

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING THE OFFICIAL COMPREHENSIVE PLAN OF OLYMPIA, IN PARTICULAR, REVISING FUTURE LAND USE MAP, AND AMENDING THE OFFICIAL ZONING MAP.

WHEREAS, on February 27, 2018, the City Council approved the final 2018 docket of proposed amendments to the City of Olympia Comprehensive Plan for further review, consideration and public hearing by the Olympia Planning Commission; and

WHEREAS, on April 12, 2018, the proposed amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt a Comprehensive Plan Amendment as required by RCW 36.70A.106 and no comments were received from state agencies during the sixty-day comment period; and

WHEREAS, on July 9, 2018, the Olympia Planning Commission received a briefing on the proposal to amend the Olympia Comprehensive Plan Future Land Use Map and the Official Zoning Map (the Amendments); and

WHEREAS, on July 12, 2018, the City of Olympia issued a Determination of Non-significance on the Amendments pursuant to the State Environmental Policy Act (SEPA), which was not appealed; and

WHEREAS, on July 19, 2018, the subject site was posted with notice regarding the public hearing, the SEPA Determination of Nonsignificance, and the SEPA Determination of Nonsignificance Appeal Period; and

WHEREAS, on July 19, 2018, a legal notice was published in *The Olympian* newspaper regarding the date of the Planning Commission's public hearing on the Amendments; and

WHEREAS, on July 19, 2018, notice was provided to *The Olympian* newspaper regarding the SEPA Determination of Nonsignificance and the SEPA Determination of Nonsignificance Appeal Period; and

WHEREAS, on July 19, 2018, at least ten days prior to the public hearing, City staff mailed a Notice of Public Hearing to property owners of record within 300 feet of the subject site and to all property owners and tenants in the Lakemoor Subdivision (known as the Ken Lake Community); and

WHEREAS, on July 19, 2018, City staff mailed a Notice of SEPA Determination of Nonsignificance, including information about the opportunity to comment and appeal the decision, to property owners of record within 300 hundred feet of the subject site and to all property owners and tenants in the Lakemoor Subdivision (known as the Ken Lake Community); and

WHEREAS, on August 6, 2018, the Olympia Planning Commission held a public hearing on the proposal and deliberated the Amendments; and

WHEREAS, following the public hearing and deliberations, on August 7, 2018, the Planning Commission provided to the City Council its recommendation to amend the Olympia Comprehensive Plan Future Land Use Map and the Official Zoning Map; and

WHEREAS, the Amendments are consistent with the City of Olympia Comprehensive Plan; and

WHEREAS, the Amendments meet the goals and requirements of the Growth Management Act; and

WHEREAS, the Amendments have been reviewed pursuant to the Olympia Comprehensive Plan Amendment Process outlined in Chapter 18.59 of the Olympia Municipal Code; and

WHEREAS, Chapter 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia; and

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

Section 1. Amendment of Official Comprehensive Plan Future Land Use Map. The Official Olympia Comprehensive Plan Future Land Use Map is hereby amended as shown on the attached Exhibit A, which is hereby incorporated as though fully set forth herein.

Section 2. Amendment of Official Zoning Map. The Official Zoning Map is hereby amended as shown on the attached Exhibit B, which is hereby incorporated as though fully set forth herein.

Section 3. Official Comprehensive Plan. Copies of the Olympia Comprehensive Plan are and shall be retained on file with the office of City Clerk.

Section 4. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY



















PASSED:

APPROVED:

PUBLISHED:

