



City of Tumwater and Thurston County Joint Plan Update

April 15, 2021

City of Tumwater and Thurston County Planning Commissions Joint Worksession



Summary

- ▶ Intent of the joint worksession
- ▶ Purpose of the Joint Plan
- ▶ Public Facilities and Services Element goals and policies
- ▶ Joint Plan implementation
- ▶ Discussion of next steps



Intent of the Joint Worksession

1. The Joint Plan is an Element of both the City and County Comprehensive Plans
2. The Joint Plan was last substantially updated more than 25 years ago
3. The City completed its last required Growth Management Act update in 2016
4. The objective is to update and amend the Joint Plan to reflect current conditions as well as:
 - Changes to the Urban Growth Area
 - Amendments made to the City and County's Comprehensive Plans



The Purpose of the Joint Plan

- ▶ The Joint Plan is a framework to guide future development in the Urban Growth Area (also referred to as the Joint Plan area) during its transition from rural- to urban-level development
- ▶ The Joint Plan serves as the basis for future planning decisions by each jurisdiction in the Urban Growth Area
- ▶ In turn, the Joint Plan provides the policy framework for the development regulations in the Joint Plan area (Thurston County Code Title 22 – *Tumwater Urban Growth Area Zoning*)

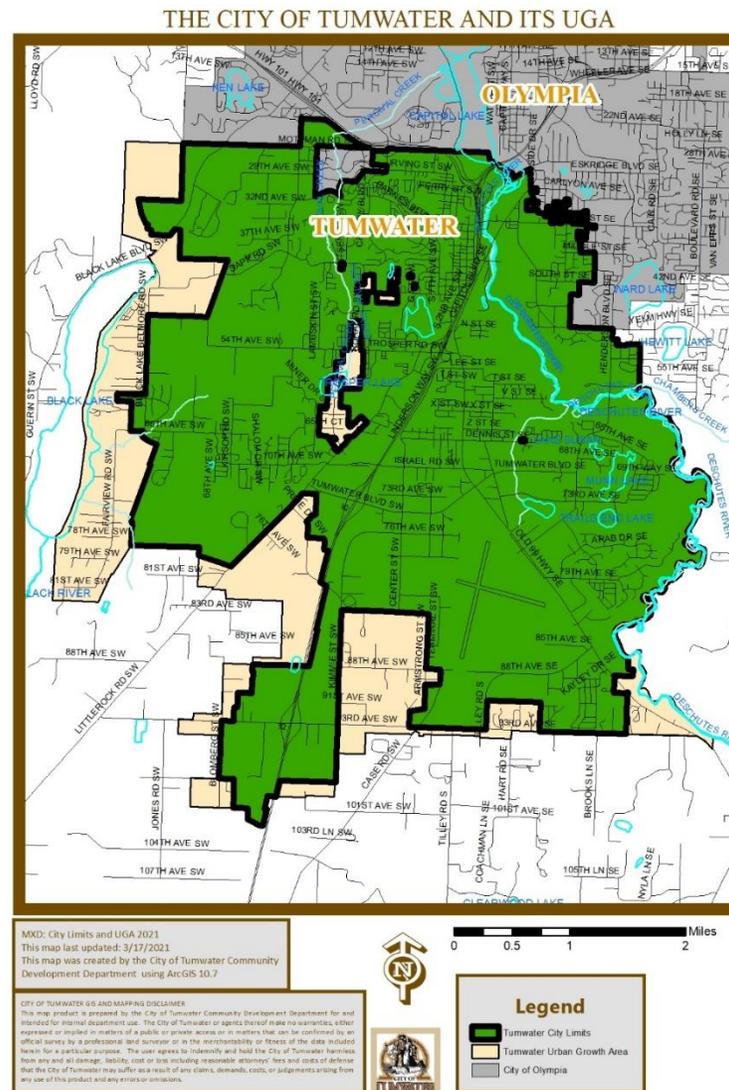


Current Urban Growth Area

The map to the right shows the current area of the City of Tumwater in green and the Tumwater Urban Growth Area in tan

In 1995, the Tumwater Urban Growth Area was ~8,253 acres

In 2021, it is ~2,820 acres



Public Facilities and Services Policy Discussion

1. The Public Facilities and Services Element is the second largest section of the Joint Plan
2. It covers the goals and policies that establish how future growth of the Joint Plan area will be served
3. The Public Facilities and Services goals and policies are intended to ensure coordination with other City and County Comprehensive Plan elements, regional plans, and County-Wide Planning Policies
4. Additionally, the goals and policies help to define the action plan for implementing the Joint Plan recommendations found in Chapter 11, *Implementation*



Joint Plan Public Facilities and Services Goals

1. Provide public involvement in all phases of public facilities and services planning
2. Prepare public service plans and construct facilities to support planned growth
3. Follow procedures to mitigate adverse impacts on the environment and other public facilities and services, when designing and locating public facilities and services



Joint Plan Public Facilities and Services Goals

4. Provide public facilities and services consistent with adopted growth management Comprehensive Plans, public facility and service plans, interlocal agreements and other adopted policies
5. Consider all factors and impacts in determining appropriate methods for providing needed public facilities and services



Joint Plan Implementation

- ▶ Chapter 11 – *Implementation* describes how the Joint Plan should be implemented through tables of actions
- ▶ The tables include recommendations for actions to implement the Joint Plan, such as:
 - Ongoing implementation actions
 - Zoning code amendments
 - Coordination between the City and County and other service providers to ensure smooth transitions of service provision as the planning area urbanizes
 - Other ways to accomplish the goals of the Joint Plan



Joint Plan Implementation

- ▶ The tables in the chapter include the following information:
 - Descriptions of the implementation actions
 - Joint Plan policy basis for the actions
 - The responsible jurisdiction (City and/or County) for the actions
 - The status of the actions (ongoing or completed)



Joint Plan Implementation

- ▶ The numbering in the tables is for reference only, staff has assigned no priority to the numbers
- ▶ Numbering by priority can be a discussion item for the Planning Commissions, as well as the adding a schedule column for the actions, which could be general in nature (“by 2023” or “within 5 years of Plan adoption” for example)



