



City Council

Approval of 2017 Comprehensive Plan Amendment Docket

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Title

Approval of 2017 Comprehensive Plan Amendment Docket

Recommended Action

Committee Recommendation:

Not referred to a committee. The Land Use and Environment Committee was briefed on the proposals at its meeting on January 19, 2017.

City Manager Recommendation:

Move to approve forwarding four Comprehensive Plan amendment proposals (Bentridge Neighborhood Village redesignation and rezone; Transportation 2030 and Bicycle Network map amendments; removing a Major Collector designation on a portion of Maple Park Drive SE; and to redesignate and rezone four parcels at the southeast corner of the intersection of Yelm Highway SE and Henderson Boulevard SE) to the Planning Commission for review and recommendations back to Council.

Report

Issue:

Whether the proposed Comprehensive Plan amendment proposals should be forwarded to the Planning Commission for review and recommendations and Council decision later in 2017.

Staff Contact:

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Presenter(s):

Joyce Phillips, Senior Planner, CPD

Background and Analysis:

The Washington State Growth Management Act provides that Olympia generally can amend its Comprehensive Plan only once each calendar year. Chapter 18.59 of the Olympia Municipal Code establishes a specific process for such annual amendments. It provides that:

- Proposals may be submitted by anyone at any time without charge.

- City Council is to set a deadline for proposals to be considered in a given year (November 14, 2016 for consideration in 2017), and
- City staff is to review and present all preliminary proposals to the Council (February 28 this year) to determine which should move forward for formal consideration. The staff's review and recommendation at this preliminary stage is to be based on specific criteria set forth in code section 18.59.020.

In brief, these criteria are:

- Whether the proposal is consistent with state and federal law
- Whether the proposal might lead to adverse environmental impacts, and if so whether there is time to analyze such
- Whether additional capital improvements and maintenance revenue would be needed, and if so whether there is time to analyze such
- Whether the proposal conflicts with other provisions of the Comprehensive Plan
- Whether other significant amendments would be needed and, if so, whether there is time for such
- If the proposal has previously been reviewed and, if so, whether the applicant has identified a reason to review it again

(A copy with full text of the criteria is attached for convenience.)

The City Council's role at this stage is to "review all such proposals, determine which are appropriate and worthy of further review and consideration, and move those to the Planning Commission for review and public hearing." (OMC 18.59.030). Note that at this stage the Council's role is **not** to decide whether or not a proposal should be approved. Instead the Council is to decide - without otherwise pre-judging the issue - which proposals should move to the next stage of review. Whether to consider a proposed Comprehensive Plan amendment is at the City Council's discretion - there is no requirement that the City consider any amendments in a given calendar year.

Amendments forwarded to the Planning Commission are deemed the 'final docket.' Prior to further consideration, private proponents of forwarded proposals are required to submit a detailed amendment application including appropriate fees. All forwarded amendment proposals will be subject to environmental review by City staff and appropriate public processes, including review and recommendations by the Planning Commission following a public hearing. Final decisions are scheduled to be made by the City Council late in 2017.

Proposals

Five preliminary proposals were received this year. One of those applications was deemed as unnecessary, as the Future Land Use Map in the Comprehensive Plan already designated the property as the designation sought by the applicant. Therefore, staff brings four applications forward to the City Council. Each application, including related materials, is attached to this report. In summary, the proposals are:

1. City proposal to redesignate and rezone the Bentrige Neighborhood Village
2. City proposal to amend the Transportation 2030 and Bicycle Network Maps in the

comprehensive plan.

3. Proposal from the South Capitol Neighborhood Association to remove the Major Collector designation on Maple Park Drive between Capitol Way SE and Jefferson Street SE.
4. Proposal by Tom Schrader, on behalf of three property owners, to redesignate and rezone four parcels (totaling 7.48 areas) at the southeast corner of the intersection of Yelm Highway SE and Henderson Boulevard SE.

Staff Recommendations

City staff has evaluated these proposals pursuant to the OMC criteria and recommends the Council conclude:

Each of the four proposals is consistent with the six criteria and should be placed on the final docket for 2017 by forwarding the proposals to the Planning for consideration.

Neighborhood/Community Interests (if known):

There are stakeholders interested in each of the proposed items. All interested parties will have an opportunity to participate in the various public review processes.

Options:

With respect to each of the four proposals the City Council may:

1. Direct that the Planning Commission review the proposal, hold a public hearing, and make recommendations to the Council consistent with the 2017 Comprehensive Plan amendment schedule.
2. Decline to consider the proposed amendment in 2017.
3. Direct consideration of the proposal as part of a different process, instead of as part of the 2017 Comprehensive Plan amendments.

Financial Impact:

Consideration of the four proposed comprehensive plan amendments are within the base budget.

Attachments:

OMC 18.59
City Bentrige Application
City Transportation Application
South Capitol Neighborhood Application
Tsuki Corner Application