DRAFT Future Land Use

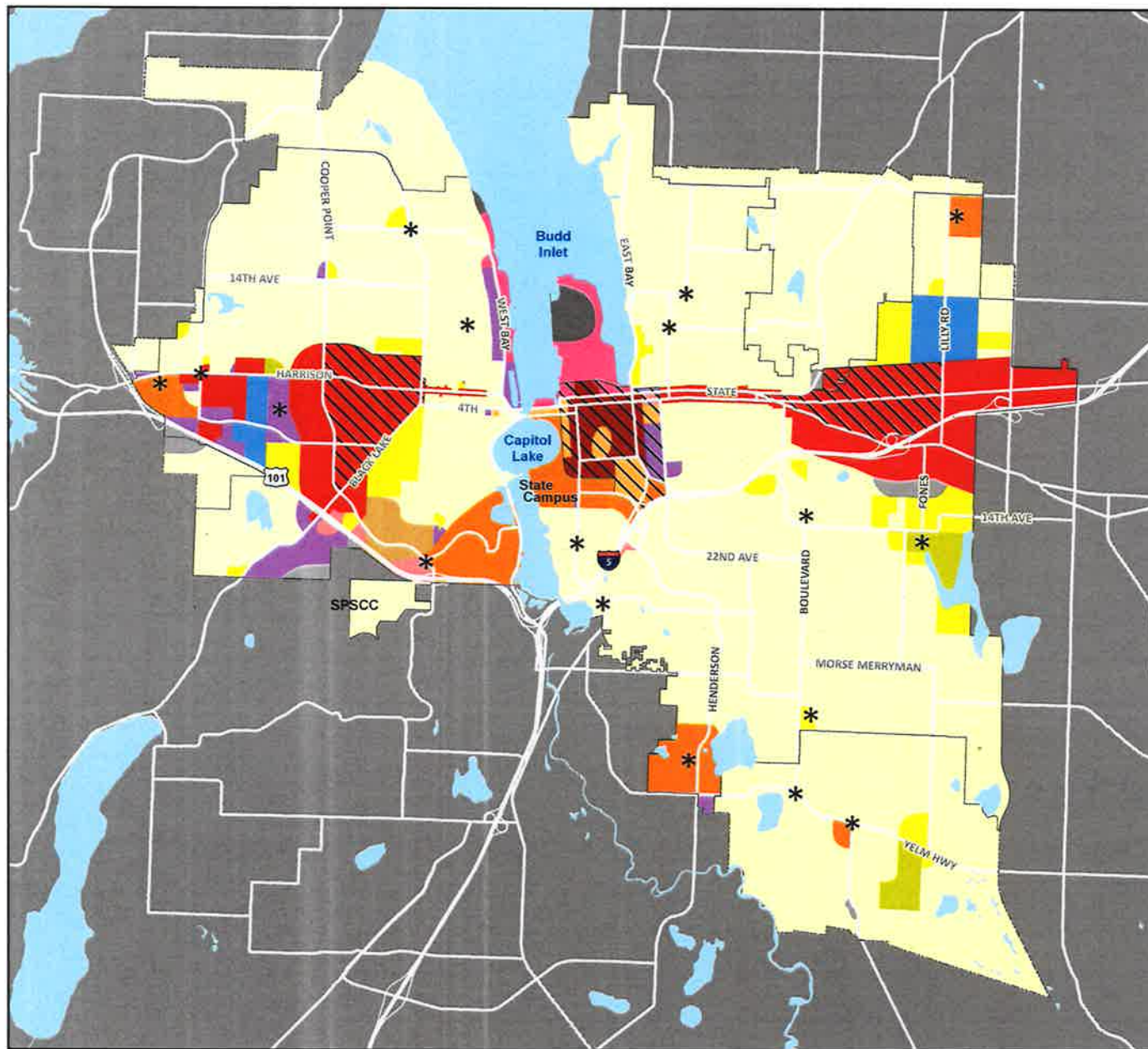
Exhibit A
Comp Plan Amendment and Rezone #18-1427

-  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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Miles

The City of Olympia and its personnel cannot assume 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 record information and aerial photos only. It is recommended the recipient and/or user field 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 to 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.



