



Hearing Examiner – October 25, 2021

Smith Lake Re-zone – Permit #21-1729

Project Description:

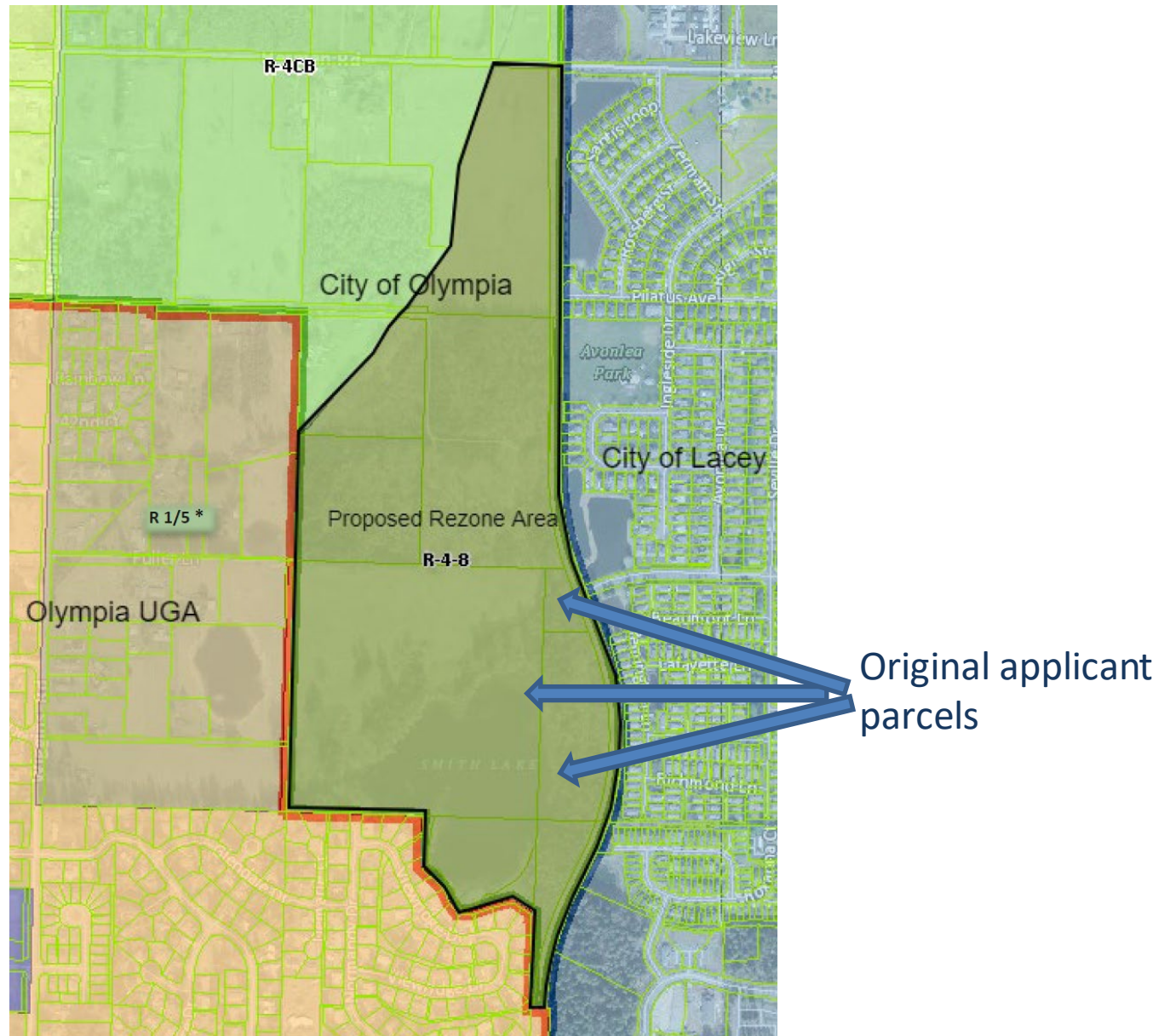
Land use application seeking consideration of re-zoning three parcels from Residential 4-8 Units per Acre (R-4-8) to the lower density Residential – 4 Units per Acre (R-4).

