



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, January 19, 2017

5:30 PM

Room 207

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

5. COMMITTEE BUSINESS

5.A [16-1359](#) Code Enforcement Status Report

5.B [17-0009](#) Sign Code Update Briefing

5.C [17-0011](#) Review of Annual Comprehensive Plan Amendments

Attachments: [OMC Chapter 18.59](#)
[Olympia Bentrige application](#)
[Olympia Transportation application](#)
[South Capitol Neighborhood application](#)
[Bannan application](#)
[Tsuki Corner application](#)

5.D [17-0048](#) Review and Approval of Annual Land Use and Environment Committee Work Plan

Attachments: [2017 LUEC Work Plan](#)

6. REPORTS AND UPDATES

7. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Council Committee meeting, please contact the Council's Secretary at 360.753-8244 at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Land Use & Environment Committee

Code Enforcement Status Report

Agenda Date: 1/19/2017
Agenda Item Number: 5.A
File Number: 16-1359

Type: report **Version:** 2 **Status:** In Committee

Title

Code Enforcement Status Report

Recommended Action

Committee Recommendation:

Not referred to a committee

City Manager Recommendation:

Receive the Information. Briefing only; no action requested.

Report

Issue:

Whether to receive a report on 2016 Code Enforcement year-in-review.

Staff Contact:

Chris Grabowski, Lead Code Enforcement Officer, Community Planning & Development, (360) 753-8168

Presenter(s):

Chris Grabowski, Lead Code Enforcement Officer, Community Planning & Development

Background and Analysis:

The Code Enforcement Division of the Community Planning & Development Department helps maintain or improve the quality of life in our community by enforcing laws and codes targeted at solving specific problems within the community.

During 2016 Code Enforcement had some successes, some challenges, some changes, and some opportunities.

- Lost .5 FTE when the 50/50 Code Enforcement/Building Inspector moved over to full time building inspection duties.
- Gained a temporary .5 FTE in June to assist with workload. Position funding will end December 15, 2016.
- Implemented new SmartGov case tracking software, replacing software from the 1990s. There has been a learning curve, and staff is still learning to utilize SmartGov to its full potential.

- Helped develop internal policies for identifying, tagging, recording, and storing potentially valuable personal property left in encampments.
- Worked with Legal Department to assess impacts of Supreme Court of the United States decision (Reed vs. Town of Gilbert) on sign code enforcement.
- Attended Spring and Autumn trainings by the Washington Association of Code Enforcement.
- Working with neighborhood association representatives, Olympia Police Department, and Legal Department to review and improve nuisance code.
- Completed taking the marijuana zoning expansion ordinance through public hearing/Planning Commission process.

2016 Statistics

Since December 1, 2015:

- 380 new cases have been created, including
 - 24 homeless encampments
 - 32 inoperable vehicle cases
 - 33 sign code violations
 - 46 trash and debris cases
 - 76 overgrown/encroaching vegetation cases
- 220 cases have been successfully closed
- 1,346 inspections were performed
- 2,907 other case actions were performed, including phone calls, emails, letters and notices

Neighborhood/Community Interests (if known):

N/A

Options:

N/A

Financial Impact:

None

Attachments:

None



Land Use & Environment Committee

Sign Code Update Briefing

Agenda Date: 1/19/2017
Agenda Item Number: 5.B
File Number: 17-0009

Type: discussion **Version:** 1 **Status:** In Committee

Title

Sign Code Update Briefing

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive the briefing and discuss the sign code update. No action requested.

Report

Issue:

Whether to discuss the sign code update, including progress to date and projected timeline to complete the draft sign code.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

Since meeting with the Land Use and Environment Committee in September 2016, progress on the sign code update has been steady. As you may recall, the sign code is being updated primarily in order to address issues identified in the US Supreme Court case of Reed, et al. v. Town of Gilbert, AZ, but also in order to streamline the code to make it easier to read, understand, and administer.

The City entered into a contract, after going through a Request for Proposals process, for legal and graphic consulting services to help meet the timeframe of the code update. Ogden Murphy Wallace PLLC, with BERK Consulting, was the successful team for the work. A Policy Advisory Committee has been created, made up of community members, businesses, and the sign industry, to provide input on sign issues and policy direction. The Advisory Committee had its first meeting in November and will meet again in January. At the first meeting the group discussed high-level sign issues, careful not to get weighed down in too much detail early in the process. We asked members to consider broad policy questions and followed up with a homework assignment after the meeting. The

responses will be used to help inform the development of a draft code. We intend to work our way down into more detail as the analysis continues.

Neighborhood/Community Interests (if known):

Some community members have asked to be kept informed of the sign code progress and a few have provided comments for consideration. Issues to date have focused on temporary signs, unique circumstances, fairness, and reducing sign clutter through better enforcement of noncompliant signs.

Options:

Discussion only.

Financial Impact:

None. This work is included in the CP&D work plan and base budget for 2017.

Attachments:

None



Land Use & Environment Committee

Review of Annual Comprehensive Plan Amendments

Agenda Date: 1/19/2017
Agenda Item Number: 5.C
File Number: 17-0011

Type: discussion **Version:** 1 **Status:** In Committee

Title

Review of Annual Comprehensive Plan Amendments

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive the information. Briefing only; No action requested.

Report

Issue:

Whether to discuss the preliminary docket for Comprehensive Plan Amendments to be considered in 2017

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning & Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning & Development

Background and Analysis:

Each year the City considers amendments to its comprehensive plan proposed by public or private entities or individuals. Preliminary applications are “screened” by City Council to determine which proposals will move forward for review; those that advance past screening become the “final docket” for the year.

Chapter 18.59 of the Municipal Code, Olympia Comprehensive Plan Amendment Process, provides the criteria used to evaluate each proposal at both the preliminary and final stages, including for those proposals that require a concurrent rezone request. A copy of Chapter 18.59 is attached to the staff report. Section 18.59.020 provides the preliminary review and evaluation criteria for this stage of review.

This year five applications were submitted for preliminary review:

- 1) City of Olympia - Proposal to redesignate and rezone approximately 72 acres of land known as Bentrige Neighborhood Village. The City has an option to purchase this property.
- 2) City of Olympia - Proposed amendments to the Transportation 2030 and Bicycle Network Maps in the Comprehensive Plan.
- 3) South Capitol Neighborhood Association - Proposal to amend the Transportation 2030 map by removing the Major Collector designation on Maple Park Drive.
- 4) Kenneth Sean Bannan - Proposal to redesignate and rezone a parcel of land adjacent to the Briggs Urban Village.
- 5) Tsuki Corner - Proposal to redesignate and rezone four recently annexed parcels of land at the southeast corner of Yelm Highway and Henderson Boulevard to a higher intensity land use.

Staff seeks questions and comments from Committee members to guide preparation for “screening” of these applications by the City Council in the near future.

Neighborhood/Community Interests (if known):

These proposals are varied and each has a differing amount of prior work associated with them. For example, the City’s option to purchase the Bentrige Village property is the result of much public participation and request to expand LBA Park. And the City’s proposal to amend the Transportation 2030 and Bicycle Network Maps are the result of prior subarea planning processes (e.g. the Kaiser Harrison Opportunity Area Plan) as well as awareness of other needs (e.g. pedestrian and bicycle facilities on Pattison Avenue) and environmental constraints (e.g. wetlands on the east side of the Chehalis Western Trail). The proposal submitted by the South Capitol Neighborhood Association is related to ongoing discussions between the Association, staff for the Capitol Campus, and the City Public Works Department.

The last two proposals, both in close proximity to the Briggs Urban Village, are proposed by individual property owners and have not yet been subject to public notification and comment by surrounding property owners.

Options:

Discussion only.

Financial Impact:

These applications are currently being reviewed and evaluated by staff to address the criteria contained in Section 18.59.020, Preliminary Review and Evaluation Criteria. One of the criteria is an estimation of whether or not the individual proposal can be accommodated in the typical annual comprehensive plan amendment cycle. If not, the project may need to be denied further consideration or postponed for incorporation into the CP&D work plan as a more substantive planning project.

Attachments:

- OMC Chapter 18.59
- Olympia Bentrige application
- Olympia Transportation application
- South Capitol Neighborhood application
- Bannan application

Tsuki Corner application

Chapter 18.59
OLYMPIA COMPREHENSIVE PLAN AMENDMENT PROCESS **Revised 6/16**

18.59.000 Chapter Contents

Sections:

- [18.59.010](#) Plan amendment procedures.
- [18.59.020](#) Preliminary review and evaluation criteria.
- [18.59.030](#) Council approval of final docket.
- [18.59.040](#) Final review and evaluation.
- [18.59.050](#) Decision criteria for rezone requests. **Revised 6/16**
- [18.59.055](#) Consistency between the zoning map and the future land use map.
- [18.59.060](#) Planning Commission and City Council review and adoption process.
Revised 6/16
- [18.59.070](#) Timing and exemptions.
- [18.59.080](#) Notification of comprehensive plan amendment process.

(Ord. 6952 §1, 2015).

18.59.010 Plan Amendment Procedures

Individual and agency initiated proposals to amend the Olympia Comprehensive Plan shall be submitted to the Department on forms provided by the City. Proposals may be submitted at any time; however, to be considered in the same calendar year, they must be submitted by the deadline set by the City Council, unless otherwise specifically authorized by the City Council. All proposals shall be considered collectively once each year except in the case of an emergency as determined by the City Council (see Timing and Exemptions). The Comprehensive Plan Amendment calendar shall be approved by the City Council. No fee shall be charged at this proposal stage. The Department shall maintain a log or docket of all such proposals including a summary of the proposal, the principal proponent's name and address, the date on which the proposal was submitted, and its review status.

(Ord. 5792 §1, 1998).

18.59.020 Preliminary review and evaluation criteria

A. Prior to City Council action, the Department shall conduct a preliminary review and evaluation of proposed amendments, including rezones, and assess the extent of review that would be required under the State Environmental Policy Act (SEPA). The preliminary review and evaluation shall also include any review by other departments deemed necessary by the Department, and except as provided in 18.58.080 shall be based on the following criteria:

1. Is the proposed amendment consistent with the county-wide planning policies, the Growth Management Act (GMA), other state or federal law, or the Washington Administrative Code?

2. Would the proposed amendment cause little or no adverse environmental impacts and, is the time required to analyze impacts available within the time frame of the standard annual review process?
3. Is sufficient analysis completed to determine any need for additional capital improvements and revenues to maintain level-of-service, and is the time required for this analysis available within the time frame for this annual review process?
4. Can the proposed amendment be considered now without conflicting with some other Comprehensive Plan established timeline?
5. Can the proposed amendment be acted on without significant other amendments or revisions not anticipated by the proponents and is the time required for processing those amendments or revisions available within the time frame of this annual review process?
6. If the proposed amendment was previously reviewed, ruled upon or rejected, has the applicant identified reasons to review the proposed amendment again?

B. If the Department determines that the answer to any of the above questions is no, it may recommend to the City Council that the proposed amendment or revision not be further processed in the current amendment review cycle. Upon direction from City Council, Department staff will inform those whose proposed amendments or revisions will not be considered because (a) impact analysis beyond the scope of the amendment process is needed; (b) the request does not meet preliminary criteria; or (c) likelihood of inclusion of the proposal in a department's work program. Proponents may resubmit proposals to the department at any time, subject to the timelines contained in this chapter.

(Ord. 5792 §1, 1998).

18.59.030 Council approval of final docket

A. The Department shall compile a list giving the status of all proposed amendments, including rezones, and forward the list to the City Council. The City Council shall review all such proposals, determine which are appropriate and worthy of further review and consideration, and move those to the Planning Commission for review and public hearing. (See Preliminary Review and Evaluation Criteria.)

B. The list approved by the City Council shall be known as the final docket. The Department shall notify proponents of the items on the docket that will be moved to the Planning Commission for review. Proponents shall be required to submit an application and shall pay such fee as may be established by the City Council. Proponents of the proposals not moved to the Planning Commission shall also be notified of the Council's decision. Department and City initiated proposals are exempt from application fees.

Information about the amendment process and the schedule shall be distributed with final application forms.

