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Planning Commission

Annual Comprehensive Plan Amendments of 2015 - Recommendation

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Title

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Staff Recommended Action

Move to recommend approval by City Council of each and all amendments as presented, except for two items as specifically described below. (Option 2.)

Report

Issue:

The Growth Management Act provides that the City of Olympia can amend its Comprehensive Plan once each year. Pursuant to the procedures set forth in Olympia Municipal Code 18.59.030, this year the City Council forwarded three proposals to the Planning Commission for review, public hearing and recommendation to the Council. These proposals include an update of the Waste ReSources (solid waste) section of the Plan, a set of revisions of the Transportation system maps, and a property-owner's proposal to amend the Future Land Use and Zoning maps related to property along Capital Mall Drive.

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development Department, 360.753.8597

Presenter:

Proposed written recommendation to be presented by Chair Carole Richmond

Background and Analysis:

The Commission is reviewing three Plan amendments:

1. Update of the Waste ReSources (solid waste) aspects of the Plan
2. Update of the Transportation 2030 Maps of the Plan - regarding certain local streets
3. Amendment of the Future Land Use Map for a portion of the Copper Trail property bordering Capital Mall Drive concurrently with a zoning map amendment within this area

The first two amendments were initiated by City staff. The last is proposed by the private property owner, Inland Capital Mall LLC (also known as Inland Group and Inland Construction). On June 15, 2015, the Planning Commission received a pre-hearing briefing regarding these proposals. On August 3, 2015, the Commission held a public hearing regarding these proposals. Written comments

were forwarded to the Commission and considered during deliberations on August 17, 2015. At that meeting the Commission requested that the Chair draft a letter consistent with their discussion to be presented for Commission action at the next meeting on September 21. Interested parties are encouraged to review the staff reports and attachments provided to the Commission at these meetings.

A draft letter prepared by the Chair will be presented at the meeting. As noted above, the staff recommends that the Commission recommend approval of all proposals as presented except for two items:

1. With respect to the Copper Trail amendment of the Future Land Use map, the staff recommends the comparable attached-version of the map amendment prepared by City staff.
2. With respect to the Transportation Map amendment in the vicinity of the Friendly Village mobile home park, the staff recommends that, in lieu of the proposed amendment, the following text be added to all three of the Transportation 2030 maps, "Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards." (See the attached letter from Courtney Kaylor, attorney for Friendly Village L.L.C.)

Neighborhood/Community Interests (if known):

Interest in the three proposed amendments has varied; see the public hearing record for extent of comments regarding each item.

Options:

The City code provides that the Commission is to forward a "written recommendation" to the City Council. With regard to each and all proposed amendments, including the associated Copper Trail rezone, the Commission may recommend that the Council:

1. Adopt the amendment as proposed.
2. Modify and adopt the amendment.
3. Reject the amendment, or
4. Defer the amendment to a later date.

Financial Impact:

No direct impacts - review of Plan amendments is included in base budget. Proposed amendments if adopted may have subsequent indirect impacts as a result of changes in development patterns.