Joint Plan Implementation Tables

- ▶ The implementation tables cover the following:
 1. Comprehensive Planning Implementation Actions
 2. Urban Growth Boundaries and Annexations Implementation Actions
 3. Comprehensive Plan Land Use Designations Implementation Actions
 4. Public Involvement Implementation Actions
 5. Capital Facilities Implementation Actions
 6. Zoning and Development Regulations Implementation Actions
 7. Recommended Changes to the Thurston County Code for Consistency with the Tumwater Municipal Code



Comprehensive Planning Actions

▶ Comprehensive Planning Implementation Actions

- Ten actions are listed
- Actions focus on implementing the goals and policies of the Joint Plan, as well as continuing the ongoing Joint Plan review and amendment process
- Action #10 – Continue to review and, as appropriate, revise the Memorandum of Understanding between the City of Tumwater and Thurston County addressing Joint Plan area Zoning and Development Standards so that it remains current for the Joint Plan area



Urban Growth Boundaries & Annexations Actions

- ▶ Urban Growth Boundaries and Annexations Implementation Actions
 - Four actions are listed
 - Actions address urban growth boundaries and annexation processes
 - Question about continuing Joint Plan land use designations and County zone districts for annexed properties for at least one year following annexation



Comprehensive Plan Land Use Designation Actions

- ▶ Comprehensive Plan Land Use Designation Actions
 - Four actions are listed
 - Actions address revising County land use designations and zone districts to be compatible with the future land use designations shown on the Joint Plan Land Use Map
 - This would include:
 1. Applying the Utilities land use designation in appropriate areas
 2. Replacing the Shoreline Environment land use designation with the Parks/Open Space land use designation
 3. Refining and updating the Neighborhood Commercial land use designation and zone district to reflect changing conditions and market realities



Public Involvement Actions

- ▶ Public Involvement Implementation Actions
 - Two actions are listed
 - Actions address community involvement in the Joint Plan update process
 - Including involving neighborhoods in planning efforts



Capital Facilities Actions

▶ Capital Facilities Implementation Actions

- Ten actions are listed
- Actions include:
 1. Making capital budget decisions in conformance with the Joint Plan
 2. Ensuring that the *Capital Facilities Plans* can be implemented through the Joint Plan projected land use densities and direction in the *Joint Plan Lands for Public Purpose* Element
 3. Participating in an annual joint capital facilities planning process to ensure the provision of adequate facilities and services for projected growth, as identified in the Joint Plan
 4. Addressing utility provision to the Joint Plan area



Zoning and Development Regulations Actions

- ▶ Zoning and Development Regulations Implementation Actions
 - Fifteen actions are listed
 - Provides general guidance for updating County development regulations to be consistent with City development regulations
 - Actions include:
 1. Continuing to review and, as appropriate, revise zone districts and land use regulations in the Joint Plan area to allow for greater mix of uses and densities to support efficient provision of services
 2. Expanding the countywide transfer of development rights program
 3. Coordinating critical areas regulations in the Joint Plan area
 4. Amending County Airport Hazard overlay



Recommended Code Changes Actions

- ▶ Recommended Changes to the Thurston County Code for Consistency with the Tumwater Municipal Code
 - Seventy-four actions are listed
 - Actions cover amendments made to the City Zoning Code since 2000 that the City would like to see reflected in Thurston County Code Title 22 *Tumwater Urban Growth Zoning*



2021 Joint Plan Update Approval Process

- ▶ The Planning Commissions will review the draft Joint Plan update
- ▶ The Joint Plan update approval process:
 1. The Planning Commissions will schedule and hold a joint public hearing and issue a joint recommendation
 2. City Council will review joint recommendation and recommend approval
 3. Board of County Commissioners will adopt the Joint Plan Update
- ▶ After the Joint Plan update is approved, work will start on the implementing actions, including updating the Thurston County Code Title 22 for consistency with the Tumwater Municipal Code



Next Steps

City of Tumwater and Thurston County Planning Commission

- ▶ April 15, 2021 – Joint worksession to review of implementation
- ▶ May 20, 2021 – Proposed joint public hearing date

Tumwater City Council

- ▶ June and July – Briefings and worksession

Thurston County Board of Commissioners

- ▶ Late Summer and Fall - Adoption



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Additional Slides, if Needed



Land Use Policies



Land Use Policy Discussion

1. The Land Use Element is the largest section of the Joint Plan and it covers the goals and policies that establish the direction for the future growth of the Joint Plan area
2. The Land Use goals and policies are intended to ensure coordination with other City and County Comprehensive Plan elements, regional plans, and County-Wide Planning Policies
3. Additionally, the goals and policies serve to define the action plan for implementing the Joint Plan recommendations found in Chapter 11, *Implementation*



Joint Plan Land Use Goals

1. Ensure that the Joint Plan Land Use Element is implementable and coordinated with all applicable City of Tumwater and Thurston County plans and regulations and the plans of other jurisdictions in the Thurston region
2. Ensure that development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, preserve open space, and reduce sprawl
3. Ensure that adequate public services, facilities, and publicly owned utilities are available to proposed and existing development



Joint Plan Land Use Goals

4. Encourage land use patterns that will increase the availability of affordable housing for all economic segments of the City of Tumwater population
5. Ensure that development patterns that will encourage efficient multimodal transportation systems are coordinated with regional, City of Tumwater, and Thurston County *Transportation Plans*
6. Reduce impacts from flooding, encourage efficient stormwater management, and protect and preserve the City of Tumwater's groundwater



Joint Plan Land Use Goals

7. Encourage the retention of open space, parks, trails, and development of recreational opportunities within the Joint Plan area
8. Observe the physical limitations of the land during the development process
9. Create and protect vibrant residential areas
10. Create and protect active commercial and industrial areas and uses
11. Promote energy efficiency in new development



Joint Plan Land Use Goals

12. Promote the preservation of sites of historical and cultural significance
13. Protect the Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport



