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Land Use & Environment Committee

Urban Waterfront Code Amendment Recommendations

Agenda Date: 9/16/2021
Agenda Item Number: 6.C
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Title

Urban Waterfront Code Amendment Recommendations

Recommended Action

Committee Recommendation:

The Planning Commission recommends Land Use and Environment Committee accepts and forwards a draft resolution denying Urban Waterfront Code Amendments.

City Manager Recommendation:

Move to accept the Planning Commission recommendation and forward to the City Council the draft resolution denying Urban Waterfront Amendments.

Report

Issue:

Whether to accept the Planning Commission recommendation for denial of the proposed Urban Water Code Amendments.

Staff Contact:

Cari Hornbein, Senior Planner, Community Planning and Development, 360.753.8048

Presenter(s):

Cari Hornbein, Senior Planner, Community Planning and Development

Background and Analysis:

The City of Olympia received an application from the Port of Olympia to amend Chapter 18.06 of the Municipal Code. The proposed amendments would allow recreational vehicle (RV) parks as an allowed use in the Urban Waterfront zoning district and establish related development standards. Currently, RV parks are permitted in the General Commercial and High-Density Corridor 4 zoning districts as a principal use. Sites for RVs are allowed as an accessory use to marinas in the Urban Waterfront district, but are available only to marina users, not the general public.

The proposed amendments involved the following:

1. Amend OMC 18.06.060, Table 6.01, Permitted and Conditional Uses, to add RV parks as a

permitted lodging use in the Urban Waterfront zoning district, and add a reference to a new code section, 18.06.060.JJ under 'Applicable Regulations' in the table.

2. Add new section, 18.06.060.JJ, establishing development standards for RV parks pertaining to site area, proximity to a public marina, density, setbacks, open space, landscaping, access and circulation, services and utilities, and length of stay. Establishment of an operation plan and park rules were also proposed.

The full text of the proposed amendments can be found in the Draft Code Amendments attached.

The Planning Commission held a public hearing on July 19, 2021 and conducted deliberations on August 4, 2021. They recommended denial of the proposed code amendments based upon lack of consistency with the Comprehensive Plan, the Downtown Strategy, and Shoreline Master Program; the amendments would restrict and/or discourage waterfront accessibility; and appear to benefit a single property owner. The Planning Commission prepared a recommendation letter which contains a detailed discussion of their findings.

Neighborhood/Community Interests (if known):

Staff notified Recognized Neighborhood Associations, marina operators, and interested community members of the informational briefing and public hearing. Staff received nine comment letters, with the majority opposed to the proposed amendments.

Options:

1. Accept the Planning Commission recommendation of denial and recommend City Council approve the attached resolution.
2. Reject the Planning Commission recommendation and direct staff to prepare an ordinance for City Council approval with findings of fact supporting that decision.
3. Refer the proposed amendments back to the Planning Commission with guidance for further consideration.

Financial Impact:

None. The process of reviewing the code amendments is covered in part by the application fee and the Community Planning and Development Department's base budget.

Attachments:

Draft Resolution
Draft Code Amendments
Applicant Narrative
Recommendation Letter
Comment Letters