(Ord. 5792 §1, 1998).

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.

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?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?
3. Is the proposed amendment or revision consistent with the county-wide planning policies?
4. Does the proposed amendment or rezone comply with the requirements of the GMA?

(Ord. 5792 §1, 1998).

18.59.050 Decision criteria for rezone requests Revised 6/16

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC [18.59.055](#) or with a concurrently approved amendment to the Plan.

- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

(Ord. 7013 §2, 2016; Ord. 6952 §2, 2015; Ord. 5792 §1, 1998).

18.59.055 Consistency between the zoning map and the future land use map

- A. Although the Future Land Use map is not specific with regard to the edges of Land Use designations, the zoning map boundaries should not vary more than 200 feet from the land use designation shown on the Future Land Map.
- B. Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.
- C. Districts on the zoning map shall correspond to categories of the Future Land Use Map in accordance with the following table and be consistent with the purposes of each designation. Only those districts listed below are deemed to be consistent with the corresponding Future Land Use map designation, provided that zoning districts in locations enacted prior to January 1, 2015, may remain.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Low Density Neighborhoods	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre Residential – 4 to 8 Units per Acre Residential – 6 to 12 Units per Acre (only when adjacent to similar or higher density zoning district)
Medium Density Neighborhoods	Residential Multifamily – 18 Units per Acre Residential Multifamily – 24 Units per Acre
Mixed Residential	Mixed Residential 7 – 13 Units per Acre Mixed Residential 10 – 18 Units per Acre

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Neighborhood Centers	Neighborhood Retail Neighborhood Center District
Residential Mixed Use	Residential Mixed Use Urban Residential Urban Waterfront – Housing
Planned Developments	Planned Unit Developments Neighborhood Village District Community-Oriented Shopping Center Urban Village District
Professional Office & Multi-family Housing	Professional Office / Residential Multi-family
Urban Corridor	High-Density Corridor – 1 High-Density Corridor – 2 High-Density Corridor – 3 (only within area designated High Density Neighborhood Overlay) High-Density Corridor – 4 General Commercial Commercial Services – High Density Manufactured Housing Park Mixed Residential 10 to 18 Units per Acre Residential Multifamily 18 Units per Acre Residential Multifamily 24 Units per Acre
Urban Waterfront	Urban Waterfront Urban Waterfront – Housing
Central Business District	Downtown Business
General Commerce	General Commercial Commercial Services – High Density
Auto Services	Auto Services
Medical Services	Medical Services
Light Industry	Light Industrial / Commercial
Industry	Industrial

(Ord. 6952 §3, 2015).

18.59.060 Planning Commission and City Council review and adoption process Revised 6/16

A. Following one or more public hearings the Planning Commission shall forward its written recommendation regarding each Comprehensive Plan amendment and any text amendments or rezones to the Council; provided that the Commission may forward any

recommendation regarding a site-specific rezone to the Hearing Examiner without holding a public hearing.

B. The Council shall review the recommendations of the Planning Commission, may hold a public hearing, and shall decide whether to adopt, modify and adopt, reject or defer to a later date, each proposed amendment.

C. Each proponent shall be notified by mail of all public hearings and of the Council's final decision.

(Ord. 7013 §3, 2016; Ord. 5792 §1, 1998).

18.59.070 Timing and exemptions

A. The City will consider proposed amendments to the Comprehensive Plan only once each year, except when amendments are adopted as part of:

1. the adoption of a subarea plan;
2. the adoption or amendment of a shoreline master program under the procedures set forth in WAC [173-19](#) ;
3. the response to an existing emergency;
4. amendments necessitated by changes in state or federal laws;
5. the resolution of an appeal filed with the Growth Management Hearings Board or with a court; or
6. the amendment of a capital facilities element that occurs concurrently with the adoption or amendment of the city budget.

B. The Department will accept proposals for Comprehensive Plan amendments and revisions at any time; however, proposals or applications received after their established due dates will be considered in the next annual amendment review cycle.

However, Olympia and Thurston County have adopted a joint plan that includes goals, policies and regulations that they will jointly administer in Olympia's urban growth area. Proposals and applications for urban growth area amendments, including rezones, applications must also meet County process requirements.

(Ord. 5792 §1, 1998).

18.59.080 Notification of comprehensive plan amendment process

Notification will be provided - See UDC Chapter [18.78](#).

(Ord. 5792 §1, 1998).



2017 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website.

If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a "General Land Use Application" and any other attachments or maps. You will be notified when a review schedule for 2017 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

**Mail: Olympia Community Planning and Development
PO Box 1967, Olympia, WA 98507-1967**

Email: cpdinfo@ci.olympia.wa.us

A. Type of proposed amendment

1. Text amendment Map amendment Both
2. What issue is addressed or problem solved by the proposed amendment?

Amendments will reflect the City's purchase of Bentrige property for the intended use as a Park. Ten (10) Acres of the site will be set aside for commercial development.

RECEIVED
NOV 07 2016

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

MAYOR: Stephen H. Buxbaum, **MAYOR PRO TEM:** Nathaniel Jones, **CITY MANAGER:** Steven R. Hall
COUNCILMEMBERS: Jim Cooper, Julie Hankins, Steve Langer, Jeannine Roe, Cheryl Selby

B. Proposed map amendment (if any)

1. If any associated map amendments are proposed, please describe the purpose.

Comprehensive Plan Map and Zoning Map

2. Please describe the specific proposed map designation change(s) and related information.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	71.86 Acres	Planned Developments w/Neighborhood Center	61.86 AC – Low Density Neighborhood 10 AC – Medium Density Neighborhood, that allows Neighborhood Retail Or similar zone
Zoning or other Development Code Map(s):	71.86 Acres	Neighborhood Village	61.86 AC – R4-8 10 AC – RM18 w/Neighborhood retail Or similar zone

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

- a. Comprehensive Plan Future Land Use Map
- b. Zoning Map
- c. Other relevant maps

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.

The following Comprehensive Plan updates may be needed:

- Map on Page 97

- Table at the End of the Land Use and Urban Design Chapter
 - Parks & Trails Map on Page 314
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

The City may consider an amendment to the Development Code to remove references to BentrIDGE Village.

The City may also consider a form of neighborhood retail that both encourages pedestrian and bicycle transportation and appropriately is oriented to serving the southeast of Olympia. The City may need to consider modifications to either its neighborhood retail zone or its neighborhood center zone in order to create a neighborhood area that is sized appropriately and allows supportive uses for the area. The City may need a neighborhood retail zone to allow larger sizes (larger than one acre) and also to consider whether to create, if needed, more viable uses of the land.

3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

No.

Note: City staff may contact you seeking additional information or clarification of your proposal.



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: 11-7-2016

Received By: jmp

Project Planner: JOYCE

Related Cases: _____

One or more of the following Supplements must be attached to this General Land Use Application:

- | | |
|---|---|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Comprehensive Plan Amendment</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: LBA Woods – Bentridge Parcel

Project Address: 3900 Block of Boulevard Rd SE

Applicant: City of Olympia

Mailing Address: 601 4th Avenue E, Olympia WA 98501

Phone Number(s): (360) 753-8740

E-mail Address: jburney@ci.olympia.wa.us

Owner (if other than applicant): Dawley Family Trust (City holds purchase Option)

Mailing Address: PO Box 286, Rose CA 94957

Phone Number(s): _____

Other Authorized Representative (if any): Jay Burney, Assistant City Manager

Mailing Address: 601 4th Avenue E, Olympia WA 98501

Phone Number(s): (360) 753-8740

E-mail Address: jburney@ci.olympia.wa.us

Project Description: 71.86 Acre undeveloped property to be developed as 59 Acres of Park, with approximately 2.8 acres dedicated to the future extension of Log Cabin Rd from Boulevard Rd to Wiggins Rd, and 10 Acres set aside for commercial development.

Size of Project Site: 71.86 Acres

Assessor Tax Parcel Number(s): 11830330000

Section : 30 Township: 18N Range: 1W



COMMUNITY PLANNING AND DEVELOPMENT DEPT.

Full Legal Description of Subject Property (attached):

The South half of the Southwest Quarter of Section 30, Township 18 North, Range 1 West, Willamette Meridian, Washington, EXCEPT the North 430 feet of the West 574.5 feet as conveyed to Thurston County and the City of Olympia by deeds recorded under Auditor's File Numbers 539316 and 638169 respectively and EXCEPT the West 30 feet of the remainder for the County Road known as Boulevard Road.

Zoning: Neighborhood Village

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- | | |
|--|---|
| <input type="checkbox"/> Creek or Stream (name): <u>None</u> | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Lake or Pond (name): <u>None</u> | <input checked="" type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> None |
| <input checked="" type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): City of Olympia

Existing: None

Proposed: To be Determined

Sewage Disposal (name of utility if applicable): City of Olympia/LOTT

Existing: None

Proposed: To be Determined

Access (name of street(s) from which access will be gained): Boulevard Rd

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Date

11/7/16

Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

Future Land Use

Publication Date: 8/25/2016

Effective Date: 8/30/2016

Ordinance #7032

-  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

Subject Site



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or usability of this 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 user of this data for purposes other than those for which they were created may incur inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept nor assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

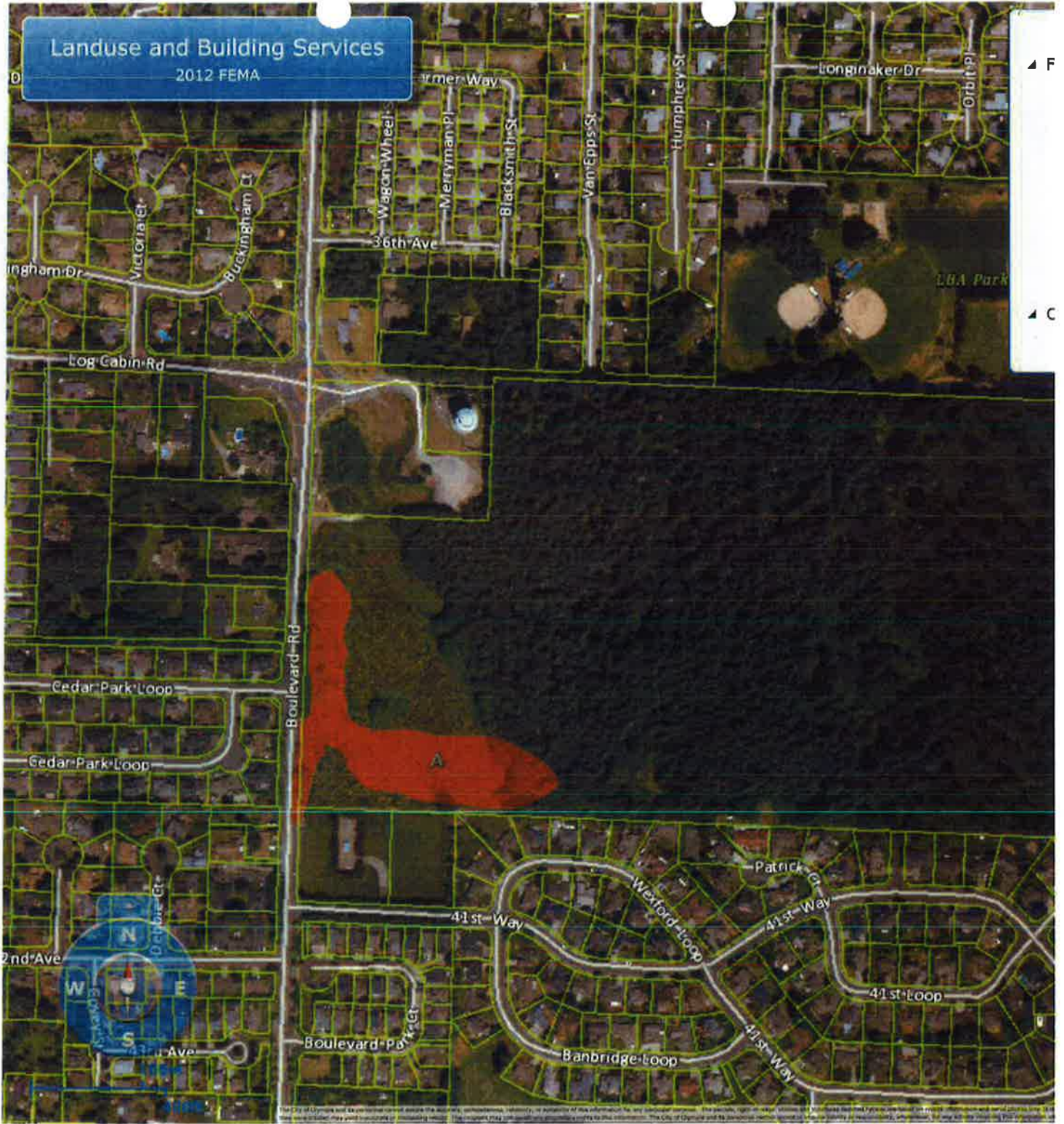
Landuse and Building Services

Steep Slopes



Landuse and Building Services

2012 FEMA



LBA Park Expansion

City of Olympia | Capital of Washington State



0 325 650 Feet 1 inch = 625 feet

Map printed 9/21/2016
For more information, please contact:
Olympia Parks, Arts and Recreation Department
olympiaparks@ci.olympia.wa.us
(360) 753.8380

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Note: Location of the future Log Cabin Road Extension is not accurate on this map. See map date stamped 12-19-16 for alignment.

