



Planning Commission

Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

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Title

Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Recommended Action

Move to recommend to City Council adoption of amendments to OMC 18.32 Critical Areas; 18.02.180 Definitions; and 18.37.070 Nonconforming Structures and Uses Within Critical Areas Buffers.

Report

Issue:

Whether to recommend to City Council approval of amendments to the Critical Areas Ordinance (CAO).

Staff Contact:

Linda Bentley, Senior Planner, Community Planning and Development, 360.753.8046

Presenter(s):

Linda Bentley, Senior Planner, Community Planning and Development, 360.753.8046

Background and Analysis:

Public Hearing

The Planning Commission held a properly noticed public hearing on the proposed amendments to OMC 18.32, 18.02.180 and 18.37.070 on June 6, 2016. The public hearing was left open for written comments until 5:00 p.m. on June 10, 2016. Three written comments were received and are attached.

Staff responses to the public comments will be provided to the Planning Commission for its deliberations on June 20, 2016. Other recommended amendments from staff will also be provided.

Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan as follows:

Our Natural Environment

What Olympia Values: Olympians value our role as stewards of the water, air, land, vegetation, and

animals around us, and believe it is our responsibility to our children and grandchildren to restore, protect, and enhance the exceptional natural environment that surrounds us.

Our Vision for the Future: A beautiful, natural setting that is preserved and enhanced.

Goal N2 Land is preserved and sustainably managed.

PN2.1 Acquire and preserve land by a set of priorities that considers environmental benefits, such as stormwater management, wildlife habitat, or access to recreation opportunities.

PN2.2 Preserve land when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor.

PN2.6 Conserve and restore wildlife habitat in both existing corridors and high-priority separate sites.

Other Legal Requirements

A 60-day notice of adoption of development regulations (critical areas ordinance) was sent to WA Department of Commerce on May 17, 2016.

A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued May 25, 2016. We received no comments by the deadline of 5:00 p.m., June 8, 2016. The deadline for appeals is 5:00 p.m., June 15, 2016.

Options:

1. Move to recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting.
2. Move to not recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting.
3. Move to recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting with the following changes: [list changes]

Attachment:

Written comments from the public