



Planning Commission

Commercial Design Review Expansion - Continued Deliberation and Possible Recommendation

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Title

Commercial Design Review Expansion - Continued Deliberation and Possible Recommendation

Staff Recommended Action

Move to recommend approval of code amendment as proposed by City staff.

Report

Issue:

In December the City of Olympia adopted a major update of its Comprehensive Plan. Among the many changes was a revision of the policy describing the scope of 'design review' -- the City's process that regulates the architecture and complementary landscaping of developments. In response, City staff proposed that the development code be amended to require that all commercial buildings and substantial commercial remodels adjacent to most public streets meet the City's "Basic Commercial Design Criteria." The staff's proposal also includes amendments to clarify design review procedures. The Commission is to make a recommendation to the City Council regarding this proposal. (File 13-0114)

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development Department, (360.753.8957)
[List the primary staff contact: Name, Title, Department/LOB, City Work Phone (phone # format: ###.###.####)]

Presenter:

None; discussion to be led by Commission Chair.

Background and Analysis:

The Planning Commission held a public hearing on this proposal on May 18, 2015, accepted written comments until May 22, and opened discussion of this proposal on June 1, 2015. Detailed information regarding this proposal and comments received are included in staff reports of the May 18 and June 1 meetings. To date Commission discussion has focused responding to public comments by better understanding existing design review regulations of the City and the possibility of narrowing the scope of the proposed amendment. The Commission may use this meeting to request more information or provide direction to staff to draft such an alternative for consideration by the

Commission, or both.

Neighborhood/Community Interests (if known):

See public comments provided during public hearing.

Options:

1. Recommend that City Council adopt the code amendment as proposed.
2. Recommend that City Council adopt a specific alternative amendment.
3. Recommend that the development code not be amended with regard to this issue.

Financial Impact:

Proposed amendment would add to City's cost of providing design review services - most of cost would be recovered from development application fees. Proposed regulatory change may increase the cost of some developments and have other secondary impacts as described by commenting parties.