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City Council

Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

Agenda Date: 12/8/2015
Agenda Item Number: 4.D
File Number: 15-1138

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of Annual Comprehensive Plan Amendments and Copper Trail Rezone Ordinance

Recommended Action

Committee Recommendation:

The Planning Commission recommends approval as proposed.

City Manager Recommendation:

Move to adopt the proposed Comprehensive Plan and Zoning Map amendments as described below on second reading.

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 included an update of the Waste ReSources (solid waste) section of the Plan, a set of revisions of the Transportation system maps, and the 'Copper Trail' property-owner's proposal to amend both the Future Land Use Map and Zoning Map with regard to property along Capital Mall Drive. The proposed ordinance would adopt these changes as recommended by the Planning Commission.

Staff Contact:

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

Presenter):

None; consent calendar item.

Background and Analysis:

On April 21, 2015, the City Council referred a set of three proposed Comprehensive Plan amendments and one zoning map amendment to the Planning Commission for review and recommendation. These proposals were:

1. An update of certain aspects of the Waste ReSources (solid waste) section of the Plan
2. An update and refinement of the Transportation 2030 Maps with regard to certain local streets
3. Amendment of the Future Land Use Map for a portion of the Copper Trail property bordering Capital Mall Drive SW along with a concurrent review of a zoning map amendment within this area. (Olympia Municipal Code 18.58.020 provides for concurrent review of rezones associated with a proposed Comprehensive Plan amendment.)

The first two amendments were initiated by City staff. The last was 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 duly-noticed 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 with final Commission review to occur on September 21. On September 17, the City's SEPA (State Environmental Policy Act) official issued a 'Determination of Non-significance' for this set of Plan amendments and the related Copper Trail rezone. On September 21, the Commission recommended approval of the proposed amendments.

The Commission's recommendations were reviewed by the City Council on October 6, 2015. Additional details regarding the proposals are included and attached to the staff report provided at that meeting. Following that review, the Council directed staff to prepare and present an ordinance consistent with and implementing the Commission's recommendations. That ordinance is attached. If approved by the City Council, the proposed amendments would be effective on January 1, 2016.

Neighborhood/Community Interests (if known):

Extensive applicant and public comments were received by the staff and Planning Commission. Most of those comments focused on a transportation map amendment related to Ninth Avenue SE. All public comments were attached to the report of October 6, 2015.

Options:

Pursuant to Olympia Municipal Code 18.59.060, the City Council may:

1. Adopt the proposed ordinance on second reading
2. Postpone action and modify the ordinance to come back for second reading in the future.
3. Reject the ordinance.

Financial Impact:

Review of the proposal amendments was part of standard budget; as set forth in related materials, no substantial fiscal impacts are anticipated from these amendments.