Proposed Land Use Map Amendments



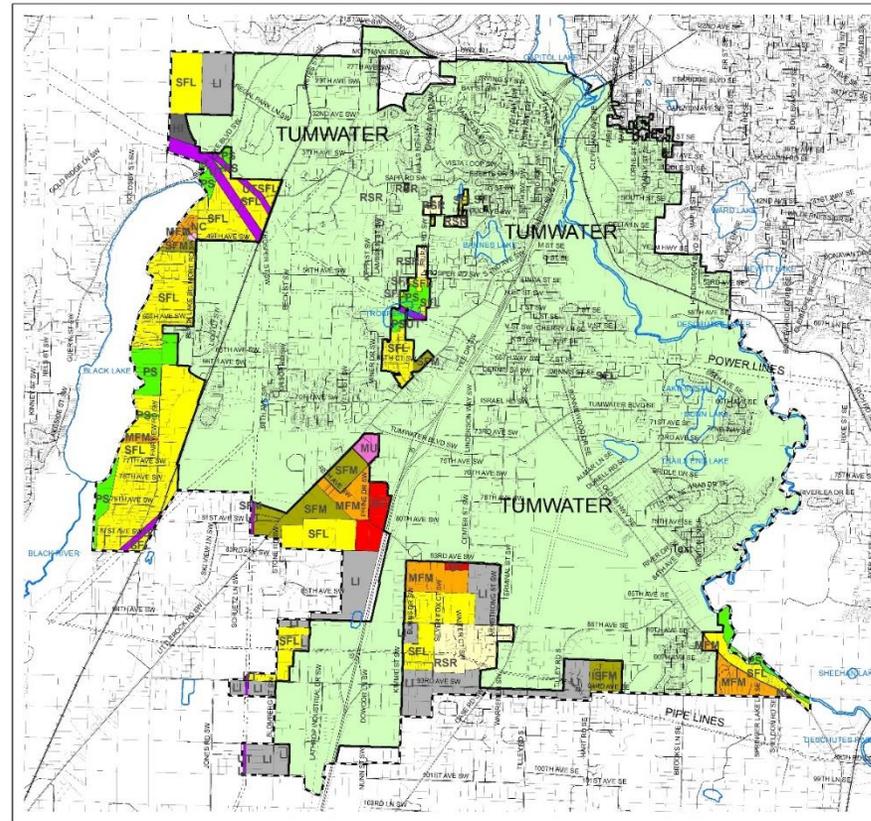
Proposed Land Use Maps Amendments

1. Black Lake – Belmore Road and 49th Avenue SW
2. Center Street and 83rd Avenue SW
3. 85th Avenue SW and Interstate 5
4. The Enclave at Deschutes River
5. Littlerock Road and 73rd Avenue SW
6. Airport Overlay zone



Joint Plan Future Land Use Designations

The map to the right shows the proposed future land use designations of the Tumwater Urban Growth Area



MAP 4
JOINT PLAN
FUTURE LAND USE

Legend

- Tumwater City Limits
- Urban Growth Boundary
- Power Lines and Pipelines
- FUTURE LAND USE DESIGNATIONS**
- General Commercial
- Heavy Industry
- Light Industry
- Mixed Use
- Multi-Family Medium Density
- Neighborhood Commercial
- Parks/Open Space
- Residential/Sensitive Resource
- Single Family Low Density
- Single Family Medium Density
- Utilities

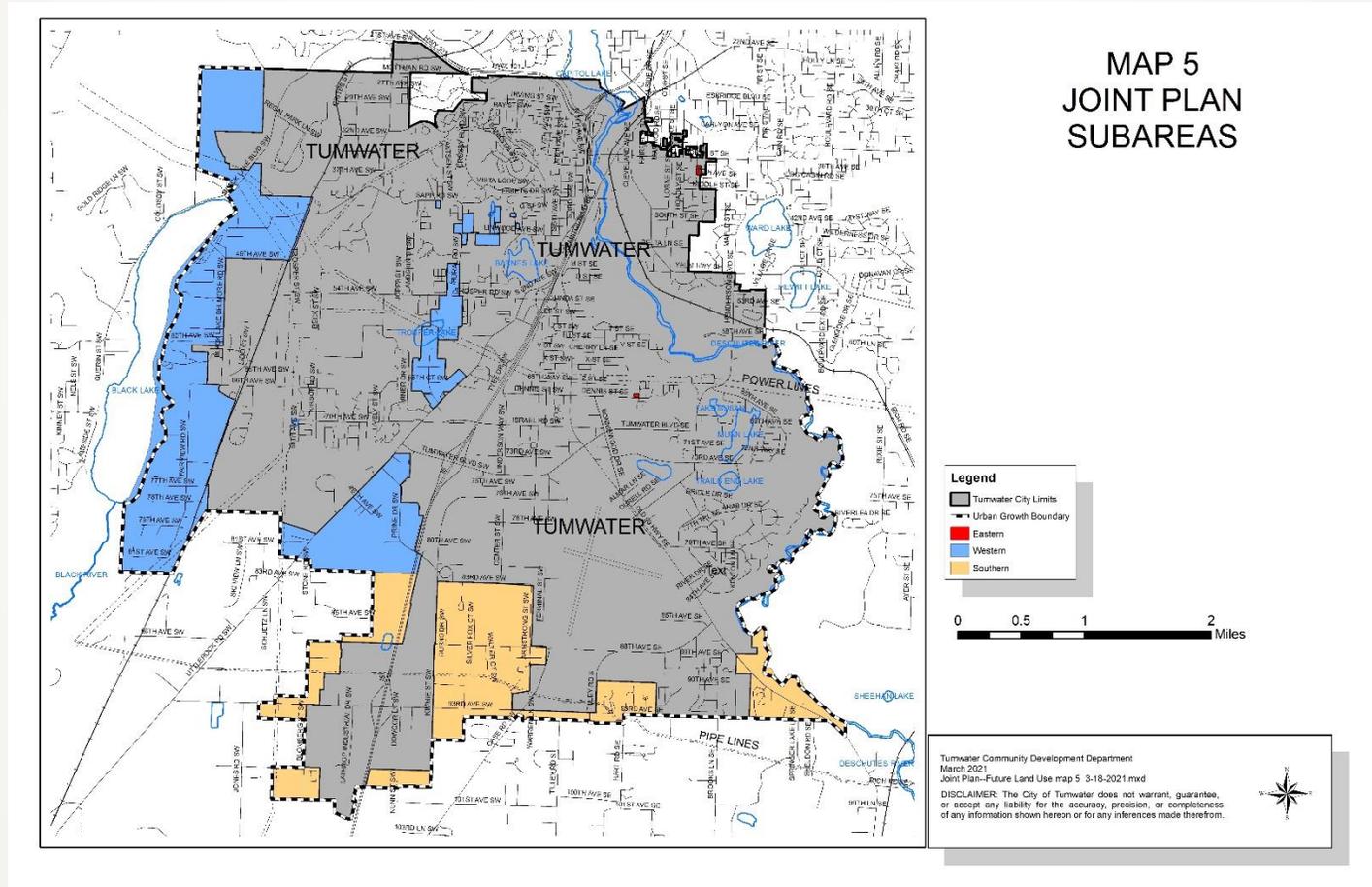


Tumwater Community Development Department
March 2021
Joint Plan-Future Land Use map 4 3-17-2021.mxd