Staff recommendation for re-zoning of applicant parcels as well as adjacent parcels to Residential - 4 Chambers Basin District (R-4CB)

Rezone Application Timeline

- Application received April 1, 2021
 - Original application for three parcels rezoned to Residential 4 Units per Acre
 - Notice of Application sent May 26, 2021
- Neighborhood Meeting held June 17, 2021
 - Virtual meeting via Zoom
 - Concerns shared regarding increased traffic on Normandy Drive and Wiggins Road; impacts on sensitive wetland environments and species
- Planning Commission – September 20, 2021
 - OMC 18.59.060 allows for a recommendation to the Hearing Examiner
 - Recommended to proceed without recommendation
- SEPA Determination of Non-Significance issued October 1, 2021, with an appeal deadline of October 22, 2021
 - Public hearing notice published with SEPA DNS
 - No appeals filed.

Project Zoning Area

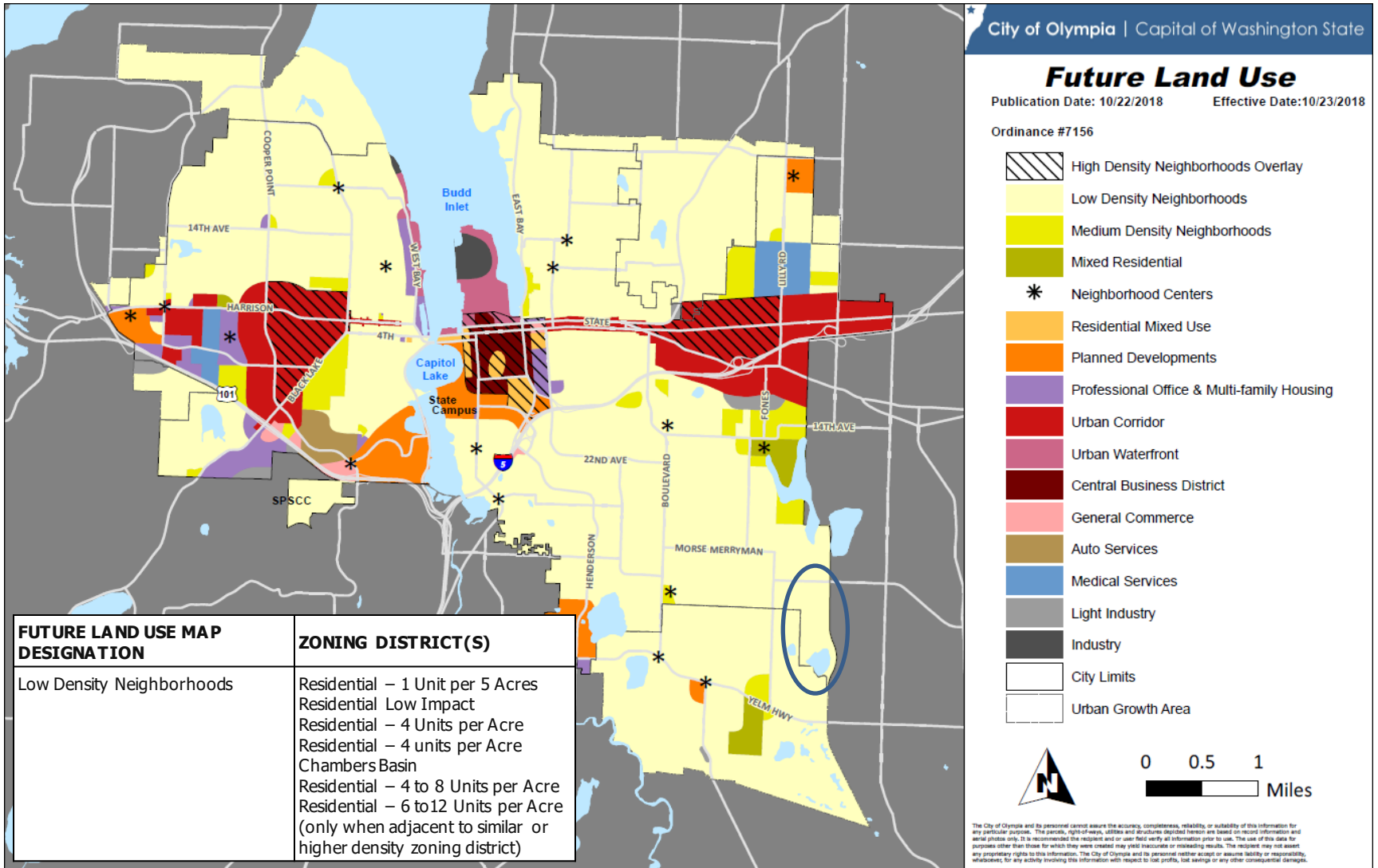


*City of Olympia Mapping Services
misidentifies this area as zoned as R-4CB

Aerial Image



Comprehensive Future Land Use



Decision Criteria

18.59.050 Decision criteria for rezone requests

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.

