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City Council

Public Hearing for the 2012 Annual Comprehensive Plan Amendments

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Agenda Item:

Public Hearing for the 2012 Annual Comprehensive Plan Amendments

Issue:

Council will receive briefings from staff and representatives of two private applicants on five proposed annual Comprehensive Plan Amendments, which make up the 2012 docket. The briefings are to be followed by a public hearing.

Commission Recommendation:

After having held public hearings on all five proposed amendments, including a joint public hearing with the Thurston County Planning Commission, the Planning Commission has approved recommendations for four of the five proposed amendments. The Commission was unable to provide a recommendation on the proposal called 'Trillium.' The Commission's recommendations and discussion on Trillium may be reviewed in Attachment 1.

City Manager's Recommendation:

1. Hold the Public Hearing.
2. After completion of the Hearing, direct staff to prepare Ordinances for the proposals as recommended by the Planning Commission, with the exception of the proposal called 'Trillium.'
3. Regarding the 'Trillium' proposal, direct staff to prepare an Ordinance changing the existing zoning to R4-8 (4 to 8 residential units per acre).

Staff Contacts:

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David Nemens, Associate Planner, Community Planning and Development
Jonathon Turlove, Associate Planner, Parks, Arts, and Recreation

Presenter(s):

- Keith Stahley, Director, Community Planning and Development

- Amy Buckler, Associate Planner, Community Planning and Development
- DR Horton, represented by Chris Ferko, Senior Planner, Barghausen Consulting Engineers, Inc., and Duana Koloušková, Attorney, Johns Monroe Mitsunaga Koloušková, PLLC
- Melvin Armstrong, Medela Group LLC, represented by Ron Niemi, Woodard Bay Works, Inc.

Background and Analysis:

The City Council annually reviews proposals for amendments to the Comprehensive Plan. Proposals are submitted by private applicants or City or County staff. The number and nature of the proposals varies annually. Always included is the City's Capital Facilities Plan (CFP), which is an element of the Comprehensive Plan; However, it undergoes a separate public hearing and review process.

The final docket for Council consideration includes a total of five amendment proposals:

1. **Trillium.** An amendment proposed by DR Horton to change the allowed number of housing units and mix of development types for a 79.31-acre parcel of land on the south side of Morse-Merryman Road.
2. **Parks, Arts, and Recreation.** An amendment proposed by City staff to the Parks and Open Space Chapter of the existing Comprehensive Plan;
3. **French Loop Road and Butler Cove.** An amendment proposed by Thurston County to reconsider the UGA boundary and zoning in the unincorporated French Loop Road and Butler Cove study area;
4. **South Olympia and Chambers.** An amendment proposed by Thurston County to reconsider the UGA boundary and zoning in the unincorporated South Olympia and Chambers study area;
5. **Medela.** An amendment proposed by a private applicant to change the zoning designation of a 9.01-acre parcel in the unincorporated UGA located at 8th Avenue SE and Steele Street SE.

The record for all five proposals through the Commission's deliberations may be reviewed the following ways:

- Attachment 1 is a summary of all five proposals, including analysis, staff recommendations, and the Commission's recommendation. Attachment 1 also provides the context for and references Attachments 2-7.
- Attachment 1 includes links to the record provided to the Planning Commission for each proposal, including additional staff analysis of options.
- A printed copy of the complete record for all five proposals will be available in the Council office.

Before opening the public hearing, staff and two private applicants will provide Council with a briefing on each of the five proposed amendments.

Neighborhood/Community Interests (if known):

Each proposal raised unique concerns or issues with a variety of neighborhoods and community groups. In general, neighbors or neighborhood groups favored proposals for lower densities, or densities that were more like what is existing adjacent to or nearby the sites under consideration.

Options:

Potential options varied for each proposal. See the Supplemental Environmental Impact Statement and the staff analysis in the Planning Commission Agenda Item Summaries for descriptions and discussions of options.

Financial Impact:

No specific financial impact analysis has been completed for the proposed amendments.