Landuse and Building Services

ZOOM in with Olympia Online Mapping



The City of Olympia and its personnel cannot warrant the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The person, firm or other entity depicted herein are based on recent information and aerial photography. It is the user's responsibility to verify the accuracy of this information. The City of Olympia and its personnel neither accept nor assume liability or responsibility, whatsoever, for any liability resulting from the use of this information.



Regional Transportation System

Southeast Olympia/Southwest Lacey

Map printed 12/19/2016

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 DEC 19 2016

COMMUNITY PLANNING
 AND DEVELOPMENT DEPT.



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other Preliminary Comprehensive Plan Amendment

Project Name: City of Olympia – Transportation 2030 and Bicycle Network Map Amendments

Project Address: Citywide

Applicant: City of Olympia, Public Works Department, Transportation

Mailing Address: PO Box 1967, Olympia, WA 98507-1967

Phone Number(s): 360.753.8333

E-mail Address: _____

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Sophie Stimson

Mailing Address: PO Box 1967, Olympia, WA 98507-1967

Phone Number(s): (360)753-8497

E-mail Address: sstimson@ci.olympia.wa.us

Project Description: Amend Transportation 2030 and Bicycle Network Maps in the Comprehensive Plan

Size of Project Site: Citywide

Assessor Tax Parcel Number(s): Citywide

Section : _____

Township: _____

Range: _____

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COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

Full Legal Description of Subject Property (attached):

Citywide

Zoning: Citywide

Shoreline Designation (if applicable): n/a

Special Areas on or near Site (show areas on site plan):

Creek or Stream (name): Citywide

Lake or Pond (name): Citywide

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): n/a

Existing: n/a

Proposed: n/a

Sewage Disposal (name of utility if applicable): n/a

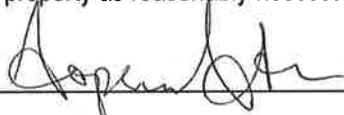
Existing: n/a

Proposed: n/a

Access (name of street(s) from which access will be gained): n/a

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

11/16/14

Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



2017 COMPREHENSIVE PLAN AMENDMENT

RECEIVED
NOV 14 2016

PRELIMINARY PROPOSAL

COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

This preliminary application may be submitted at any time. Each year the City Council establishes a schedule for review of Comprehensive Plan amendments proposed by the public and City staff. Once established, this schedule is posted on the City website.

If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a "General Land Use Application" and any other attachments or maps. You will be notified when a review schedule for 2017 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

**Mail: Olympia Community Planning and Development
PO Box 1967, Olympia, WA 98507-1967**

Email: cpdinfo@ci.olympia.wa.us

A. Type of proposed amendment

1. Text amendment Map amendment Both
2. What issue is addressed or problem solved by the proposed amendment?

Additional street connections are needed in response to growth and changing land uses. Changes to street classification are needed to accurately reflect the current or anticipated function of street. Some changes are needed for accuracy.

B. Proposed map amendment (if any)

1. If any associated map amendments are proposed, please describe the purpose.

Changes to street connections or street classifications are proposed to better achieve the multimodal function of the street system.

2. Please describe the specific proposed map designation change(s) and related information.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s): <i>Transportation 2030 Southeast, Northeast, Westside and Downtown (3 maps). In some cases these changes would result in changes to the Bicycle Network Map.</i>	NA	NA	NA
Zoning or other Development Code Map(s):			

See attached table.

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

a. Comprehensive Plan Future Land Use Map

b. Zoning Map

c. Other relevant maps: *All three Transportation 2030 maps are affected by this amendment. In some cases, the Bicycle Network map will also need to be changed.*

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.

2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

Changes to proposed street classifications will need to be reflected in the Engineering Design and Development Standards. The changes to street connections are consistent with the EDDS.

3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

None.

Note: City staff may contact you seeking additional information or clarification of your proposal.

**Comprehensive Plan Amendments
Preliminary Proposal
Transportation 2030 Maps (Southeast, Northeast, and Westside and Downtown) and Bicycle Network Map**

Number (see attached maps)	Type of Change	Street	Existing comp plan map	Change proposed	Reason
1	Proposed change to street classification	Harrison Kaiser . planning area (bounded by Harrison Avenue, McPhee Road, 7 th Avenue and Kaiser Road)	East/west street is a proposed neighborhood collector (an eastern extension along the general alignment of 5 th Way) North/south street would be local access (a southern extension along the rough alignment of Flowers Street). Local access streets are not shown on maps.	East/west street is changed to a major collector North/south street would be shown as a proposed major collector	Major collector streets are needed to support the anticipated land use changes in this area, and would allow for bicycle facilities to be included on these streets. Transportation 2030 maps and the Bicycle Network Map would be changed.
2	Proposed new street connection	9 th Avenue SW	Street is partially shown	A Major Collector extending east from Yauger Way, connecting with an existing segment of 9 th Avenue, and turning north to intersect with 7 th Avenue.	A Major Collector is needed to serve the anticipated land uses and would allow for bicycle facilities to be included on this street. Transportation 2030 maps and the Bicycle Network Map would be changed.
3	Proposed change to street	Pattison Street	Neighborhood Collector	Major Collector	Bike lanes are a required feature of Major Collectors. This change would

	classification				allow bike lanes to be built on Pattison. No other street connects Pacific Avenue to Martin Way for bicyclists in this vicinity. Transportation 2030 maps and the Bicycle Network Map would be changed.
4	Accuracy change: Strategy Corridor designation	14 th /Elizabeth/18 th Avenue	Shown as Strategy Corridor	Remove designation	The Strategy Corridor definition is no longer applicable. The designation has been removed from the Regional Transportation Plan. This is a map update for accuracy. The Strategy Corridor designation is intended for streets where level of service for vehicle capacity may fall below accepted standards. Widening and a roundabout has improved level of service on this corridor. Transportation 2030 maps would be changed.
5	Accuracy change: street connection alignment	Ensign Road	Alignment of future street is shown on east side of Chehalis Western trail.	Show alignment on west side of Chehalis Western trail.	Alignment on east side would require a crossing of the trail. Wetland on east side of trail would make street construction infeasible. Transportation 2030 maps would be changed.
6	Accuracy change: street connection exists	Springwood from Bethel to Miller	Proposed future neighborhood collector	Existing neighborhood collector	Update map for accuracy. Transportation 2030 maps would be changed.

Submitted by City of Olympia Public Works Department November 14, 2016

Transportation 2030 Westside and Downtown

January 2016

Publication Date: 12/17/2015 Effective Date: 1/3/2016 Ord. #: 6987

- 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:

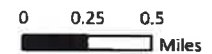
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other Improvements are needed for mobility.

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.

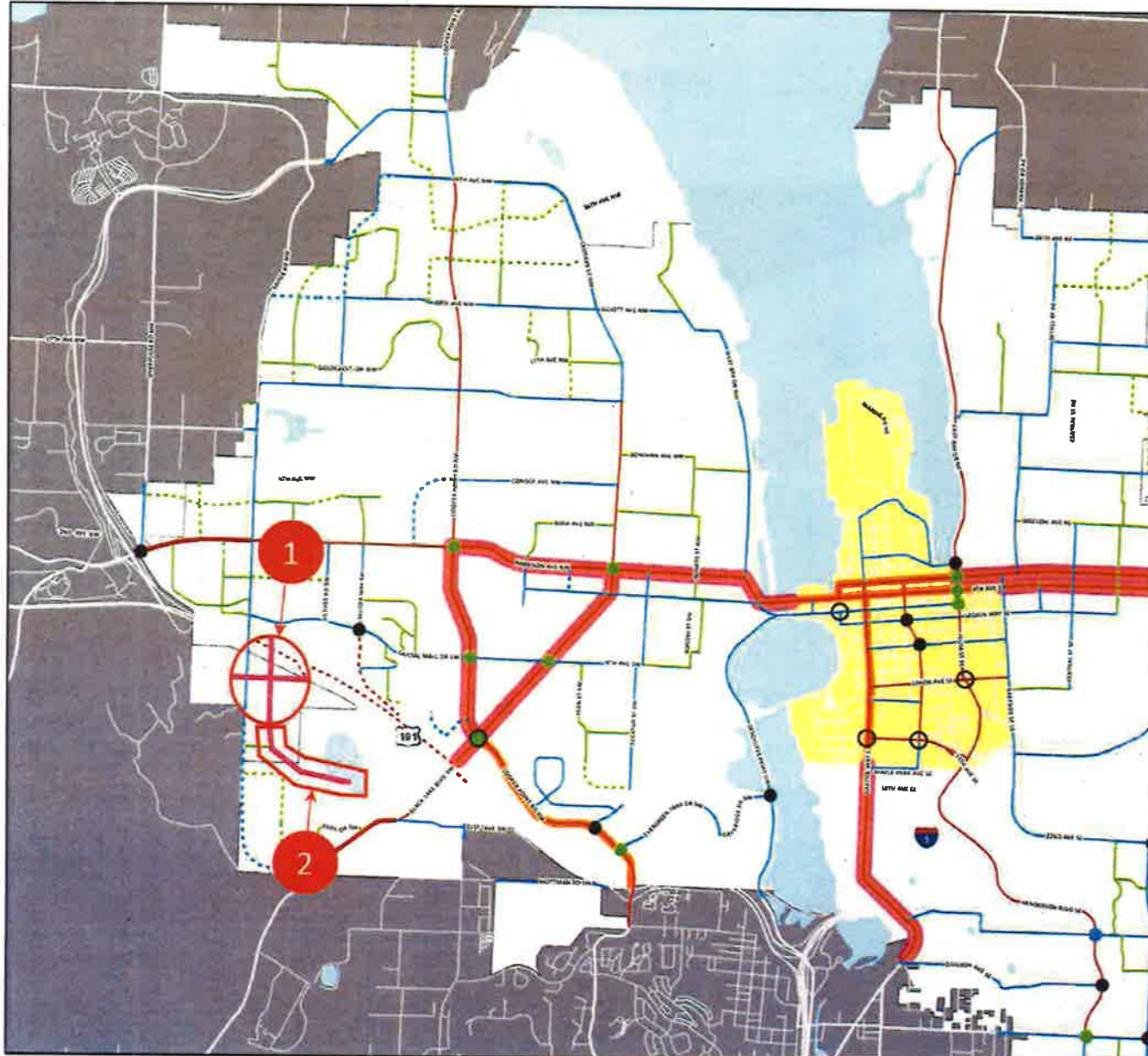
Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

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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Proposed Amendments See attached table for explanation

Transportation 2030 Southeast

January 2016

Publication Date: 12/17/2015 Effective Date: 1/1/2016 Ord. #: 6987

- 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:

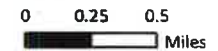
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

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.