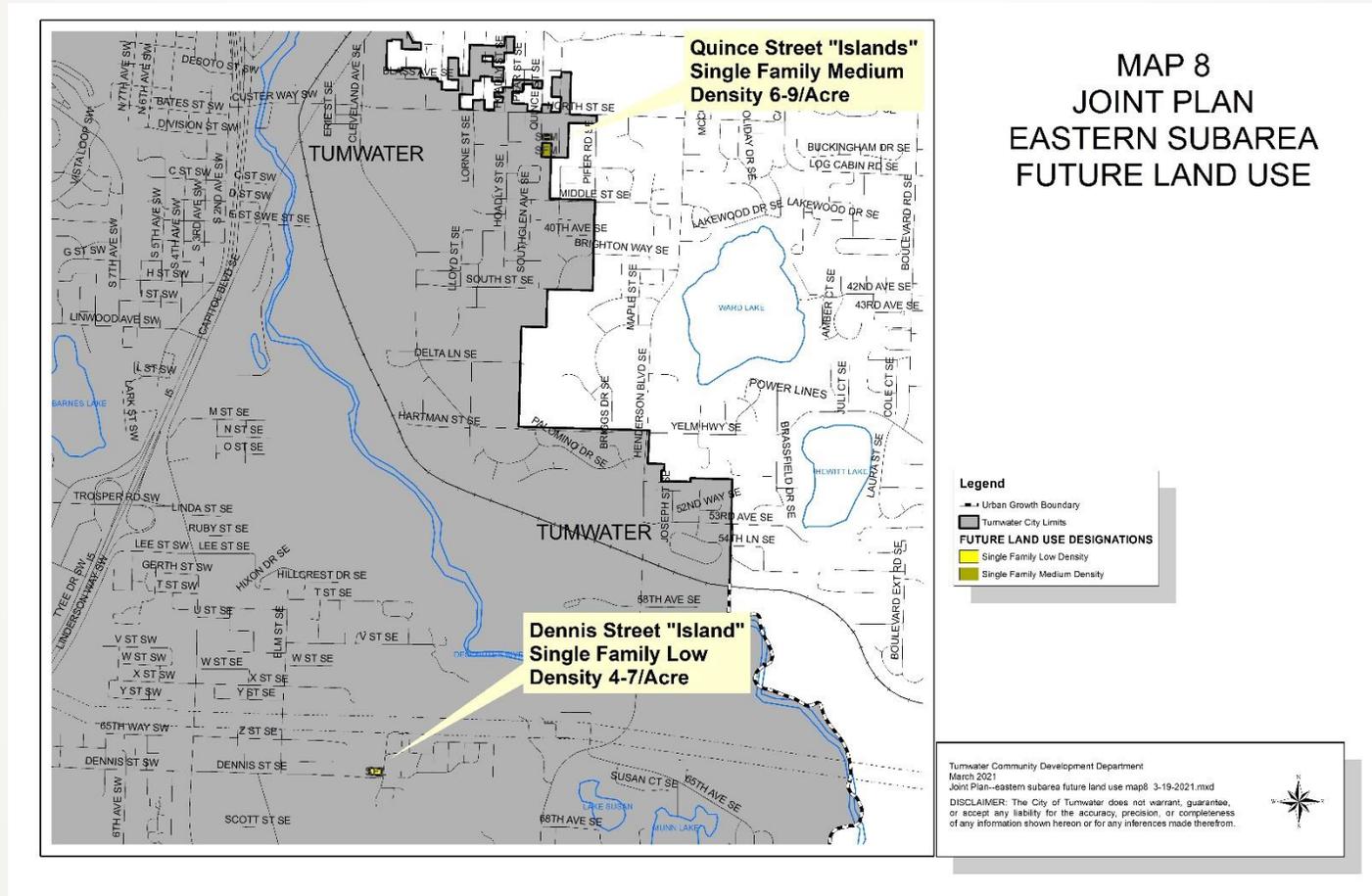
DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.



