



# Final Comprehensive Plan Amendment

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Related Cases: \_\_\_\_\_ Project Planner: \_\_\_\_\_

**Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)**

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

**Project Name:** Memorialize Downtown Views  
**Project Address:** N/A, text amendment  
**Project Description:** Add a list of important downtown views to the appendix of the Comprehensive Plan Land Use chapter.  
**Size of Project Site:** N/A  
**Assessor's Parcel Number(s):** N/A

**NAME OF APPLICANT:** City of Olympia, Community Planning & Development, c/o Amy Buckler, Downtown Programs Manager  
**Mailing Address:** 601 4<sup>th</sup> Ave E, Olympia WA 98502  
**Area Code and Phone #:** (360) 570-5847  
**E-mail Address:** abuckler@ci.olympia.wa.us

**NAME OF OWNER(S):** N/A  
**Mailing Address:** \_\_\_\_\_  
**Area Code and Phone #:** \_\_\_\_\_  
**Email Address:** \_\_\_\_\_

**NAME OF AUTHORIZED REPRESENTATIVE (if different from above)** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
**Area Code and Phone #:** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_

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**PROPERTY INFORMATION** N/A

Full Legal Description(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Comprehensive Plan Designation: \_\_\_\_\_

Proposed Comprehensive Plan Designation: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Shoreline Designation (if applicable): \_\_\_\_\_

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**Special areas on or near site** (show areas on site plan):

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

**Water Supply** (name of utility, if applicable):

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

**Sewage Disposal** (name of utility, if applicable):

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

**Access** (name of street):

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

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**SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code – N/A - this is a text amendment to the Comprehensive Plan**

☐ **Rezone**

☐ **Text Amendment**

Current land use zone: N/A

Proposed zone: N/A

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

**A Rezone Or Code Text Amendment Application shall include:**

- 1. Specific text amendments proposed in "bill-format." (See example.) [See attached](#)
- 4. A statement justifying or explaining reasons for the amendment or rezone. [See attached](#)
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property: 1) Property owner's complete mailing address; 2) Property complete mailing address (Situs Address); 3) Tax parcel number(s) for each property. The cover sheet and list shall be submitted to the city in electronic format and hard copy.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.

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**SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED**

- ☐ Maps showing the site and surrounding area **N/A**
  - ☐ Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
  - ☐ If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed. **N/A**
  - ✓ Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
  - ☐ Application Fees are due at the time of submittal. **N/A**
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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 ☐ /do not affirm ☐ that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone 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.

Print Name <u>Amy Buckler</u>	Signature(s) <u>Amy Buckler</u>	Date <u>4/5/18</u>

**Sample of Bill Formatting**

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of ~~fifty (50)~~ twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,  
Community Planning and Development

9/28/2017  
Date

#### **Memorialize Downtown Views – Final Comprehensive Plan Application**

4. A statement justifying or explaining reasons for the amendment or rezone.

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

*The following section to be added to the Land Use Chapter of the Comprehensive Plan, after “Appendix A” and before “For More Information”*

## **Appendix B – Important Downtown Views**

In accordance with Land Use Goal #8 and associated policies, as part of the Downtown Strategy (adopted April 2017), the City conducted a public process to identify important downtown views. Existing views within the following locations were identified.

	<b>Public Observation Area FROM</b>	<b>Landmark View To</b>
1	<b>4<sup>th</sup> Ave Bridge to</b>	Capitol Lake
2	"	Olympic Mountains
3	"	Mt. Rainier
4	"	Capitol Dome
5	"	Budd Inlet
6	<b>Capitol Way &amp; 11th</b>	Budd Inlet (looking north)
7	<b>Capitol Way &amp; Talcott Ave</b>	Capitol Lake
8	<b>Capitol Way &amp; Amanda Smith Way</b>	Capitol Lake
9	<b>Chestnut &amp; 4th</b>	Budd Inlet (looking north)
10	<b>Deschutes Parkway</b>	Budd Inlet
11	"	Capitol Lake
12	"	Capitol Dome
13	<b>East Bay Dr. Lookout</b> (ROW about 400' from intersection of Olympia Ave and East Bay Dr.)	Budd Inlet
14	"	Olympic Mountains
15	<b>East Bay Dr. Overlook</b> (pocket park about 2,200' from intersection of East Bay Dr. and State Ave.)	Capitol Dome
	<b>Henry &amp; State Street</b>	Capitol Dome (looks through downtown)
16	<b>Madison Scenic Park</b>	Capitol Dome
17	"	Black Hills
18	<b>Northpoint</b>	Budd Inlet
19	"	Olympic Mountains
20	<b>Park of the Seven Oars</b>	Mt. Rainier
21	<b>Percival Landing</b>	Capitol Dome

22	"	Olympic Mountains
23	"	Budd Inlet
24	<b>Port Plaza</b>	Capitol Dome
25	<b>Priest Point Park</b>	Capitol Dome
26	<b>Puget Sound Navigation Channel</b>	Capitol Dome
27	"	Mt. Rainier
28	<b>Quince &amp; Bigelow (Park)</b>	Capitol Dome
29	<b>Simmons St</b>	Capitol Dome
30	"	Capitol Lake
31	<b>State Capitol Campus Promontory</b>	Budd Inlet
32	<b>West Bay Park Rotary Circle</b>	Mt. Rainier
33	"	Budd Inlet
34	"	Capitol Dome