Consistency with Comprehensive Plan

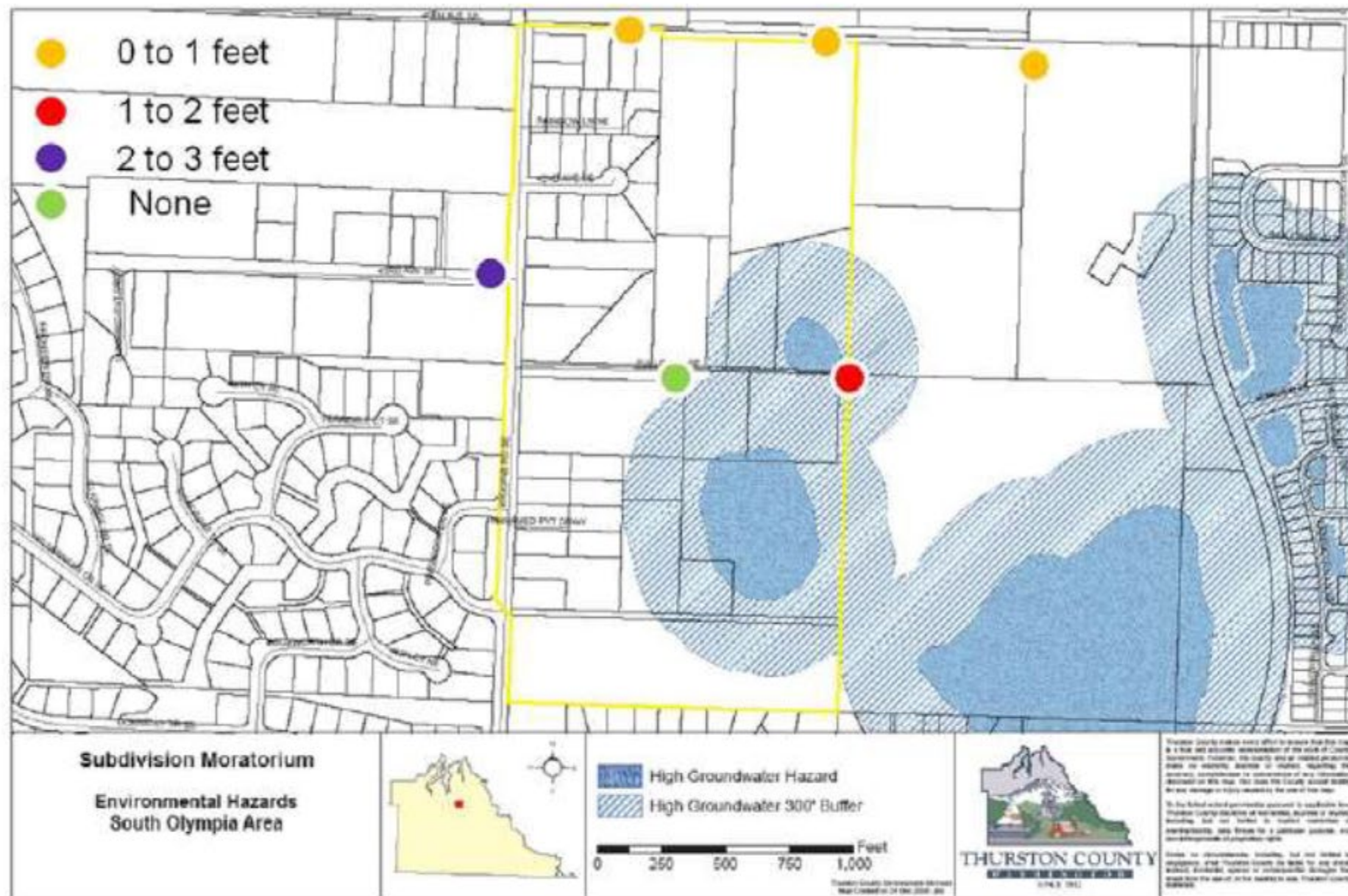
- Specific zoning and densities are to be based on the unique characteristics of each area with special attention to stormwater drainage and aquatic habitat.
- Responds to the area's history of high water table and stormwater drainage challenges.
- Both the existing R-4-8 and proposed R-4CB zoning districts fall within the Low Density Neighborhood area.
- Results in a district that is compatible with the adjoining lower density zoning districts.