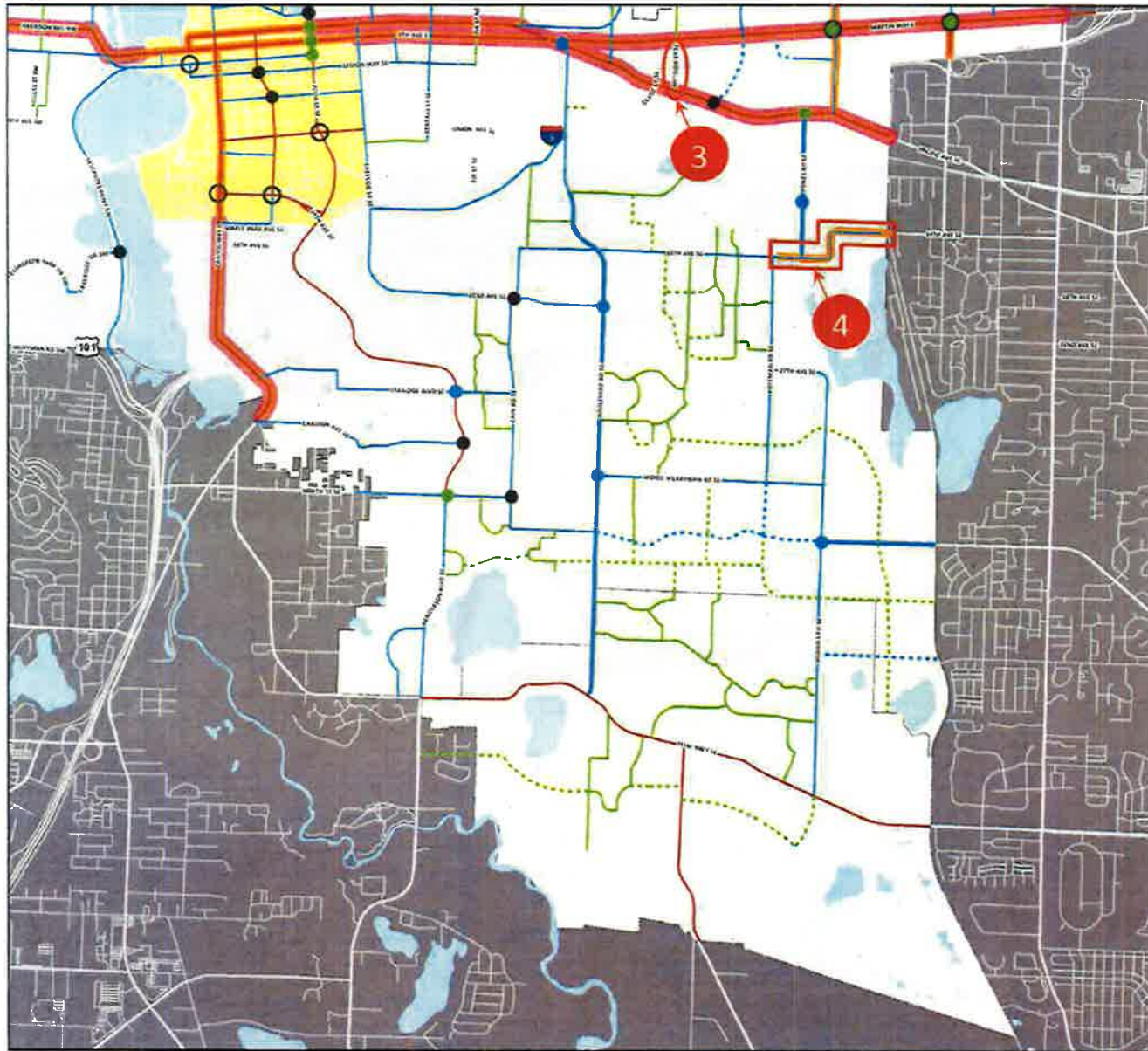
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All widening projects will be built to current street standards.



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Proposed Amendments See attached table for explanation

Transportation 2030 Northeast January 2016

Publication Date: 12/17/2015
Ordinance #: 6987

Effective Date: 1/1/2016

- 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:

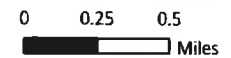
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

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.

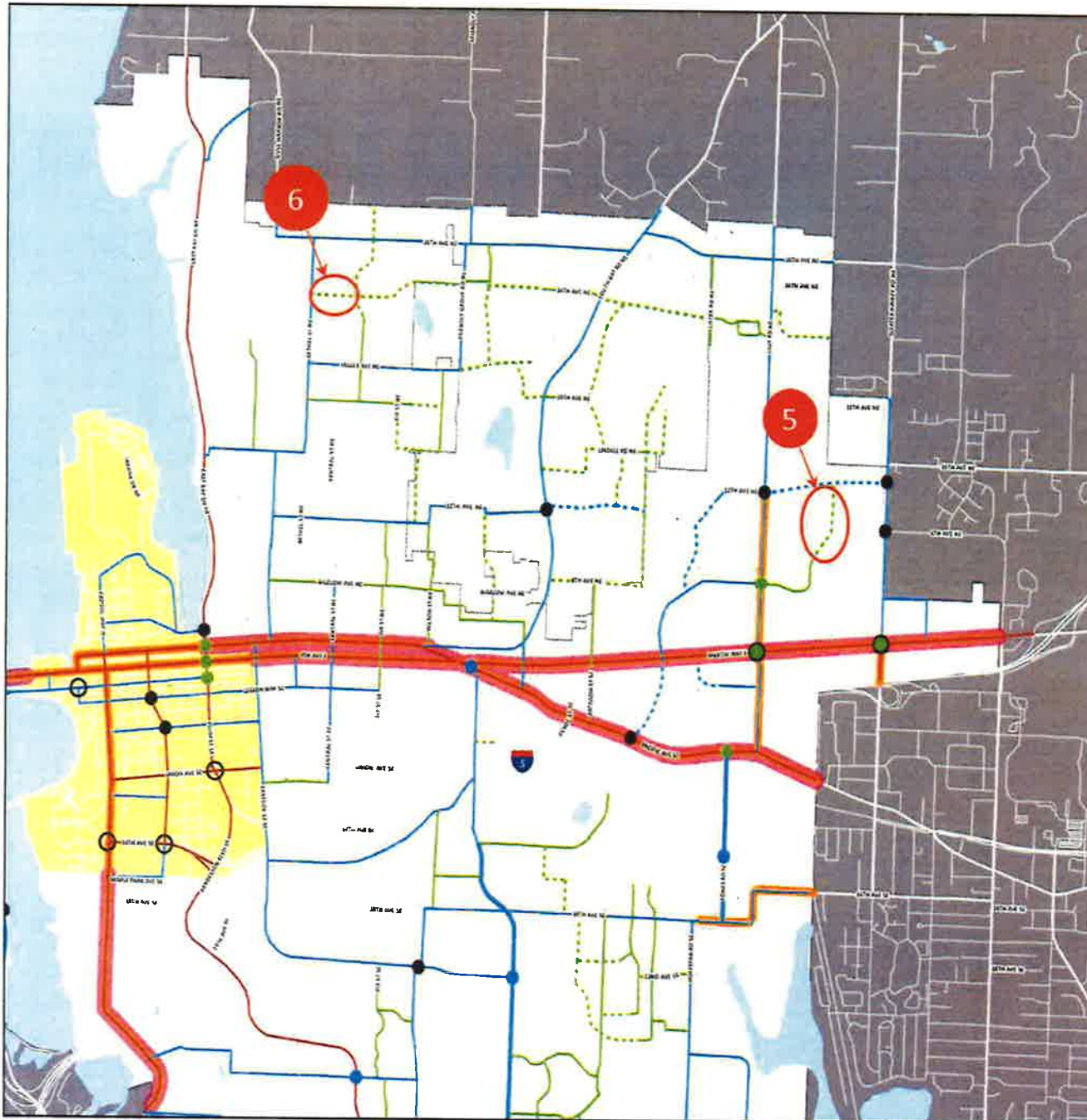
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All widening projects will be built to current street standards.



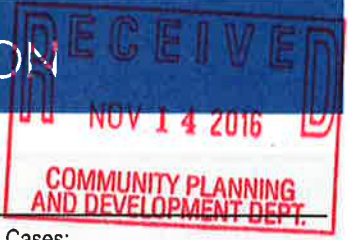
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Proposed Amendments See attached table for explanation



GENERAL LAND USE APPLICATION



OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Comp Plan Amendment Application</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Maple Park Avenue Transportation Map Amendment

Project Address: Maple Park Ave. SE, Olympia, WA 98501

Applicant: South Capitol Neighborhood Association

Mailing Address: 205 Maple Park Ave. SE, Olympia, WA 98501

Phone Number(s): 360-628-2882

E-mail Address: katie.knight@yahoo.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: See Comprehensive Plan Amendment Application

Size of Project Site: 1200 linear feet of street

Assessor Tax Parcel Number(s): See Comprehensive Plan Amendment Application

Section: 23

Township: 18

Range: 2w



Full Legal Description of Subject Property (attached):

Unknown - Maple Park Avenue, 1200 linear feet of street from Capitol Way SE to Jefferson St. SE

Zoning: _____

Shoreline Designation (if applicable): _____

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland
- Scenic Vistas
- Historic Site or Structure
- Flood Hazard Area (show on site plan)
- None

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): _____

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Kate Pruitt

Date

11/14/16

KP

Initials

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

CITY OF OLYMPIA

2017 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL



A. Type of proposed amendment

1. Text amendment Map amendment

Map

2. What issue is addressed or problem solved by the proposed amendment?

Maple Park Avenue SE is not a Major Collector street as designated in the Comprehensive Plan Transportation Maps. Maple Park Avenue SE functions as a local access street that serves one entrance to the Plaza parking garage at the Capitol Campus. The Major Collector street designation requires standards that are inappropriate for this street because of its historic significance, function as a boulevard with a landscaped park between the Capitol Campus and an historic neighborhood, and low through traffic volumes, among other things.

B. Proposed map amendment (if any)

All three Transportation 2030 maps and any other associated comprehensive plan maps that include this street designation.

1. If any associated map amendments are proposed, please describe the purpose.

Maps should be amended to remove the Major Collector street designation of Maple Park Avenue.

2. Please describe the specific proposed map designation change(s) and related information.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	1200 linear feet of street	Major Collector	None
Zoning or other Development Code Map(s):	Unknown if needed.		

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

1. Comprehensive Plan Future Land Use Map

2. Zoning Map

3. Other relevant maps

A. See Maple Park Avenue on Transportation 2030 Maps¹

B. Effected tax parcels are as follows:

1. 60800200100
2. 60800301100
3. 60800301000
4. 60800300900
5. 60800300800
6. 60800300700
7. 60800300600
8. 60800300500
9. 60800300400
10. 60800300300
11. 60800300200
12. 60800300101
13. 60800401000
14. 60800400800
15. 60800400700
16. 60800400600
17. 60800400500
18. 60800400400
19. 60800400200
20. 56300000700

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.

Maple Park Avenue SE is about 1200 linear feet of street with a landscaped median that separates one lane of traffic flowing east from one lane of traffic flowing west. It is the entrance to the historic South Capitol neighborhood and a historic park. It is designated as a Major Collector on the City of Olympia Comprehensive Plan Transportation Maps.

Maple Park itself is historic and is wholly within a nationally recognized historic district. No other street with a Major Collector designation has this unique attribute. The Park is identified on the Olympia Streets Map¹ and provides the city of Olympia's most attractive boulevard. The Park platted by Hazard Stevens

¹ <http://olympiawa.gov/city-government/departments/community-planning-and-development/maps-community-planning-and-development.aspx>

at the turn of the century provides an attractive greenspace and buffer between the campus and the historic homes. Aesthetics have clearly influenced the development and care of Maple Park.

Our concern with a Major Collector street designation is that it determines standards the street is held to in the Olympia Municipal Code. For example, street lighting standards found in the Engineering Design and Development Standards include .6 foot candles on the street and 1 foot candles at intersections. We do not find Maple Park to have the traffic volume to justify this level of lighting. It currently has at most 0.1 foot candle lighting and is the most intensely lit street, aside from Capitol Way, within the South Capitol neighborhood.

