



Land Use & Environment Committee

Review of Annual Comprehensive Plan Amendments

Agenda Date: 1/19/2017
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Title

Review of Annual Comprehensive Plan Amendments

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive the information. Briefing only; No action requested.

Report

Issue:

Whether to discuss the preliminary docket for Comprehensive Plan Amendments to be considered in 2017

Staff Contact:

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Presenter(s):

Joyce Phillips, Senior Planner, Community Planning & Development

Background and Analysis:

Each year the City considers amendments to its comprehensive plan proposed by public or private entities or individuals. Preliminary applications are "screened" by City Council to determine which proposals will move forward for review; those that advance past screening become the "final docket" for the year.

Chapter 18.59 of the Municipal Code, Olympia Comprehensive Plan Amendment Process, provides the criteria used to evaluate each proposal at both the preliminary and final stages, including for those proposals that require a concurrent rezone request. A copy of Chapter 18.59 is attached to the staff report. Section 18.59.020 provides the preliminary review and evaluation criteria for this stage of review.

This year five applications were submitted for preliminary review:

- 1) City of Olympia - Proposal to redesignate and rezone approximately 72 acres of land known as Bentrige Neighborhood Village. The City has an option to purchase this property.
- 2) City of Olympia - Proposed amendments to the Transportation 2030 and Bicycle Network Maps in the Comprehensive Plan.
- 3) South Capitol Neighborhood Association - Proposal to amend the Transportation 2030 map by removing the Major Collector designation on Maple Park Drive.
- 4) Kenneth Sean Bannan - Proposal to redesignate and rezone a parcel of land adjacent to the Briggs Urban Village.
- 5) Tsuki Corner - Proposal to redesignate and rezone four recently annexed parcels of land at the southeast corner of Yelm Highway and Henderson Boulevard to a higher intensity land use.

Staff seeks questions and comments from Committee members to guide preparation for “screening” of these applications by the City Council in the near future.

Neighborhood/Community Interests (if known):

These proposals are varied and each has a differing amount of prior work associated with them. For example, the City’s option to purchase the Bentrige Village property is the result of much public participation and request to expand LBA Park. And the City’s proposal to amend the Transportation 2030 and Bicycle Network Maps are the result of prior subarea planning processes (e.g. the Kaiser Harrison Opportunity Area Plan) as well as awareness of other needs (e.g. pedestrian and bicycle facilities on Pattison Avenue) and environmental constraints (e.g. wetlands on the east side of the Chehalis Western Trail). The proposal submitted by the South Capitol Neighborhood Association is related to ongoing discussions between the Association, staff for the Capitol Campus, and the City Public Works Department.

The last two proposals, both in close proximity to the Briggs Urban Village, are proposed by individual property owners and have not yet been subject to public notification and comment by surrounding property owners.

Options:

Discussion only.

Financial Impact:

These applications are currently being reviewed and evaluated by staff to address the criteria contained in Section 18.59.020, Preliminary Review and Evaluation Criteria. One of the criteria is an estimation of whether or not the individual proposal can be accommodated in the typical annual comprehensive plan amendment cycle. If not, the project may need to be denied further consideration or postponed for incorporation into the CP&D work plan as a more substantive planning project.

Attachments:

OMC Chapter 18.59
Olympia Bentrige application
Olympia Transportation application
South Capitol Neighborhood application
Bannan application
Tsuki Corner application