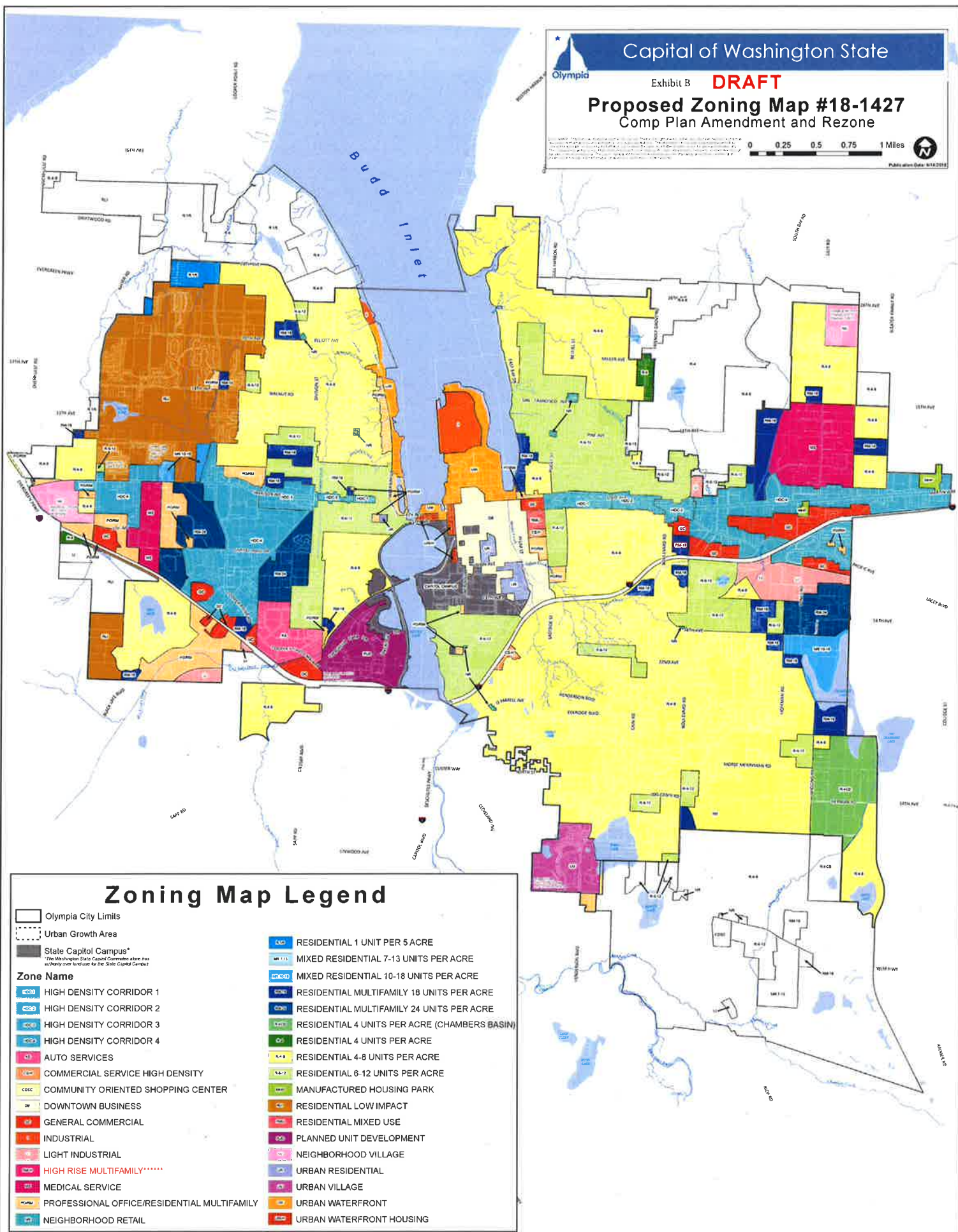


Capital of Washington State

Exhibit B **DRAFT**

Proposed Zoning Map #18-1427

Comp Plan Amendment and Rezone



Zoning Map Legend

Olympia City Limits

Urban Growth Area

State Capitol Campus*
*The Washington State Capitol Commission alone has authority over land use for the State Capitol Campus

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 PER ACRE

MIXED RESIDENTIAL 10-18 UNITS PER ACRE

RESIDENTIAL MULTIFAMILY 18 UNITS PER ACRE

RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE

RESIDENTIAL 4 UNITS PER ACRE (CHAMBERS BASIN)

RESIDENTIAL 4 UNITS PER ACRE

RESIDENTIAL 4-8 UNITS PER ACRE

RESIDENTIAL 6-12 UNITS PER ACRE

MANUFACTURED HOUSING PARK

RESIDENTIAL LOW IMPACT

RESIDENTIAL MIXED USE

PLANNED UNIT DEVELOPMENT

NEIGHBORHOOD VILLAGE

URBAN RESIDENTIAL

URBAN VILLAGE

URBAN WATERFRONT

URBAN WATERFRONT HOUSING