealed; and

WHEREAS, on July 25, 2016, the Olympia Hearing Examiner (herein the "Examiner") held a duly-noticed, open-record public hearing regarding this proposal; and

WHEREAS, on August 4, 2016, the Examiner recommended that the land use zoning of the BranBar Property be changed from Residential One Unit to Five Acres (R 1/5) to Residential Low Impact (RLI); and

WHEREAS, further, the Examiner recommended that any future development of the BranBar property rely on primary access by a source other than the Cooper Crest roads, with an extension of Road 65 NW being the likely option; and

WHEREAS, the City Council considered the Examiner's recommendations for primary access for future development and has agreed in part that a future development may need two connections; and

WHEREAS, the City Council concludes that a specific need for two (2) traffic connections must be reviewed at the time of a specific development, when impacts can be specifically assessed; and

WHEREAS, except as specifically stated in these recitals, the City Council hereby adopts the findings and conclusions as set forth in the Examiner's recommendation; and

WHEREAS, the City Council determines that its Comprehensive Plan, including its Transportation Chapter Goals GT 4 and 5 and associated policies and the Transportation 2030 Map, highly support connectivity for many public interest, public impact and public safety reasons; and

WHEREAS, pursuant to the Olympia Municipal Code, the City Council determines that at the time of a specific proposed development, the Hearing Examiner or staff, depending on who is the decision maker, shall determine under applicable regulations and the City's Comprehensive Plan and state and federal law and constitutions whether a secondary connection should be required under the specific facts of whatever development is proposed; and

WHEREAS, the City Council concludes, pursuant to OMC 18.58.040, that the rezone meets the requirements of OMC 18.59.050 and OMC 18.59.055; and

WHEREAS, this Official City of Olympia Zoning Map amendment meets the goals and requirements of the Growth Management Act; 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, pursuant to OMC 18.82.240, this Ordinance is supported by the staff report and materials associated with this Ordinance;

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

**Section 1. Amendment of Official Zoning Map.** The Official City of Olympia Zoning Map is hereby amended by replacing the current Official City of Olympia Zoning Map with the map attached hereto as Exhibit A, which is hereby incorporated as though fully set forth herein.

**Section 2. 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 City of Olympia Zoning Map reflecting this Ordinance.

**B.** A copy of the Official City of Olympia Zoning Map is and shall be retained on file with the City Clerk.

**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. Findings.** The recitals above are adopted as findings, conclusions and decision in support of this Ordinance.

**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:**

*Darren Nienaber*  
\_\_\_\_\_  
CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**

# Exhibit A - 2016 ZONING MAP

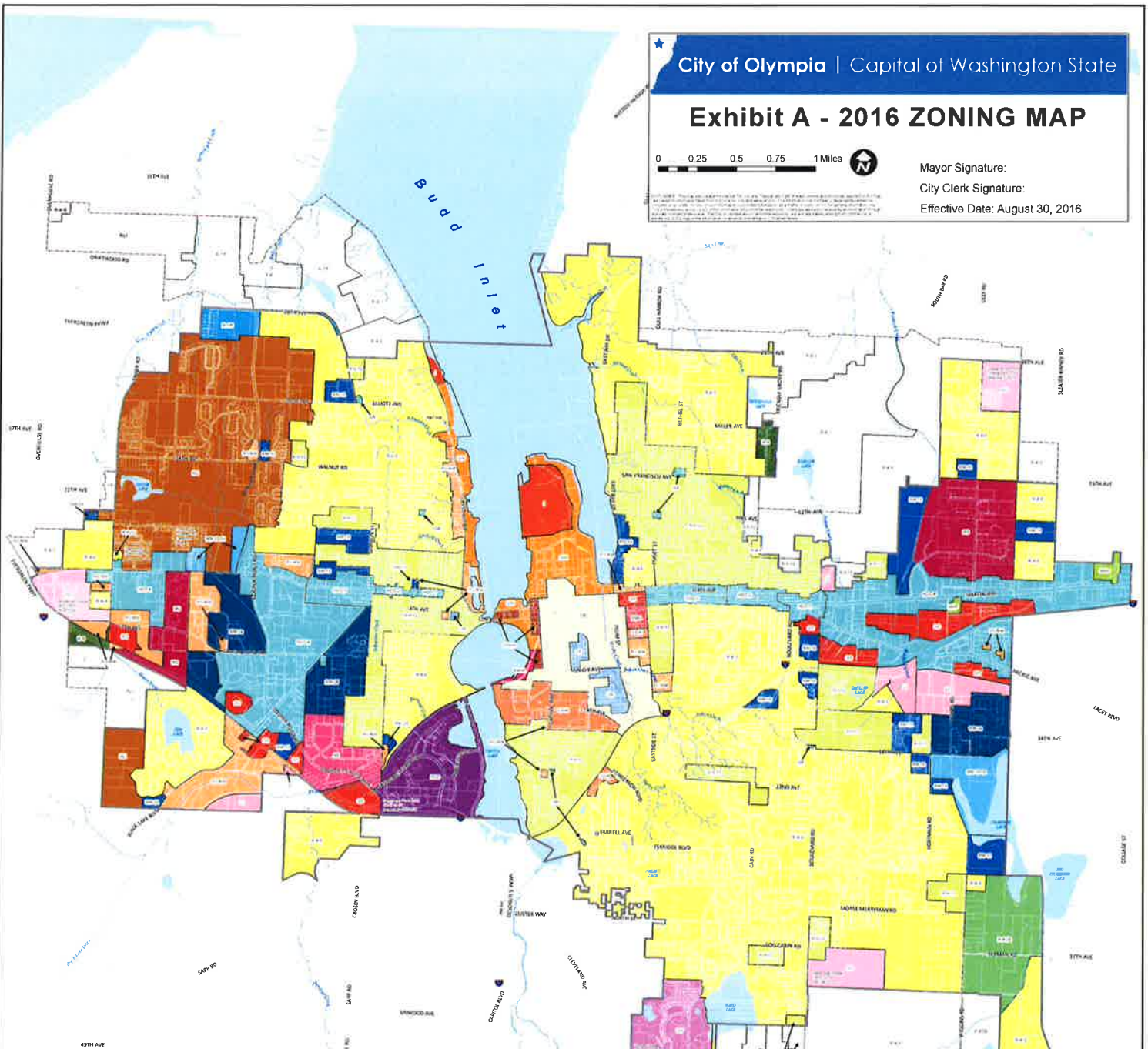
0 0.25 0.5 0.75 1 Miles



Mayor Signature:

City Clerk Signature:

Effective Date: August 30, 2016



## Zoning Map Legend

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