The function of Major Collectors, based on language in the Comprehensive Plan, is to discourage heavy traffic on local access streets. (PT4.13, Transportation Chapter, Connectivity). However, Maple Park is not used to connect traffic between arterials, but rather primarily brings traffic during peak commute hours to the Franklin Street entrance of the Plaza garage for the Capitol Campus (see 2010 traffic volume study attached).

Unfortunately a traffic volume study completed in 2010, fails to identify that traffic does not flow through Maple Park because it only identified traffic as east of Capitol Way or west of Jefferson Street. The small amount of "rush hour" traffic early in the day occurs mainly on the north side of the boulevard moving cars from Jefferson to Franklin. Likewise, the end of the day "rush" of traffic moves cars one block from Franklin back to Jefferson Street. Outside of commute hours, Maple Park Avenue has very little traffic and operates as a local access for the neighborhood. Vehicles rarely drive speeds more than 20 mph as they are driving no more than 600 feet on the street.

We also reviewed the 2009 and 2030 peak volume maps and Maple Park does not appear to match the traffic volumes found on other Major Collector streets (Though this is difficult to determine because street names on not included on those maps.)

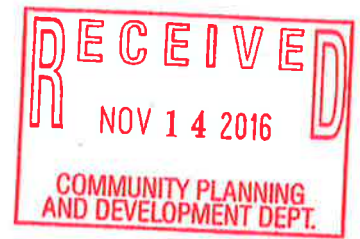
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

A code amendment may be another option to address this issue. It appears West Bay Drive and Henderson Boulevard are two examples of streets that have been offered modified standards due to unique circumstances. Maple Park clearly provides a unique landscape and should be treated with special care and consideration and allowed to deviate from standard designations in the code.

3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

No.

**City of Olympia
Transportation Division
Public Works Department**



Maple Park Avenue east of
Capitol Boulevard
February, 2010

Maple Park Avenue west of
Jefferson Street
February, 2010

Date					Date				
Average of Tue, Wed, Thur - 2/23-2/25/2010					Average of Tue, Wed, Thur - 2/23-2/25/2010				
	Start Time	Eastbound	Westbound	Total		Start Time	Eastbound	Westbound	Total
AM	12:00:00	1	1	2	AM	12:00:00	0	4	4
	1:00:00	0	2	2		1:00:00	0	2	2
	2:00:00	1	1	2		2:00:00	0	0	0
	3:00:00	1	1	2		3:00:00	0	1	1
	4:00:00	6	2	8		4:00:00	5	5	10
	5:00:00	4	3	7		5:00:00	11	22	33
	6:00:00	38	16	54		6:00:00	39	126	165
	7:00:00	78	45	123		7:00:00	76	321	397
	8:00:00	87	55	142		8:00:00	83	156	239
	9:00:00	47	42	89		9:00:00	66	83	149
	10:00:00	34	41	75		10:00:00	62	73	135
	11:00:00	37	53	90		11:00:00	97	83	180
PM	12:00:00	70	88	158	PM	12:00:00	102	120	222
	1:00:00	76	44	120		1:00:00	79	95	174
	2:00:00	44	39	83		2:00:00	63	63	126
	3:00:00	43	47	90		3:00:00	137	100	237
	4:00:00	43	69	112		4:00:00	178	90	268
	5:00:00	59	145	204		5:00:00	190	100	290
	6:00:00	31	34	65		6:00:00	53	38	91
	7:00:00	21	18	39		7:00:00	31	19	50
	8:00:00	11	7	18		8:00:00	22	12	34
	9:00:00	10	7	17		9:00:00	14	10	24
	10:00:00	6	6	12		10:00:00	8	5	13
	11:00:00	5	3	8		11:00:00	2	5	7
Day Totals		753	769	1522			1318	1533	2851
Split %		0.49	0.51				0.46	0.54	

GENERAL LAND USE APPLICATION

Olympia

OFFICIAL USE ONLY

Case #: 17-0001-P

Master File #: _____

Date: _____

Received By: [Signature]

Project Planner: _____

Related Cases: _____

RECEIVED
NOV 14 2015
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: _____

Project Address: _____

Applicant: KENNETH SEAN BANNAN

Mailing Address: 1748 YELM HIGHWAY SE, OLYMPIA, WA 98501

Phone Number(s): 360-252-0498, 360-995-3646

E-mail Address: ksbannan@yahoo.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: _____

Size of Project Site: .63 Acres

Assessor Tax Parcel Number(s): 12836240302

Section: 36 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached):

SECTION 36 TOWNSHIP 18 RANGE 2W QUARTER SE NW S 230 FT OF W HALF OF
FOLLOWING DESCRIBED PROPERTY: W 249 FT OF E 497 1/2 FT OF SE QTR OF NW QTR:
LESS S 30 FT FOR YELM HIGHWAY, TOGETHER WITH NON EXCLUSIVE EASEMENT FOR INGRESS

Zoning: R 4-8

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): WARD LAKE
- Swamp/Bog/Wetland OFFSITE BUT NEARBY Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine OFFSITE BUT NEARBY Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): CITY OF OLYMPIA

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): SEPTIC SYSTEM

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): YELM HIGHWAY

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature Kenneth A. Barron

Date 11/10/2016

Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

- ✓ 1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
- Not yet ✓ 2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
- ✓ 4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
- Not yet ✓ 5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



2017 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL

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If you would like the City of Olympia to consider a specific amendment of its Comprehensive Plan, please complete this form and submit it as described below along with a "General Land Use Application" and any other attachments or maps. You will be notified when a review schedule for 2017 has been established.

Note that there is no charge for submitting a preliminary proposal. If the Council decides that the City should consider your proposal, then payment of a \$240 fee may be required. Additional fees may be charged if a development (zoning) code or map amendment is associated with the proposed Plan amendment. (All fees are subject to change without notice.)

ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

Mail: Olympia Community Planning and Development
PO Box 1967, Olympia, WA 98507-1967

Email: cpdinfo@ci.olympia.wa.us



A. Type of proposed amendment

1. Text amendment Map amendment Both

2. What issue is addressed or problem solved by the proposed amendment?

B. Proposed map amendment (if any)

1. If any associated map amendments are proposed, please describe the purpose.

2. Please describe the specific proposed map designation change(s) and related information.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	. 63 Acres	LOW DENSITY NEIGHBORHOOD	PLANNED DEVELOPMENT
Zoning or other Development Code Map(s):	. 63 Acres	R 4-8	UV

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

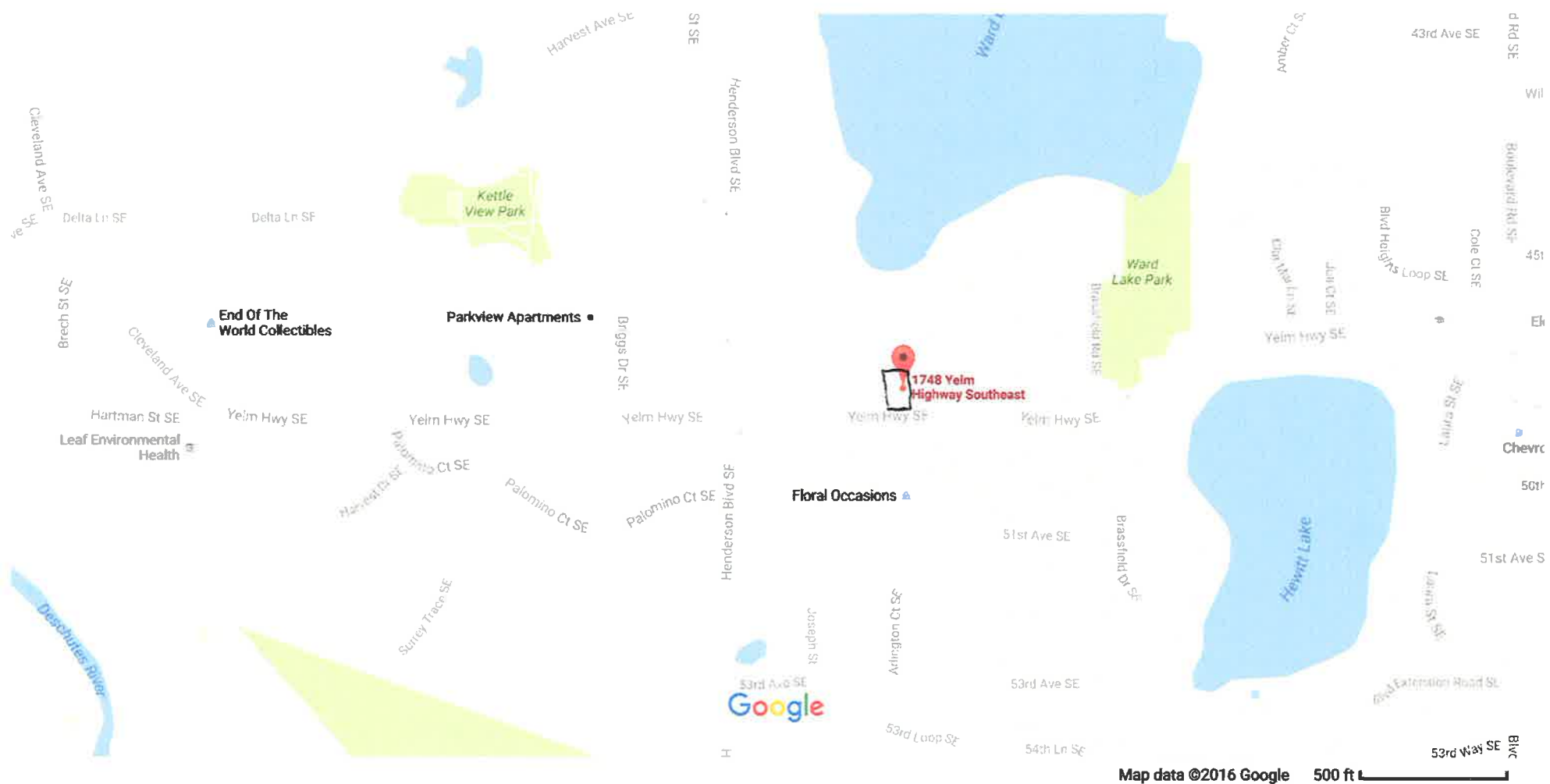
- a. Comprehensive Plan Future Land Use Map
- b. Zoning Map
- c. Other relevant maps

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.
3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

Note: City staff may contact you seeking additional information or clarification of your proposal.