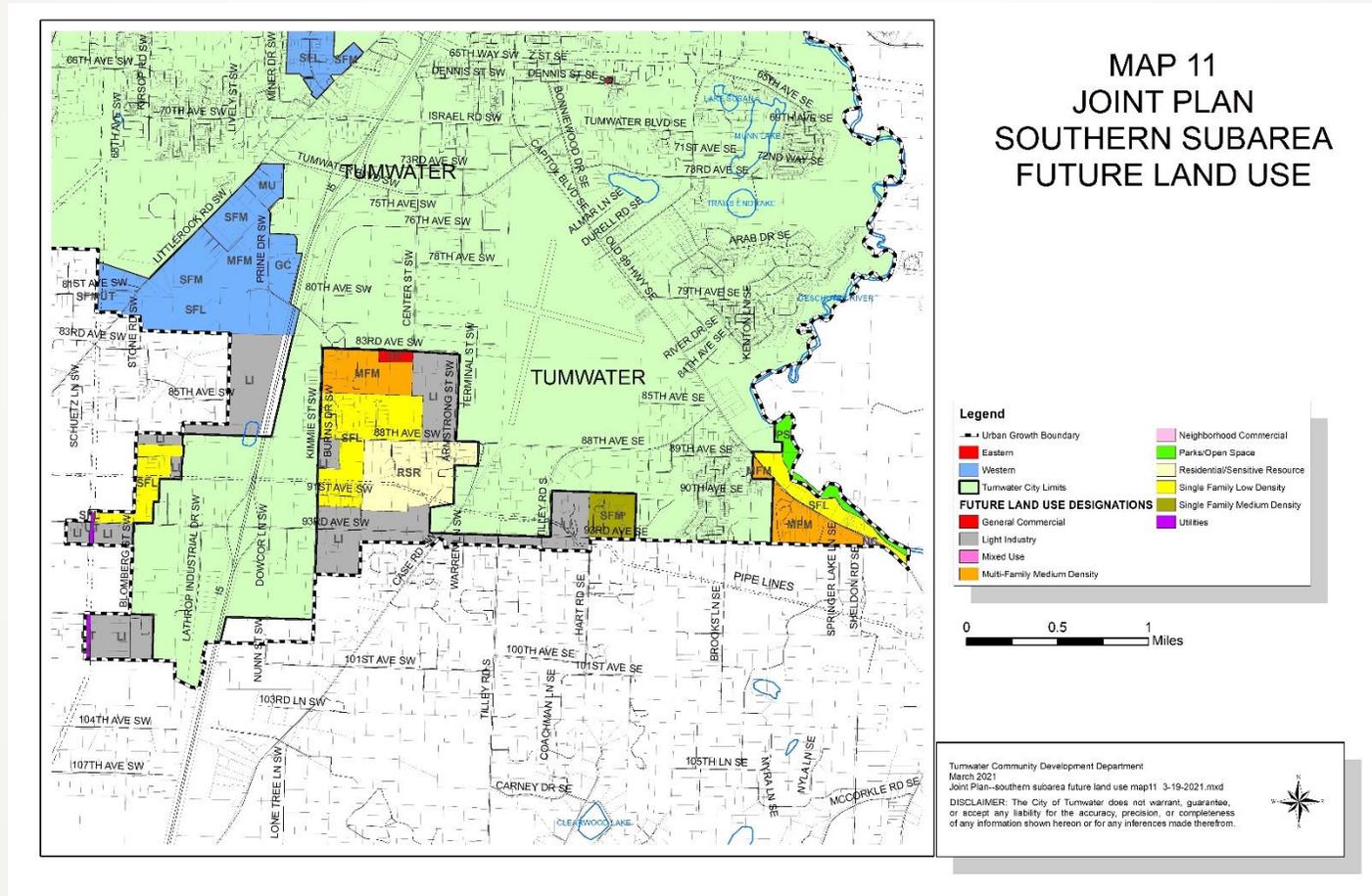
Joint Plan Subareas



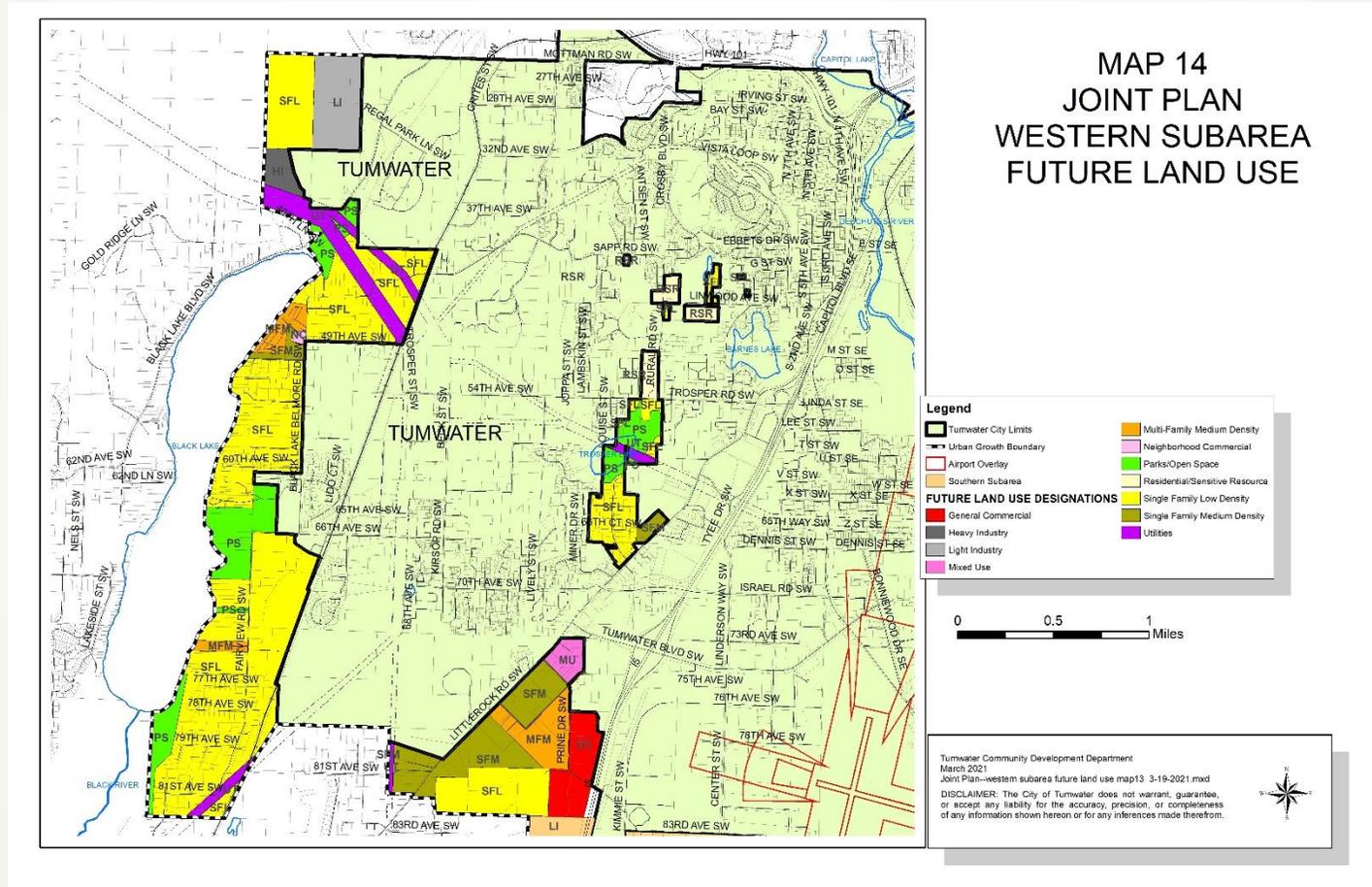
Proposed Eastern Subarea Future Land Use