Staff recommends the Hearings Examiner recommend approval of the rezone to the City Council.

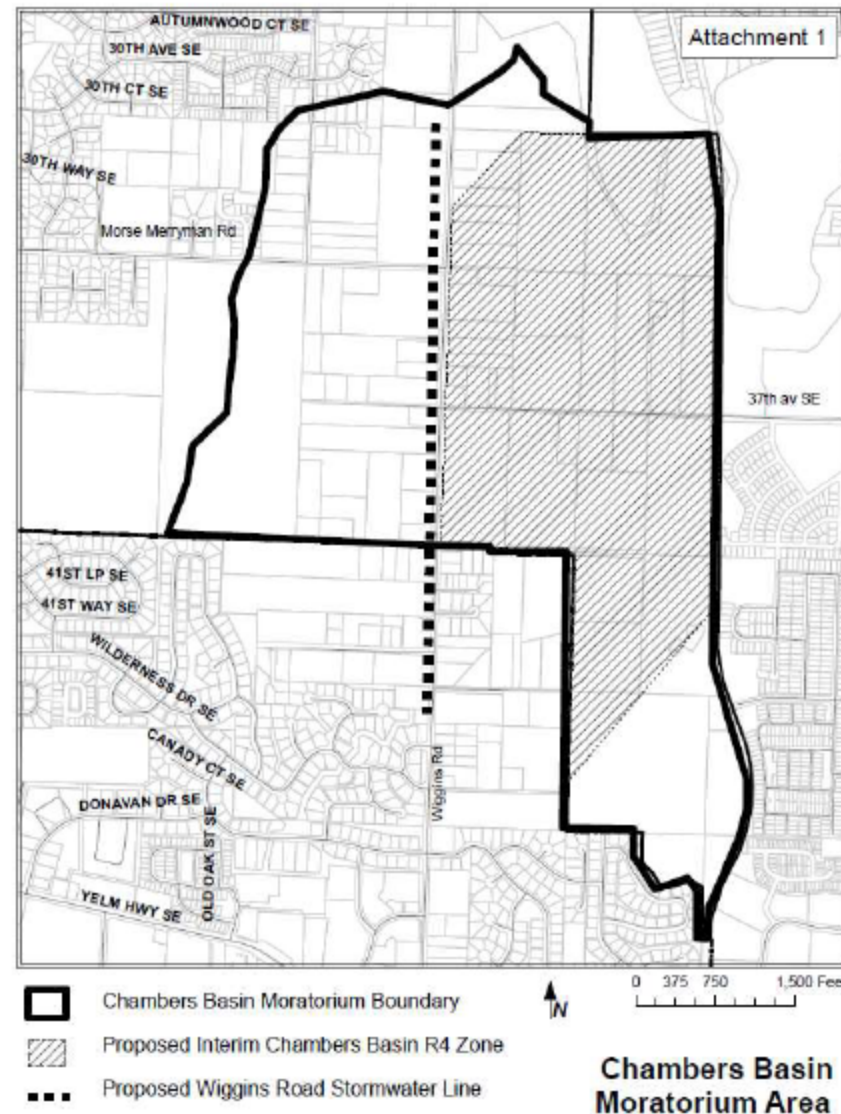


Staff Contact

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Above: Capture from September 19, 2012 Thurston County Preliminary Staff Report re: Chambers Basin rezone outlining flooding/high groundwater issues



Above: 2007 City Council document re: Chambers Basin Moratorium

"The valley area is characterized by high groundwater during much of the year, resulting in little infiltration capacity, minimal gradients that make conveyance and discharge of stormwater difficult, ditch systems that fill with existing flows, and limited options for new systems."

-March 2008 Chambers Basin Moratorium Evaluation Report

Comprehensive Plan - Transportation 2030

