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Land Use & Environment Committee

Development Regulation Amendment Priorities Briefing

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Agenda Item:

Development Regulation Amendment Priorities Briefing

Issue:

The pending update of the Comprehensive Plan will lead to a variety of amendments to the City's regulations and standards.

Committee Recommendation:

First review by the Committee

Director's Recommendation:

Briefing only; no action required

Staff Contact:

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Presenter(s):

Todd Stamm

Background and Analysis:

The City of Olympia continually updates its development regulations and standards to reflect the City's plans, changes in technology and economy, and new state and federal laws. The Comprehensive Plan update as recommended by the Planning Commission on March 18, 2013, is likely to lead to numerous such code amendments. This report describes some of the potential amendments in the context of other amendments now pending and the public review process for bringing these issues forward to the Council. Attachment 1 is a more detailed table of the items described below.

The City has numerous code amendments now in progress. The Attachment provides a more complete list, but among those most 'active' at the moment are amendments to:

- Solid waste facilities screening standards as proposed by Public Works Department
- Shoreline Master Program update ongoing at Council level
- Large building design criteria in residential areas, aka 'ORLA' amendment
- High density residential compatibility standards -- resulting from Bing Apartment proposal
- Marijuana retail uses - now under moratorium; this item may be expanded to encompass production

regulations

- Review and refinement of rezone process - recommended by Planning Commission

The pending Comprehensive Plan update is likely to lead to consideration of broad-ranging amendments, such as refining the City's design criteria and/or new types of regulations such as form-based codes. At minimum, the City must update its development regulations to ensure compliance with the Growth Management Act, which in part requires that cities such as Olympia "shall adopt a comprehensive plan under this chapter and development regulations that are consistent with and implement the comprehensive plan" (RCW 36.70A.040(3))

With an eye toward full compliance by the City's periodic Plan update deadline of June 30, 2016, the staff proposes to bring a specific set of amendments before the Planning Commission later in 2013 for consideration by the Council early in 2014. Consistent with the version of the updated Plan recommended by the Commission, this set includes:

1. Change 'Henderson Park' zoning from Capitol Campus to General Commercial
2. Change LOTT treatment plant zoning from Industrial to Urban Waterfront
3. Change Heritage Park zoning from High-Rise Multi-family to Capitol Campus
4. Change zoning of two blocks northeast of Creighton Justice Center from Capitol Campus to Professional Office
5. Revise capitol campus zoning to reference State's plan
6. Add provision allowing for recognition of 'campus' plans, such as SPSCC, hospitals, etc.
7. Amend threshold from 10 to 5 acres for multi-family projects mandated to provide a mix of housing types
8. Amend environmentally sensitive area provisions to provide more flexibility for clustering development
9. Extend design review jurisdiction to all projects adjacent to public streets
10. Remove most street views from scenic view protection

This set of amendments would be added to the list of amendments described above that are actively being pursued in 2013. Note that these are only a few of the development regulation amendments that may be needed to implement the updated Plan. Formulation of the Comprehensive Plan implementation strategy, aka 'action plan,' tentatively scheduled for adoption in July of 2014 will provide a forum for determining the priority and scope of other amendments.

Neighborhood/Community Interests (if known):

To date interest had been limited to residents and property owners in the vicinity of particular development sites. Public notices of various proposed amendments may lead to broader interest.

Options:

Briefing only; Committee may wish to provide direction regarding priorities or schedule outlined above.

Financial Impact:

Proposed amendments for 2013 are within scope of the Department's work program.