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## City Council

### Approval of a Resolution Denying Proposed Urban Waterfront Code Amendments

**Agenda Date:** 2/15/2022  
**Agenda Item Number:** 4.F  
**File Number:** 22-0137

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**Type:** resolution **Version:** 1 **Status:** Passed

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#### **Title**

Approval of a Resolution Denying Proposed Urban Waterfront Code Amendments

#### **Recommended Action**

##### **Committee Recommendation:**

The Land Use and Environment Committee and Olympia Planning Commission recommend denial of Urban Waterfront Code amendments proposed by the Port of Olympia. The Olympia Planning Commission letter is Exhibit A of the Resolution.

##### **City Manager Recommendation:**

Move to approve a Resolution denying the Urban Waterfront Code amendments proposed by the Port of Olympia.

#### **Report**

##### **Issue:**

Whether to approve a Resolution denying the Urban Waterfront Code amendments proposed by the Port of Olympia.

#### **Staff Contact:**

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

#### **Presenter(s):**

None - Consent Calendar Item

#### **Background and Analysis:**

The City of Olympia received an application from the Port of Olympia proposing amendments to Chapter 18.06 of the Olympia Municipal Code. The proposed amendments would allow recreational vehicle parks as a permitted lodging use in the Urban Waterfront zoning district and establish related development standards. The full text of the proposed amendments can be found in the attached Draft Code Amendments. A supporting narrative can be found in the attached Applicant Narrative.

The Planning Commission held a public hearing on July 19, 2021 and conducted deliberations on August 4. The Commission voted unanimously to recommend denial of the Port's application and provided a recommendation letter with findings to the Land Use and Environment Committee.

The Land Use and Environment Committee considered the Planning Commission's recommendation in September. The matter was referred back to the Commission for additional input from the applicant due to technical difficulties encountered the night of the public hearing.

The Port of Olympia staff provided an in-depth informational briefing to the Planning Commission on November 1, 2021, followed by a public hearing on November 15, 2021. Deliberations were conducted on December 6, 2021, and the Planning Commission voted unanimously to recommend denial of the code amendments. The recommendation letter was revised to reflect additional findings and can be found as Exhibit A to the attached Resolution. The Land Use and Environment Committee met on January 20, 2022 and concurred with the Planning Commission's recommendation.

**Neighborhood/Community Interests (if known):**

Staff notified Recognized Neighborhood Associations, marina operators, and interested community members of the proposed amendments and public meetings. A number of comments (attached) were received, with the majority opposed to the amendments.

**Options:**

1. Accept the Land Use and Environment Committee and Planning Commission recommendations of denial and approve the attached resolution.
2. Reject the Land Use and Environment Committee and Planning Commission recommendations and direct staff to prepare an ordinance for City Council approval with findings of fact supporting that decision.

**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:**

Resolution  
Draft Code Amendments  
Applicant Narrative  
Public Comment