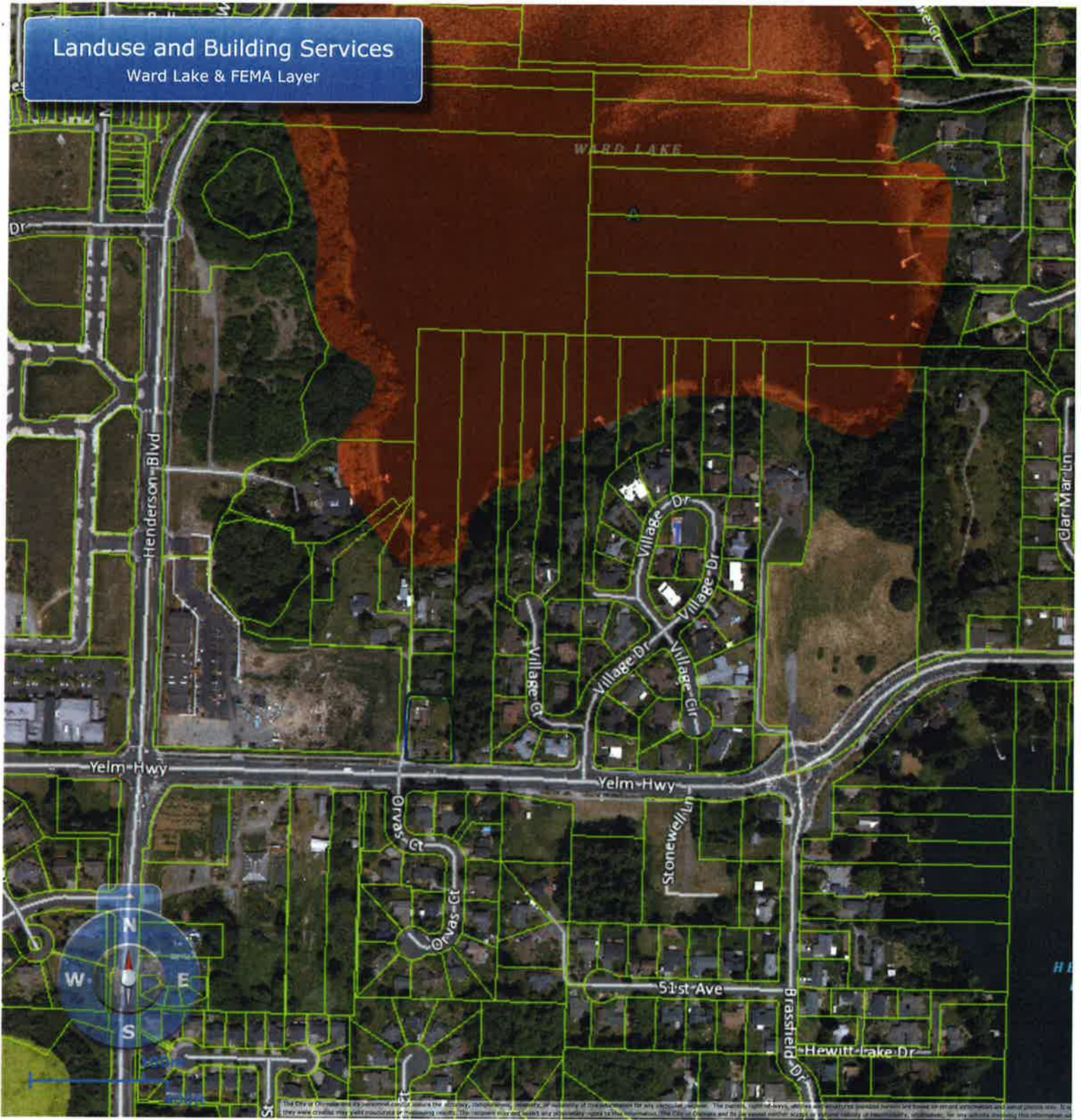
Google Maps 1748 Yelm Hwy SE



RECEIVED
 NOV 14 2016
 COMMUNITY PLANNING
 AND DEVELOPMENT DEPT.

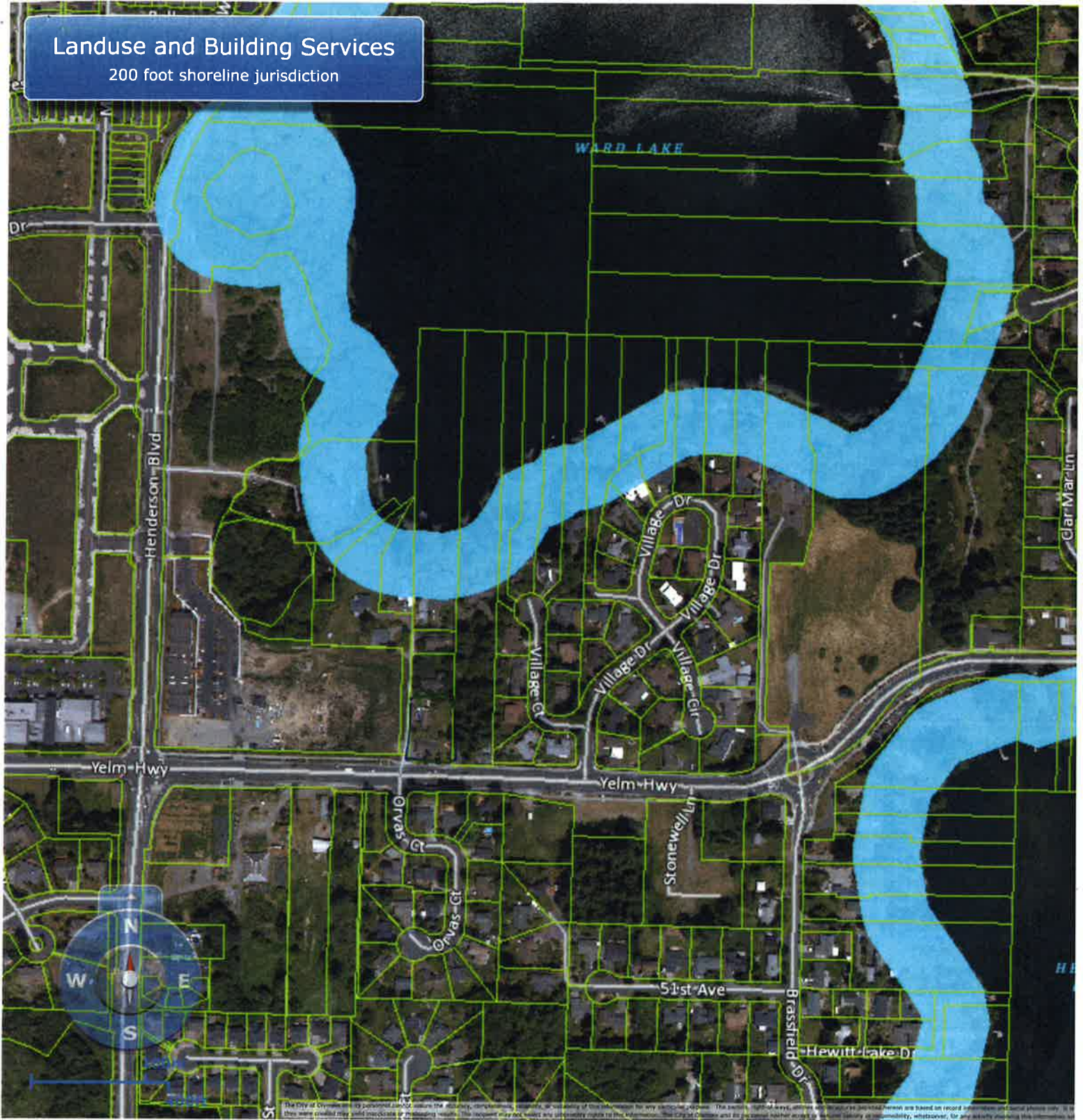
Landuse and Building Services

Ward Lake & FEMA Layer



Landuse and Building Services

200 foot shoreline jurisdiction

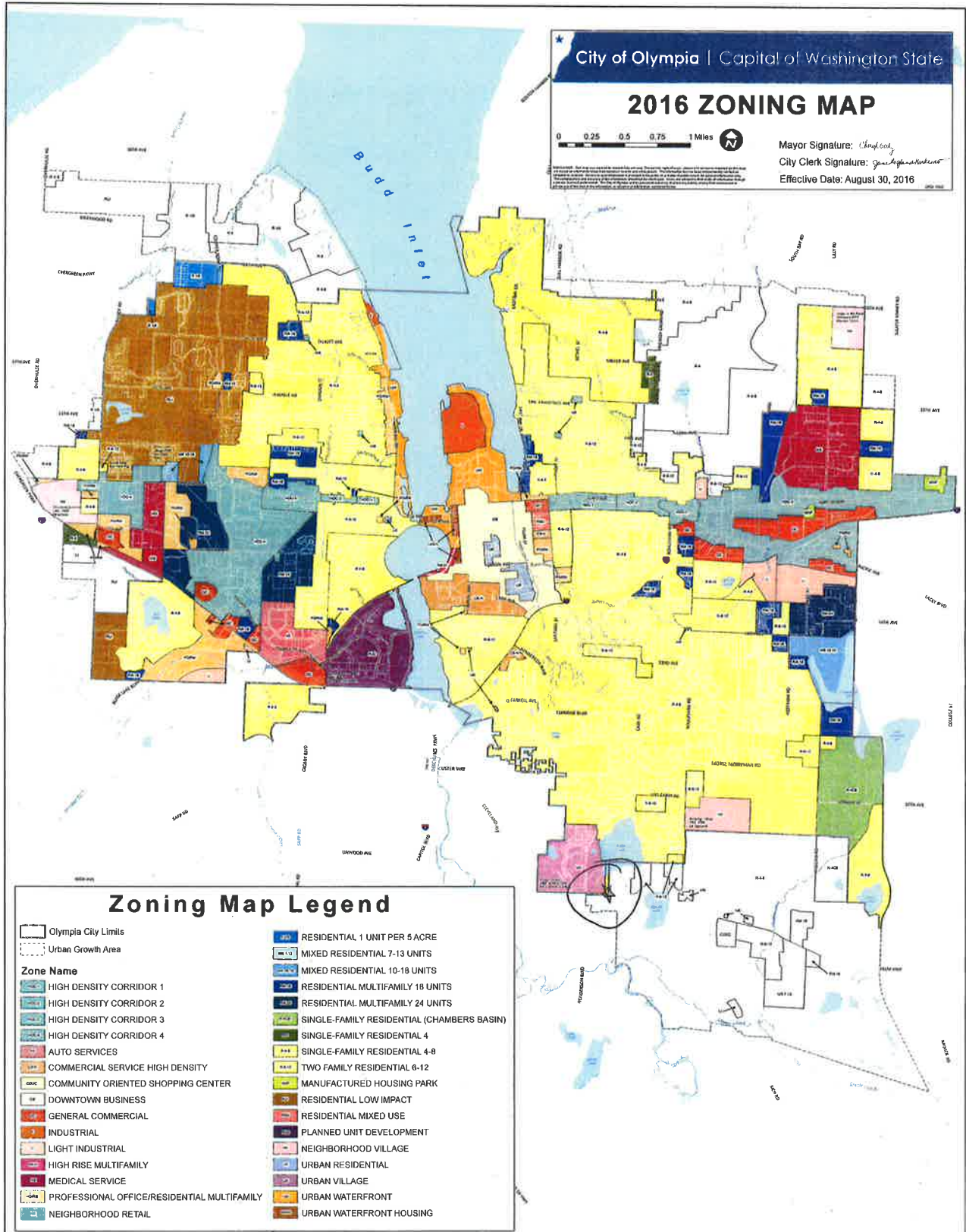


2016 ZONING MAP

0 0.25 0.5 0.75 1 Miles



Mayor Signature: *Chris Cook*
 City Clerk Signature: *Janet Johnson*
 Effective Date: August 30, 2016



