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City Council

Approval of an Ordinance Removing Zoning Designations from the State Capitol Campus

Agenda Date: 10/3/2017
Agenda Item Number: 4.O
File Number: 17-0945

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

Title

Approval of an Ordinance Removing Zoning Designations from the State Capitol Campus

Recommended Action

Committee Recommendation:

Planning Commission recommends approval of the ordinance removing zoning designations from the State Capitol Campus. Land Use and Environment Committee received a briefing on the Planning Commission's recommendation and has forwarded it to City Council.

City Manager Recommendation:

Move approve on second reading the ordinance amending the City's zoning map to remove all zoning designations from the entirety of the Capitol Campus owned or controlled by the State of Washington.

Report

Issue:

Whether the zoning map of the City's development code should be amended to remove zoning designations from the State Capitol Campus?

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning and Development Department, 360.753.8206

Presenter:

Leonard Bauer, Deputy Director

Background and Analysis:

Background and analysis has not changed from first to second reading.

The Washington State Capitol Campus is an area designated, managed and controlled by the State of Washington for specific purposes. State law (Chapters 43.34 and 79.24 RCW) provides governing authority for planning, land use and development for the State Capitol Campus to the State Capitol Committee. The attached ordinance includes a proposed updated zoning map that shows properties that are part of the State Capitol Campus in gray.

The City of Olympia does not have land-use planning or zoning authority for the State Capitol Campus. In place of its more common regulatory role, the City works in cooperation with the State in the planning for Campus development and activities.

The City does have authority to regulate shoreline development on the Campus because, under the Shoreline Management Act, the City is acting on behalf of the Washington Department of Ecology. Also, the City inspects construction on the Campus for compliance with building codes pursuant to an agreement with the State.

Despite the state laws described above, the City's zoning map currently applies a variety of zoning districts to the Campus. For example, the largest portion is designated as Commercial Services - High Density, while areas around Capitol Lake are designated as Residential Multi-family High-Rise, Residential 4-8 & 6-12, Urban Waterfront, and Planned Unit Development. Areas near Union Avenue and Sylvester Park are in the Downtown Business zoning district.

During the City's process of updating its Comprehensive Plan, questions were raised regarding the appropriate zoning of the State Capitol Campus. On July 7, 2014, the Olympia Planning Commission considered a staff recommendation to zone the State Capitol Campus as a 'planned development.' However, this proposal was discontinued when the State Capitol Campus Committee objected based on the state laws cited above. Subsequently, the City Attorney and Community Planning and Development staff have had numerous conversations with staff of the WA Department of Enterprise Services and the Attorney General's Office to identify an approach to the City's zoning map that would accurately communicate the jurisdictional authorities for the State Capitol Campus. State and City staff eventually agreed that removing all zoning map designations for the State Capitol Campus would be the most accurate depiction of existing jurisdictional land-use authority of the State Capitol Campus Committee. The attached ordinance accomplishes this change, and adds a note to the Official City Zoning Map that reads "The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus."

On June 15, 2017, the State Capitol Committee unanimously recommended the attached ordinance be adopted by the Olympia City Council.

Neighborhood/Community Interests:

On May 22, 2014, City staff hosted a combined public information meeting regarding four pending zoning map changes, including the proposed zoning of the State Capitol Campus as planned development. Only State staff participated with regard to that proposal. Since that time, except for communications with State staff, notice of this proposal has generated minimal public interest at Olympia Planning Commission and State Capitol Committee public meetings.

Historically, the South Capitol Neighborhood Association has had strong interest in any land-use changes on the State Capitol Campus. The attached ordinance clarifies, but does not change, land-use authority over the State Capitol Campus.

Options:

1. Approve the attached ordinance removing zoning designations from the State Capitol Campus on the City Zoning Map.
2. Retain the existing zoning of the Capitol Campus.

Financial Impact:

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None

Attachments:

Ordinance