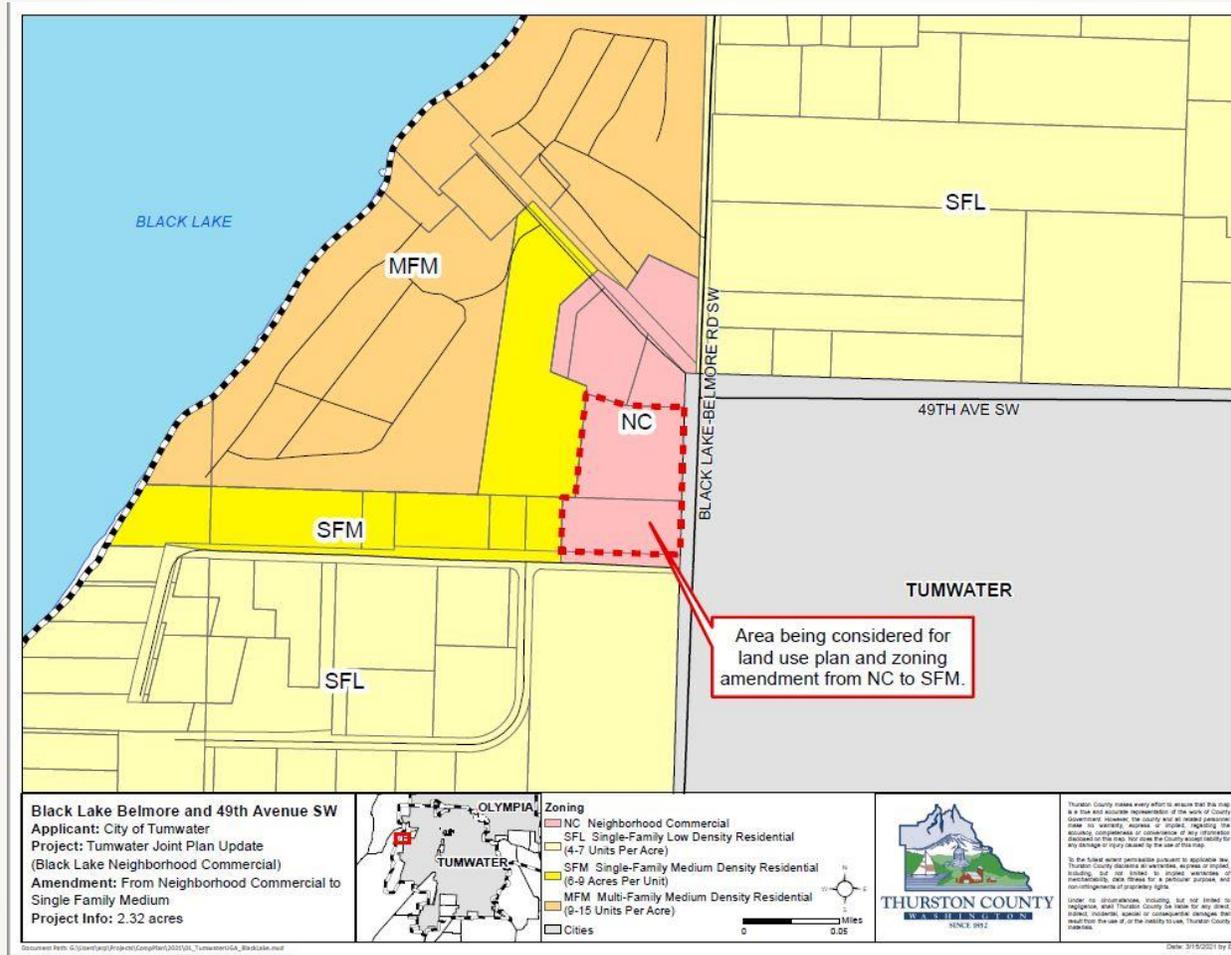
Proposed Southern Subarea Future Land Use



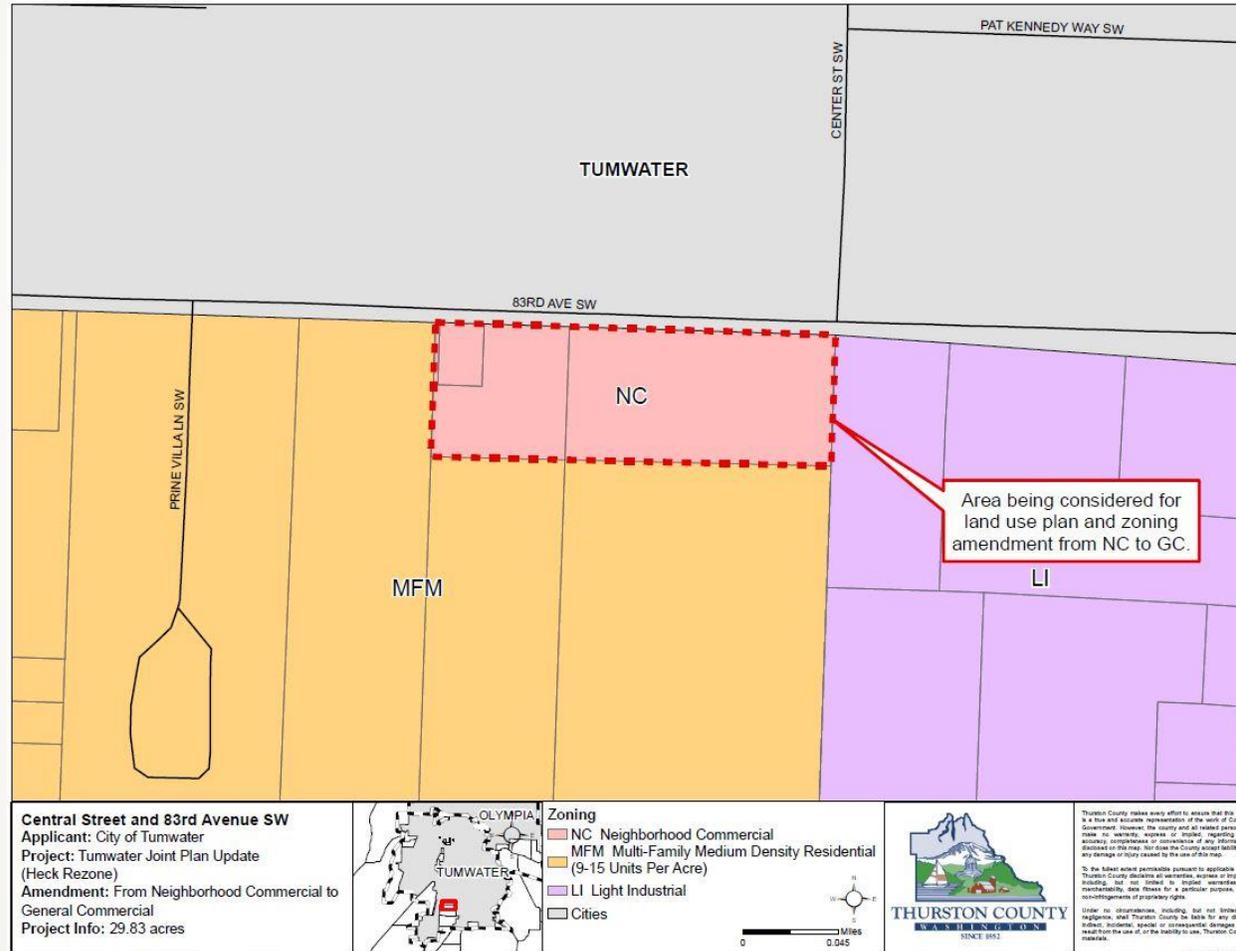
Proposed Western Subarea Future Land Use



