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## City Council

### 2012 Annual Comprehensive Plan Amendments Deliberations: Trillium

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**Agenda Item:**

2012 Annual Comprehensive Plan Amendments Deliberations: Trillium

**Issue:**

On November 5, Council provided staff with direction on three of the five proposals on the 2012 Annual Comprehensive Plan Amendment docket. The 'Medela' proposal is on hold pending a SEPA appeal decision by Thurston County. The purpose of the November 20th deliberation is to focus on the 'Trillium Rezone' and to review all public comments, and provide direction to staff regarding preparation of an ordinance for adoption.

**Planning Commission Recommendation:**

The Planning Commission was unable to achieve a majority vote on a motion regarding the Trillium Rezone during their deliberations. Council directed the Commission to revisit the Trillium proposal at the November 19th Planning Commission meeting, and to provide a written recommendation that is approved by the majority of Commissioners. It is anticipated that the Commission will provide Council with a final recommendation at Council's meeting on November 20th.

**City Manager's Recommendation:**

Move to direct staff to prepare a draft ordinance that changes the Future Land Use Map and zoning from NV (Neighborhood Village) to R 4-8 (Residential 4 -8 Units per Acre) in response to the Trillium proposal.

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**Presenter(s):**

Keith Stahley, Director, Community Planning and Development, 360.753.8227

**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 2012 docket includes five 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; and
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 8<sup>th</sup> Avenue SE and Steele Street SE.

On November 5, 2012, Council received staff briefings and held a public hearing on all five proposals. For the privately initiated Trillium and Medela rezoning requests, the Council also received briefings from the applicants' representatives. Council had an opportunity to ask clarifying questions and received public testimony for each proposal.

Council provided staff with direction to prepare an ordinance for three of the five proposals: Parks, Arts, and Recreation, French Loop and Butler Cove, and South Olympia and Chambers. To review written public comments received on these proposals see Attachments 1 and 2.

No written public comments were received on the Parks, Arts, and Recreation proposal.

Medela was tabled by Council pending resolution of an appeal of the County's SEPA determination, and the applicant was given 48 hours to respond in writing to public testimony. To review written public comments on Medela, see Attachment 3.

Council chose to hold their deliberations on Trillium at their November 20, 2012, meeting. On November 5, the Trillium applicant was also given 48 hours to respond in writing to public testimony. To see written public comments on Trillium, view Attachment 4. The applicant's response to all public comments on Trillium are Attachments 5 and 6.

Council deliberations on a proposed Comprehensive Plan Amendment need to address the following minimum legal criteria per Olympia Municipal Code (OMC) 18.59.040:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?
3. Is the proposed amendment or revision consistent with the county-wide planning policies?
4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Council deliberations on a proposed rezone request need also be evaluated on the following minimum legal criteria per OMC 18.59.050:

1. The rezone is consistent with an approved amendment to the future land use map.
2. The rezone is consistent with the Comprehensive Plan; and
3. The rezone will maintain the public health, safety, or welfare; and
4. The rezone is warranted in order to achieve consistency with the Comprehensive Plan, or because of a need for additional property in the proposed land use district classification, or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
5. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

See Attachment 7 to review staff's recommendation for the Trillium proposal, and the analysis for how it meets the above legal criteria. In evaluating the staff's proposal, the Planning Commission's proposal, the applicant's proposal, and any other proposals, Council's decision should be based on the above-referenced legal criteria and the record before the Council.

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

There was a public hearing on this matter, and Council heard from interested parties.

**Options:**

- A) Move to direct staff to prepare a draft ordinance to change the Future Land Use Map and zoning from NV (Neighborhood Village) to R 4-8 (Residential 4 - 8 Units per Acre).
- B) Move to direct staff to prepare a draft ordinance to change the Future Land Use Map and zoning from NV (Neighborhood Village) to R 6-12 (Residential 6 - 12 Units per Acre).
- C) Move to direct staff to prepare a draft ordinance to change the Future Land Use Map and zoning from NV (Neighborhood Village) to R4 (Residential 4 Units per Acre).
- D) Move to direct staff to prepare a draft ordinance to change the Future Land Use Map and

zoning from NV (Neighborhood Village) to a split zoning, with zones to be determined by Council.

Following Council's decision on the Trillium proposal, a single ordinance will be prepared that reflects the Comprehensive Plan amendments that Council has taken action on. It is anticipated this combined ordinance will be brought forward on December 4, 2012, for first reading.

**Financial Impact:**

No specific financial impact analysis has been completed for the Trillium proposal.