Zoning Map Legend



















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

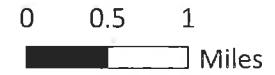
Future Land Use

Publication Date: 8/25/2016

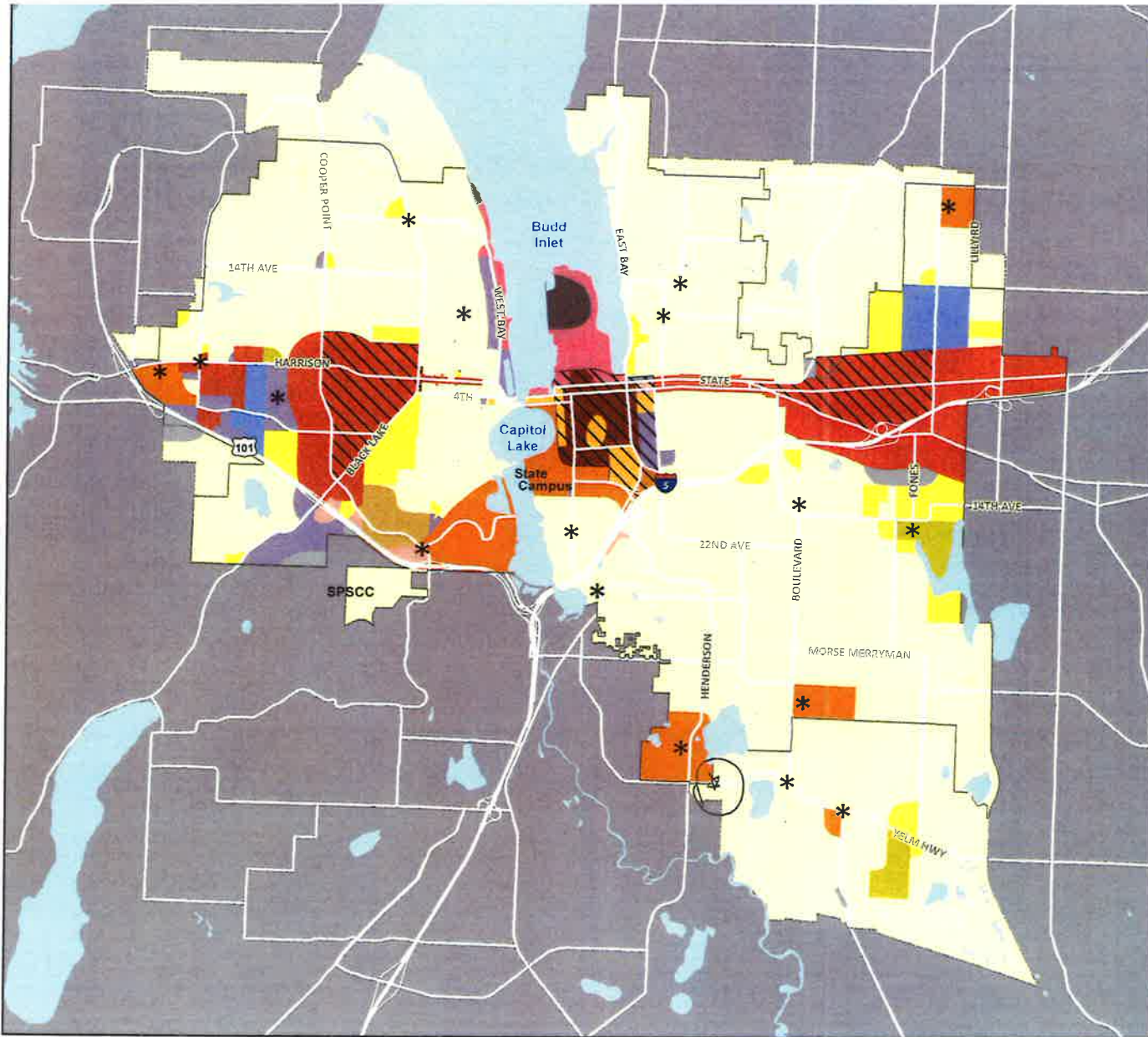
Effective Date: 8/30/2016

Ordinance #7032

-  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 this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on recent information and aerial photos only. It is recommended the recipient and/or user 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 in 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.



GENERAL LAND USE APPLICATION



OFFICIAL USE ONLY

Case #: 17-0001-P

Master File #: _____

Date: _____

Received By: [Signature]

Project Planner: _____

Related Cases: _____



One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>SITE MAPS</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: TSUKI CORNER

Project Address: 4920 Henderson Blvd SE

Applicant: Tom Schrader

Mailing Address: 3744 Kinsale Lane SE Olympia, WA 98501

Phone Number(s): (360) 480-9387

E-mail Address: Schraderfour@gmail.com

Owner (if other than applicant): Phil & Therese Hulbert, Trong Hong & Bob & Marni Prandi

Mailing Address: SEE ATTACHED (P 3 of 3).

Phone Number(s): " " " "

Other Authorized Representative (if any): Tom Schrader

Mailing Address: / /

Phone Number(s): SAME AS ABOVE

E-mail Address: / /

Project Description: REZONE FOR FOUR PARCELS TOTALING 7.48 ACRES.

Size of Project Site: 7.48 ACRES

Assessor Tax Parcel Number(s): 12836310600, 12836310500, 12836310300, 12836310400.

Section: _____ Township: _____ Range: _____

P113

Full Legal Description of Subject Property (attached):

Zoning: Current R4-8, Proposed PO/RM.

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Lake or Pond (name): _____ | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input checked="" type="checkbox"/> None |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): CITY OF OLYMPIA

Existing: "

Proposed: "

Sewage Disposal (name of utility if applicable): " (LOTT).

Existing: " "

Proposed: " "

Access (name of street(s) from which access will be gained): YELM HIGHWAY.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature 

Date 11/14/2016


Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

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1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles. ✓
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.) ✓
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project. ✓
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.) NA
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.) NA

P213



2017 COMPREHENSIVE PLAN AMENDMENT

PRELIMINARY PROPOSAL



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ATTACH TO "GENERAL LAND USE APPLICATION" AND MAIL OR DELIVER THIS COMPLETED FORM TO:

Mail: Olympia Community Planning and Development
PO Box 1967, Olympia, WA 98507-1967

Email: cpdinfo@ci.olympia.wa.us

A. Type of proposed amendment

1. Text amendment _____ Map amendment _____ Both X

2. What issue is addressed or problem solved by the proposed amendment?

REZONE FROM R4-8 TO PD/RM. BUSY CORNER WHICH ISN'T

B. Proposed map amendment (if any) CONDUCTIVE TO ONLY RESIDENTIAL.

1. If any associated map amendments are proposed, please describe the purpose.

REZONE, AS DESCRIBED.

2. Please describe the specific proposed map designation change(s) and related information.

DITTO.

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	7.48 Acres	R 4-8	Rmu or PO/RM
Zoning or other Development Code Map(s):	7.48 Acres	R 4-8	Rmu or PO/RM

3. Please submit with the specific site highlighted on the following maps or excerpts and a list of tax parcel numbers for all of the properties directly affected by the proposed map amendment(s):

- a. Comprehensive Plan Future Land Use Map
- b. Zoning Map
- c. Other relevant maps

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc. N/A
2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment. N/A
3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain. N/A

Note: City staff may contact you seeking additional information or clarification of your proposal.

TSUKI NURSERY - REZONE REQUEST

11/14/2016

TAX I.D. #	OWNERS	PHONE	ACRES
12836310500	HULBERT, PHILLIP & THERESE 1611 YELM HIGHWAY SE OLYMPIA, WA 98501	360-791-8091	1.11
12836310500	HULBERT, PHILLIP & THERESE 1611 YELM HIGHWAY SE OLYMPIA, WA 98501	360-791-8091	3.92
12836316300	TRON HONG 4440 VILLAGE DRIVE SE OLYMPIA, WA 98501	360-790-6571	1.91
12836310400	ROBERT PRANDI 1707 YELM HIGHWAY SE OLYMPIA, WA 98501	360-250-9503	1.54

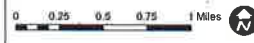
Thurston County Map



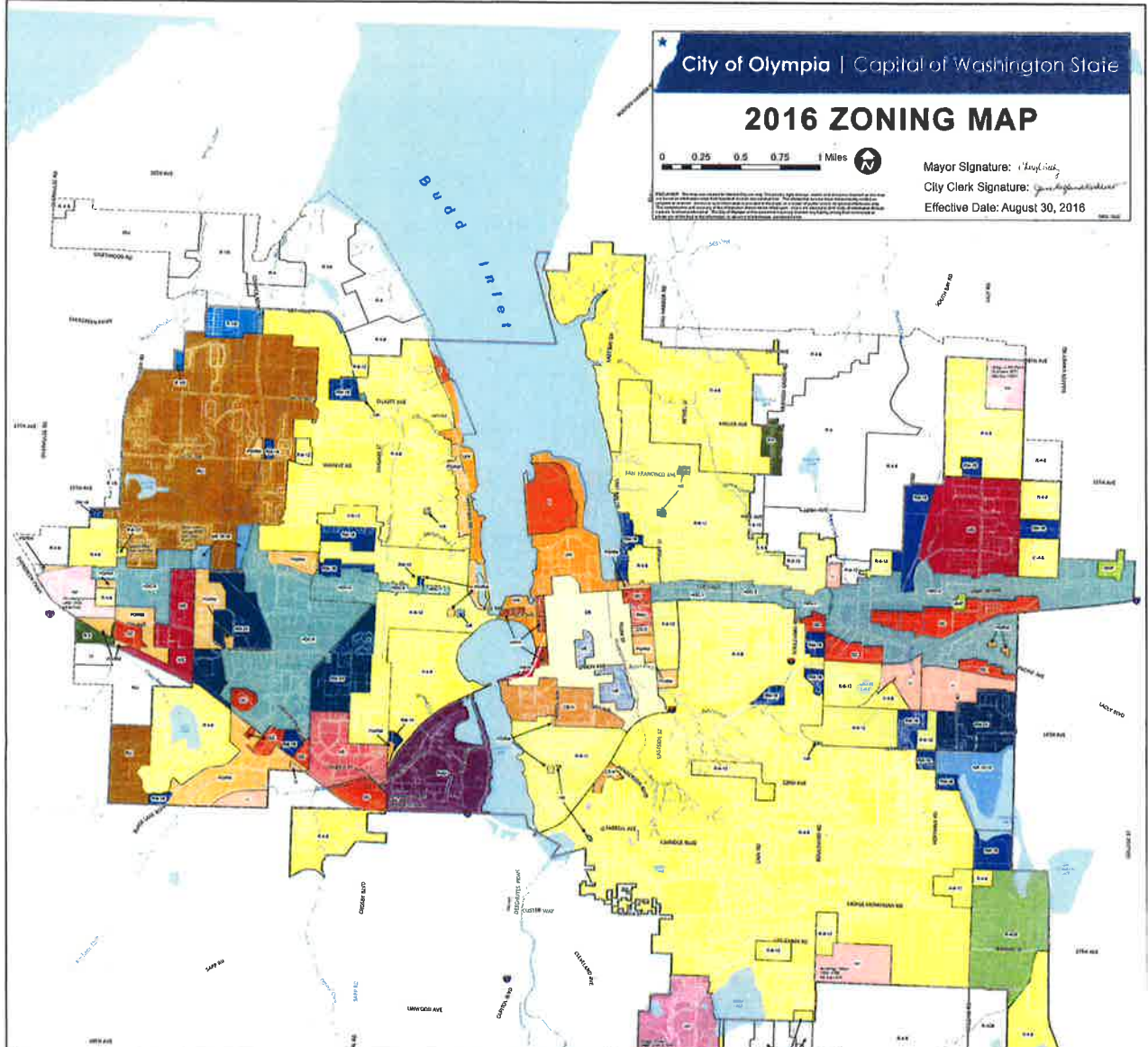
Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map.

To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchant ability, data fitness for a particular purpose, and non-infringements of proprietary rights.