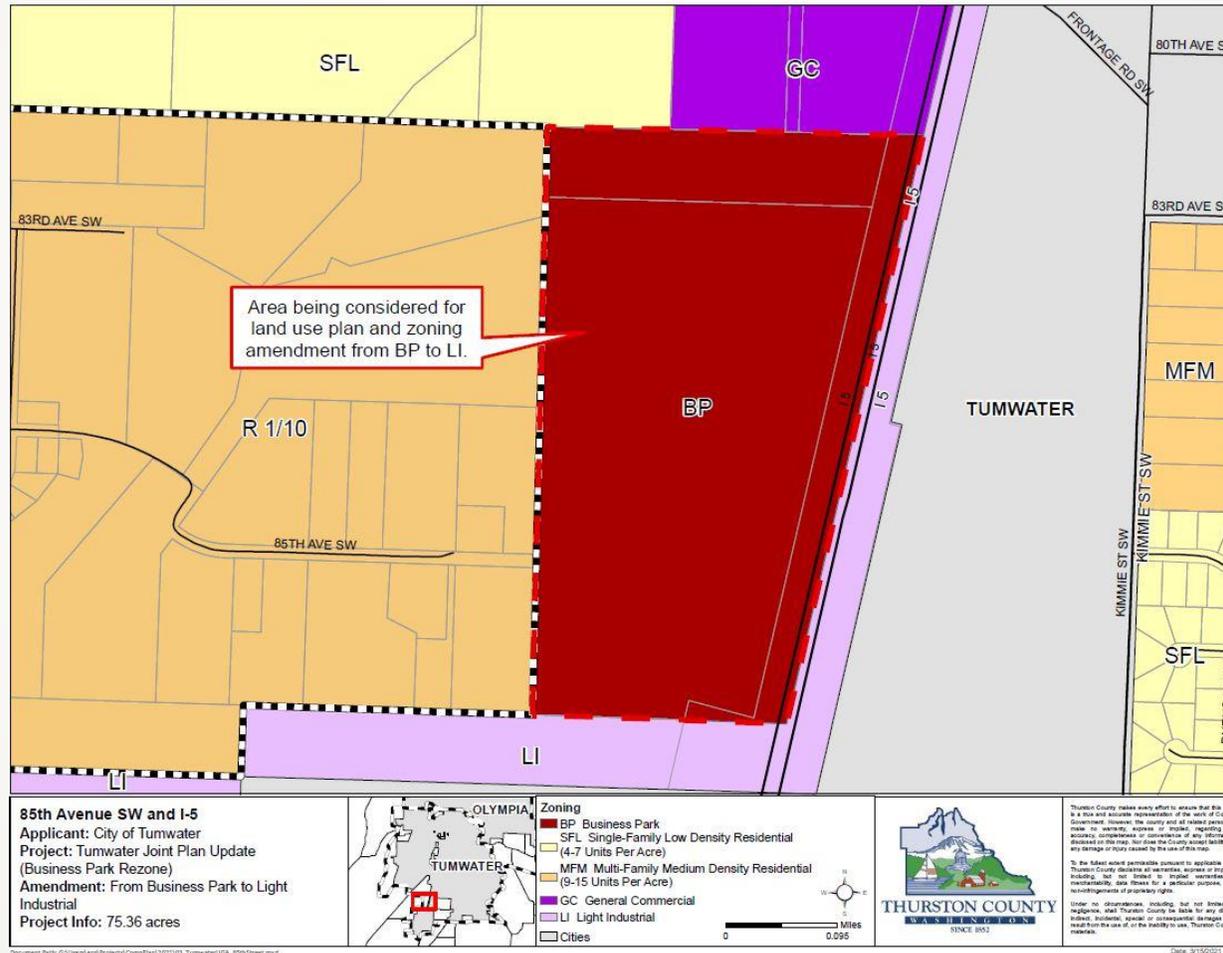
Black Lake-Belmore Road and 49th Avenue SW Land Use Map Amendment



