



## Planning Commission

### Recommendation Letter on Proposed Trillium Comprehensive Plan Amendment and Rezone (Case #11-0152, 12-0001)

**Agenda Date:** 11/19/2012  
**Agenda Item Number:**  
**File Number:** 12-0742

---

**Type:** recommendation   **Version:** 1   **Status:** Filed

---

Recommendation Letter on Proposed Trillium Comprehensive Plan Amendment and Rezone (Case #11-0152, 12-0001)

#### **Issue:**

City Council request for written Planning Commission recommendation and findings concerning the land use and zoning designation of a 79.31-acre parcel of land (the “Trillium” property).

#### **Director's Recommendation:**

Move to recommend to the City Council that the applicant’s alternative Comprehensive Plan amendment/rezone request to redesignate/rezone the site to Residential 4-8 be approved.

Staff recommends that this evening the Planning Commission adopt one of the three sets of Recommendations and Findings attached to this report, reflecting: the Staff Recommendation of R 4-8 (Attachment 1); split zoning as discussed by the Planning Commission at its October 22 meeting (Attachment 2); or denial of the requested redesignation/rezoning, retaining the current Neighborhood Village designation/zone (Attachment 3).

#### **Staff Contact:**

David Nemens, Associate Planner, Community Planning & Development, (360) 753-8062

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

David Nemens, Associate Planner, Community Planning & Development, (360) 753-8062

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

Staff briefed the Planning Commission on this request on April 2, 2012. The Commission held a public hearing on the request on August 20, 2012, began its deliberations on the request on September 10, 2012, and resumed deliberations on October 22. The Planning Commission voted on two motions; both involved split designations and zoning. Each motion would have placed an R4 designation/zoning on the east side of the ridgeline running northeast to southwest through the site; one motion would have placed an R4-8 designation/zoning west of the ridgeline, the other motion would have placed R6-12 west of the ridgeline. Neither motion received the votes of a majority of the Commissioners present; the Planning Commission was unable to agree upon a recommendation. The Council held its own public hearing on November 5, 2012. The City Council requested that the Planning Commission resume deliberations at the Commission’s

November 19 meeting and provide a recommendation and supporting findings to the Council. The Commission would present this recommendation in writing at the Council's November 20, 2012 meeting.

Staff has provided three alternate motions and sets of findings. The first (Attachment 1) is based upon the Director's Recommendation (R 4-8), and would constitute approval of the applicant's secondary request. The second alternate motion and findings (Attachment 2) is based upon the two seconded motions brought to the floor for votes at the Planning Commission's October 22 deliberations. (The motions included R4 zoning to the east of the ridgeline, and either R4-8 or R6-12 zoning west of the ridgeline.) The third (Attachment 3) would leave the existing Neighborhood Village Comprehensive Plan designation and zoning unchanged, and would constitute denial of the applicant's request.

At the conclusion of this evening's Planning Commission deliberations, staff will provide the Commission with a written version of its adopted recommendation and findings for signature by the Chair. This signed recommendation and findings will be submitted to the Council at its November 20, 2012 meeting.

**Environmental (SEPA) Review:**

On August 16, 2012 the City issued a Draft Supplemental Environmental Impact Statement (SEIS) on the City's 2012 Comprehensive Plan Amendment docket, including the Trillium request. Comments on the Draft SEIS were accepted until 5:00 p.m., Monday, September 17, 2012. The City issued a Final SEIS, incorporating responses to the comments received, on November 1, 2012. The SEIS supplements the Environmental Impact Statement published for the Comprehensive Plan in 1994.

**Public Notice:**

Notice of the November 19, 2012 meeting of the Olympia Planning Commission was provided in a manner consistent with public notice for Planning Commission meetings.

**Public Comment:**

The written record of the August 20, 2012 public hearing was left open until 5:00 p.m., Friday, August 24, for the submission of additional written testimony. Copies of the written testimony were transmitted to the Planning Commission on August 30, 2012. Written comments on the Draft SEIS were accepted until September 17, 2012; these comment letters and emails were reproduced in the Final SEIS. Additional public testimony or SEIS comments will not be taken at the November 19, 2012 Planning Commission hearing.

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

Storm drainage, flooding, traffic, transit availability, school capacity, and neighborhood character were the most frequently raised community interests.

**Options:**

The Planning Commission may recommend that the City Council take any of the following actions (or variations on these actions) with regard to the requested Trillium Comprehensive Plan amendment and rezone request:

1. Amend the Comprehensive Plan Future Land Use map and the zoning map, to redesignate the Trillium property as Residential 4-8 (the Department's recommendation and the applicant's secondary request), and adopt supporting findings. (Attachment 1)
2. Amend the Comprehensive Plan Future Land Use map and the zoning map, to redesignate the Trillium property to a split designation of R4 on the eastern one-half, and either R 4-8 or R 6-12 on the western one-half, and adopt supporting findings. (Attachment 2)
3. Do not amend the Comprehensive Plan Future Land Use map or the zoning map, leaving the Trillium property designated Neighborhood Village (i.e., deny the applicant's request), and adopt supporting findings. (Attachment 3)

**Financial Impact:**

None. Applicant paid an application fee of \$3,440 for review and a decision of this annual Comprehensive Plan Amendment and Rezone request.