2016 ZONING MAP



Mayor Signature: *[Signature]*
 City Clerk Signature: *[Signature]*
 Effective Date: August 30, 2016



Zoning Map Legend

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



















Map Prepared by: [Name]
 Date: [Date]

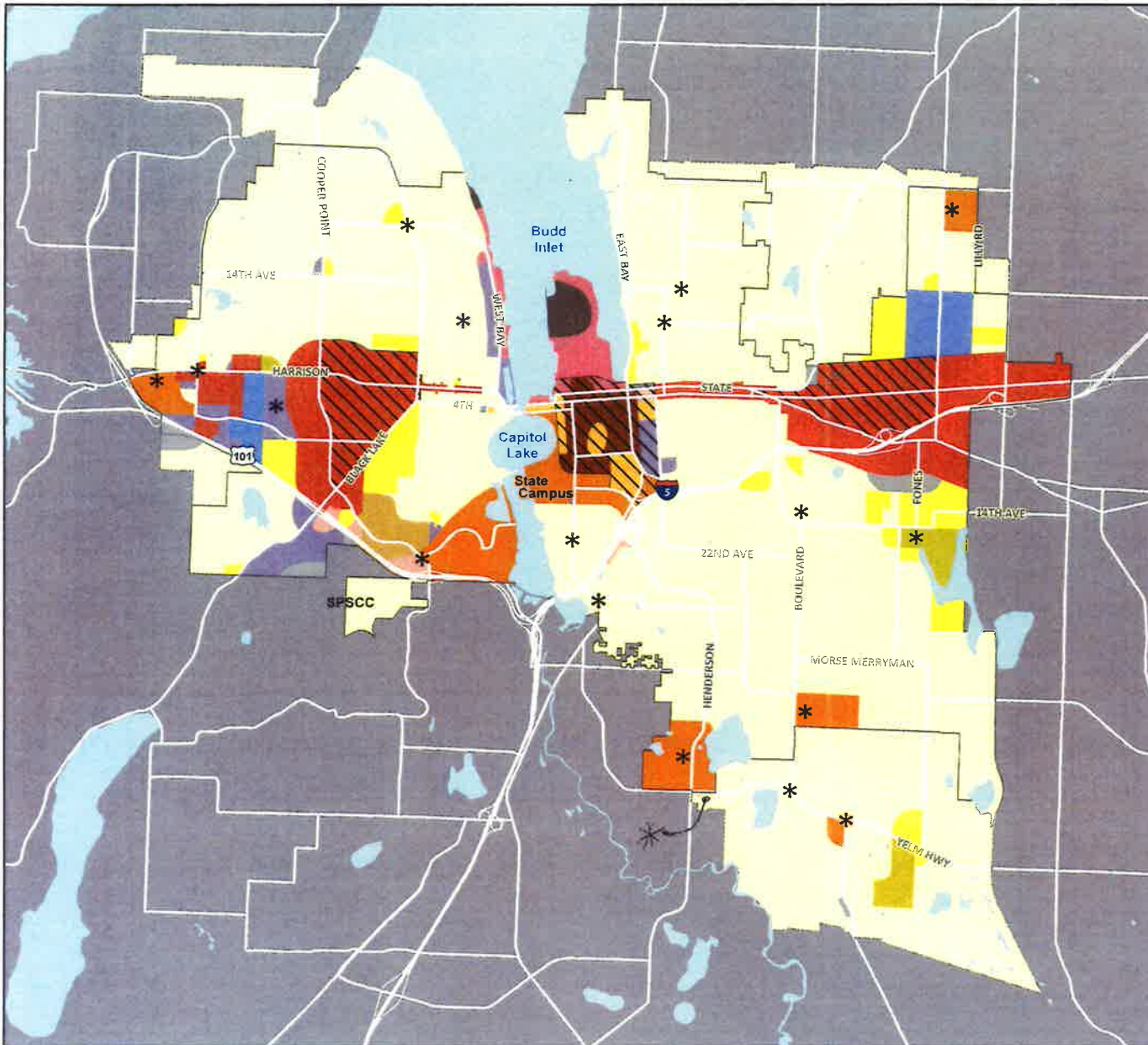
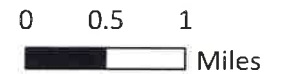
Future Land Use

Publication Date: 8/25/2016

Effective Date: 8/30/2016

Ordinance #7032

-  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



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Land Use & Environment Committee

Review and Approval of Annual Land Use and Environment Committee Work Plan

Agenda Date: 1/19/2017
Agenda Item Number: 5.D
File Number: 17-0048

Type: decision **Version:** 1 **Status:** In Committee

Title

Review and Approval of Annual Land Use and Environment Committee Work Plan

Recommended Action

Committee Recommendation:

Not referred to committee

City Manager's Recommendation:

Review and move to approve work plan and forward to City Council for approval.

Report

Issue:

Whether to review and approve the annual work plan for approval by City Council.

Staff Contact:

Keith Stahley, Community Planning and Development Director, 360.753.8227

Presenter(s):

Keith Stahley, Director Community Planning and Development Department

Background and Analysis:

Each year the Land Use and Environment Committee and all other City Council Committees and Boards and Commissions develop annual work plans for review and approval by City Council.

Land Use and Environment Committee 2017 Work Plan items:

1. Planning Commission Work Plan-Joyce Phillips (February/March)
2. Pavement Restoration Fee and Implementation -- Fran Eide (February)
3. Design of Street Improvements to implement DTS - Rich Hoey (TBD)
4. Housing Tool Kit Review - Keith Stahley (March)
5. Regional Homelessness Response Plan to implement DTS - Keith (February)
6. Missing Middle (Infill Housing) -- Leonard Bauer (Public Involvement Plan Jan/Feb, update May with a final briefing in July)
7. Action Plan Status Report - Stacey Ray (December)

8. Urban Design/Design Review Regulations Update - Amy Buckler (March, June, October)
9. Downtown Zoning - Amy Buckler (April, August)
10. SEPA Exemption - Leonard Bauer (April, August)
11. Sea Level Rise Master Plan - Andy Haub (April and September)
12. Historic Resources Inventory - Michelle Sadlier (May)
13. West Bay Park Master Plan - Laura Keehan (July)
14. Sign Code Update - Joyce Phillips (January, March, May)
15. Thurston County Joint Plan Update - Joyce Phillips (TBD)
16. Parking Strategic Plan Status Report and Recommendations - Karen Kenneson (March, June)
17. LID Code Status Report - Tim Smith (December)
18. Subarea Planning Process - Linda Bentley (TBD)
19. Urban Forestry Master Street Tree Plan - Shelly Bentley (July)
20. Annexation Fiscal Report and Annual Update - Tim Smith (March, October)
21. Code enforcement annual status report - Todd Cunningham (October)
22. Comp Plan Amendments - Joyce Phillips (January)
23. Critical Areas Ordinance Amendments - Linda Bentley (TBD)
24. State Capitol Master Plan - Keith Stahley/Leonard Bauer (TBD)
25. Scoping the Isthmus Master Plan - Amy Buckler (July)
26. Transportation Master Plan - Mark Russell (TBD)
27. Short-term Rentals (e.g. AirBnB, VRBO) - Tim Smith (TBD)
28. EDDS Update - Steve Sperr (May, September)
29. SmarGov Rollout - Karen Kenneson (April)
30. CPD Work Program - Leonard Bauer (November)
31. Potential changes to drive-thru businesses in certain zoning districts - Tim Smith (June)
32. Potential revisions to zoning and development requirements for the AS Zoning District - Keith Stahley/Renee Sunde (April)

Neighborhood/Community Interests (if known):

Many of the potential Land Use and Environment Committee Agenda work plan items have neighborhood interests.

Options:

1. Review and approve work plan and forward to City Council for approval.
2. Review and amend work plan and forward to City Council for approval.
3. Do not approve work plan and provide direction to staff on how to modify the work plan for further consideration by the committee.

Financial Impact:

Included in CPD Budget

Attachments:

Land Use and Environment Committee 2017 Work Plan

**LAND USE AND ENVIRONMENT COMMITTEE 2017 DRAFT WORK PLAN
(Last Updated 1/10/2016)**

Land Use and Environment Committee 2017 Work Plan items:

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32. Potential revisions to zoning and development requirements for the AS Zoning District - Keith Stahley/Renee Sunde (April)			
Meetings are the <u>third</u> Thursday of the month starting at 5:30 PM unless otherwise noted.			
Issue	Staff Responsible	Referred By	Status and Notes
January 19, 2017			
1. Code Enforcement Annual Report	Chris Grabowski		Provide the Committee with an overview Code Enforcement activity and challenges.
2. Sign Code Update	Joyce Phillips		Provide a briefing on the status of the sign code update and receive feedback and direction.
3. Review Annual Comp Plan Amendments	Joyce Phillips		Review proposed Comp Plan Amendments and receive feedback and direction.
4. Review and Approve 2017 Schedule and Work Plan	Keith Stahley		Council annually approves all Council Committee Work Plans.
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
February 16, 2017			
1. Pavement Restoration Fee	Fran Eide		Continuation of 2016 discussion to provide feedback and direction on proposed fee for pavement cuts for new or recently repaved road sections.
2. Coordinated Response to Homelessness	Keith Stahley		Provide an overview of possible steps towards a coordinated response to homelessness.
3. Review Planning Commission Work Plan	Joyce Phillips		Review PCWP and receive feedback and direction.
4. Missing Middle Public Involvement Plan	Leonard Bauer		Provide briefing the work plan for the Missing Middle housing study and receive feedback and direction on the

			public involvement component of that project.
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
March 16, 2017			
1. Parking Strategy Status	Karen Kenneson		Review the scope of the proposed parking strategy with the Committee and receive feedback and direction.
2. Sign Code Update	Joyce Phillips		Provide a briefing on the status of the sign code update and receive feedback and direction.
3. Urban Design Regulation Update	Amy Buckler		Review scope of work for update of the Urban Design Regs as part of the implementing work for the DTS.
4. Housing Tool Kit	Keith Stahley		Rev. Housing Tool Kit and consider next steps in use and implementation.
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
April 20, 2017			
1. SmartGov Rollout	Karen Kenneson		Provide Committee with a demonstration of new CPD enterprise software and status report on public access.
2. Sea Level Rise	Andy Haub		Briefing and status report on development of a sea level rise master plan
3. Downtown Zoning Recommendations	Amy Buckler		Provide a briefing on DT zoning options and receive feedback and direction.
4. SEPA Exemptions Recommendations	Leonard Bauer		Provide a briefing on DT SEPA exemption recommendations and

			receive feedback and direction.
5. <i>Amendments to the Auto Services Zoning District</i>	<i>Keith Stahley/Renee Sunde</i>		<i>Consider amendments to the AS Zoning District based on recommendations from Jodi Meade our auto industry consultant.</i>
6. <i>Status Reports and Updates</i>	<i>Keith Stahley</i>		<i>A reoccurring report on the DT Project and other issues on the LUEC Work Plan.</i>
May 18, 2017			
1. 2016 EDDS Update	Steve Sperr		Annual EDDS Update Briefing receive feedback and direction
2. Missing Middle Housing Report Status Report	Leonard Bauer		Provide a briefing on the Missing Middle project and receive feedback and direction on the work to date.
3. Sign Code Update Recommendations	Joyce Phillips		Provide a briefing on the status of the sign code update an receive feedback and direction.
4. Historic Resources Inventory	Michelle Sadlier		Provide a status report on the historic resources inventory.
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
June 15, 2017			
2. Action Plan Update	Leonard Bauer		Provide the Committee an update on the progress on the Action Plan
3. Amendments to Drive-thru Business Requirements	Tim Smith		Consider proposed amendments to allow drive-thru businesses in certain zoning districts.
7. Urban Design Regulation Update	Amy Buckler		Status report on Urban Design Regs update as part of the implementing work for the DTS.
4.			
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.

July 20, 2017			
1. Urban Forestry Master Plan	Michelle Bentley		Provide overview of the UFMP and receive feedback and direction.
2. Missing Middle Housing Report	Leonard Bauer		Provide status report on Missing Middle Housing Project and receive feedback and direction on draft recommendations.
3. West Bay Park Master Plan	Laura Keehan		Provide an overview of the proposed WBP Master Plan and receive feedback and guidance from the committee.
4. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
August 17, 2017			
1. Urban Forestry Street Tree Master Plan Update	Shelly Bentley		Provide a status report on the street tree inventory and the development of an asset management plan and receive feedback and direction.
2. Downtown Zoning Recommendations	Amy Buckler		Provide a briefing on DT zoning options and receive feedback and direction.
3. SEPA Exemptions Recommendations	Leonard Bauer		Provide a briefing on DT SEPA exemption recommendations and receive feedback and direction.
4. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
September 21, 2017			
1. 2016 EDDS Update	Steve Sperr		Annual EDDS Update Briefing receive feedback and direction. Recommendation to City Council.
2. Sea Level Rise	Andy Haub		Briefing and status report on development of a sea level rise master plan

3. Status Reports and Updates	Mark Rentfrow		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
October 19, 2017			
1. Urban Design Regulation Update	Amy Buckler		Final recommendations for the update of the Urban Design Regs as part of the implementing work for the DTS.
2. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
November 16, 2017			
1. CPD Work Program Update	Leonard Bauer		
2. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
December 21, 2017			
1. Annual Annexation Report	Tim Smith		Provide the Committee with a status report and receive feedback and direction on possible future annexations.
2. LID Status Report	Tim Smith		Provide an overview on the impact of the City's new LID standards and regulations.
3. Code Enforcement Status Report	Chris Grabowski		
4. Action Plan Status Report	Stacey Ray		Provide a status report on the action plan.
5. Status Reports and Updates	Keith Stahley		A reoccurring report on the DT Project and other issues on the LUEC Work Plan.
Future Items Date TBD			
1.			
1.			
2.			

3.			
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