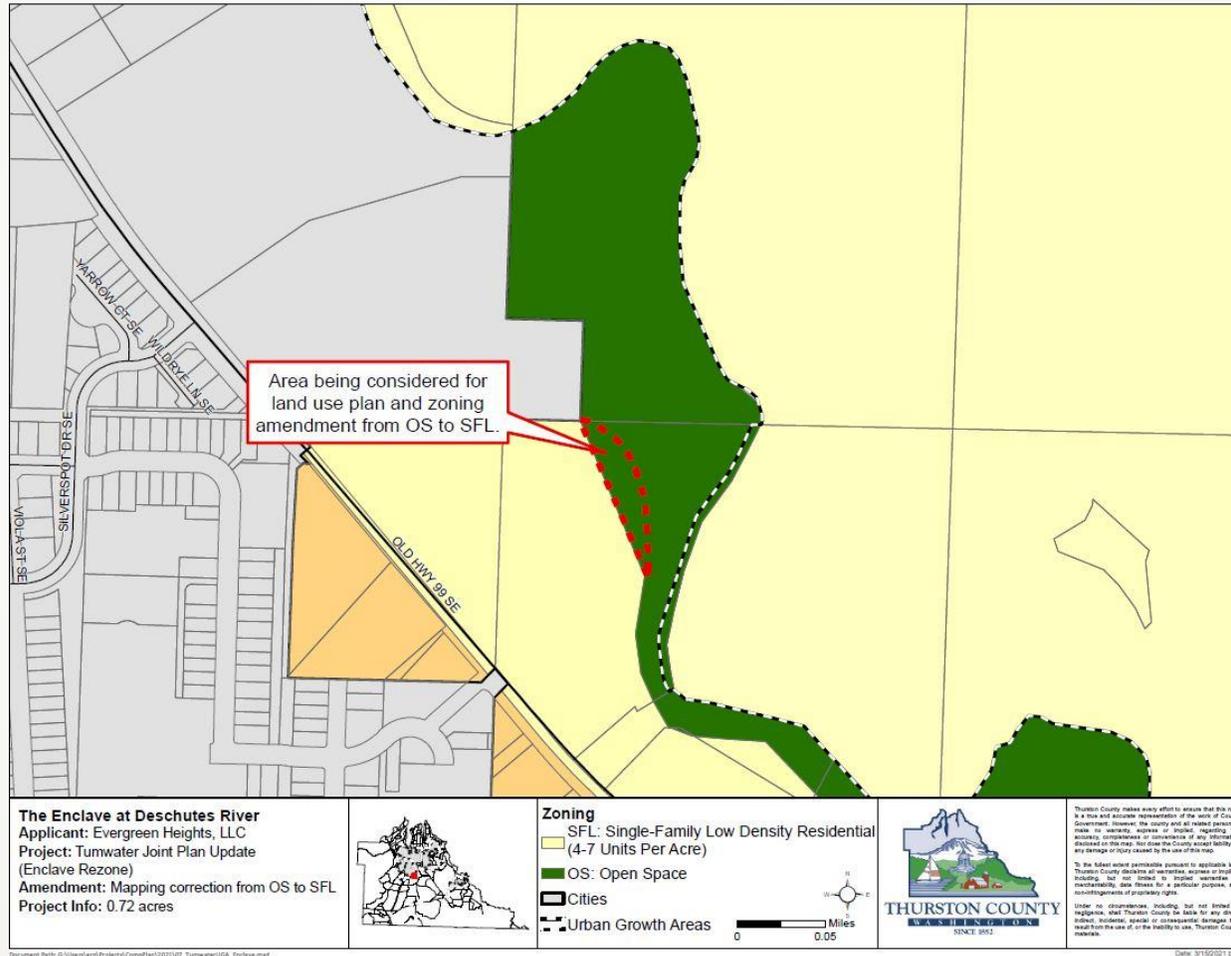
Center Street and 83rd Avenue SW Land Use Map Amendment



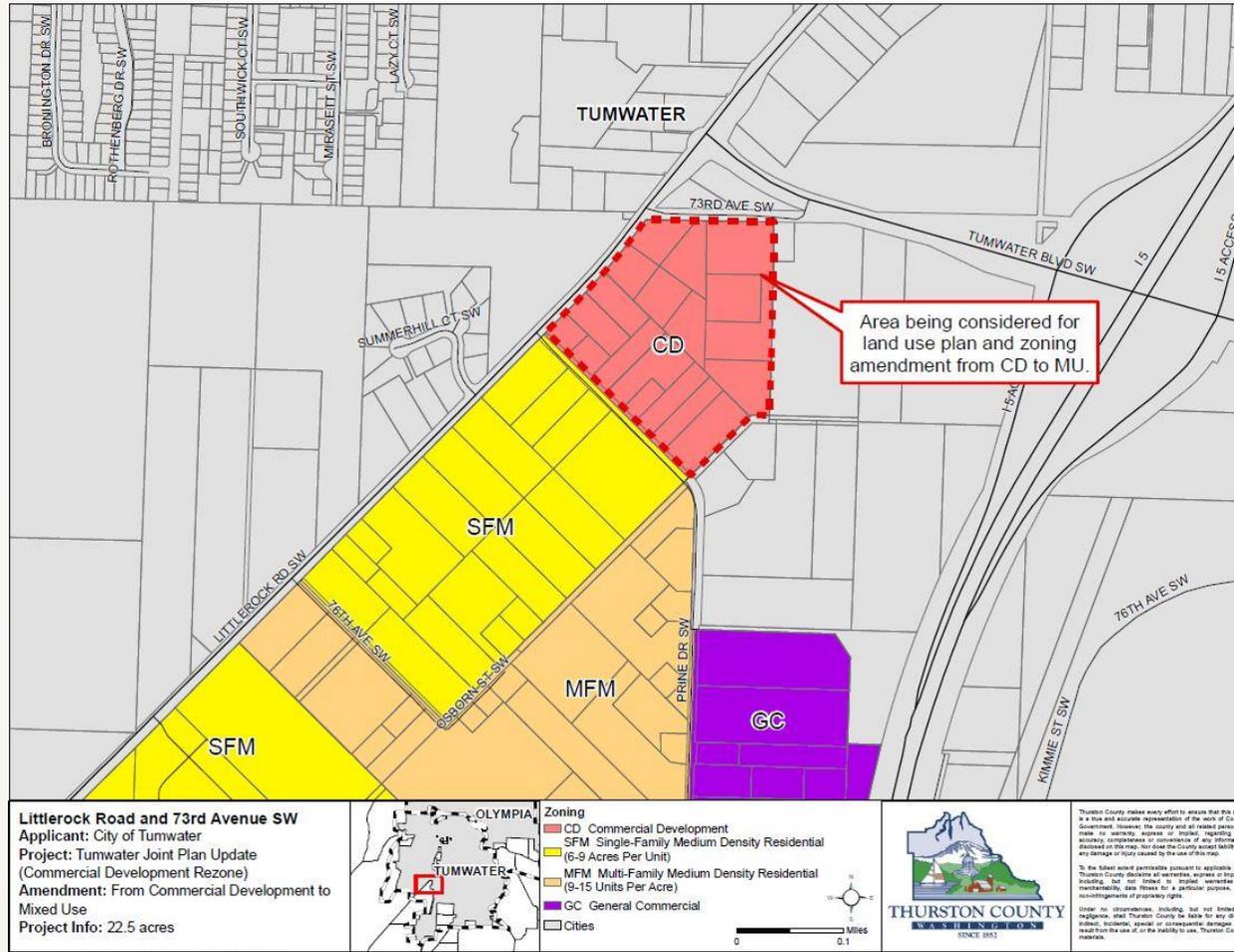
85th Avenue SW and Interstate 5 Land Use Map Amendment



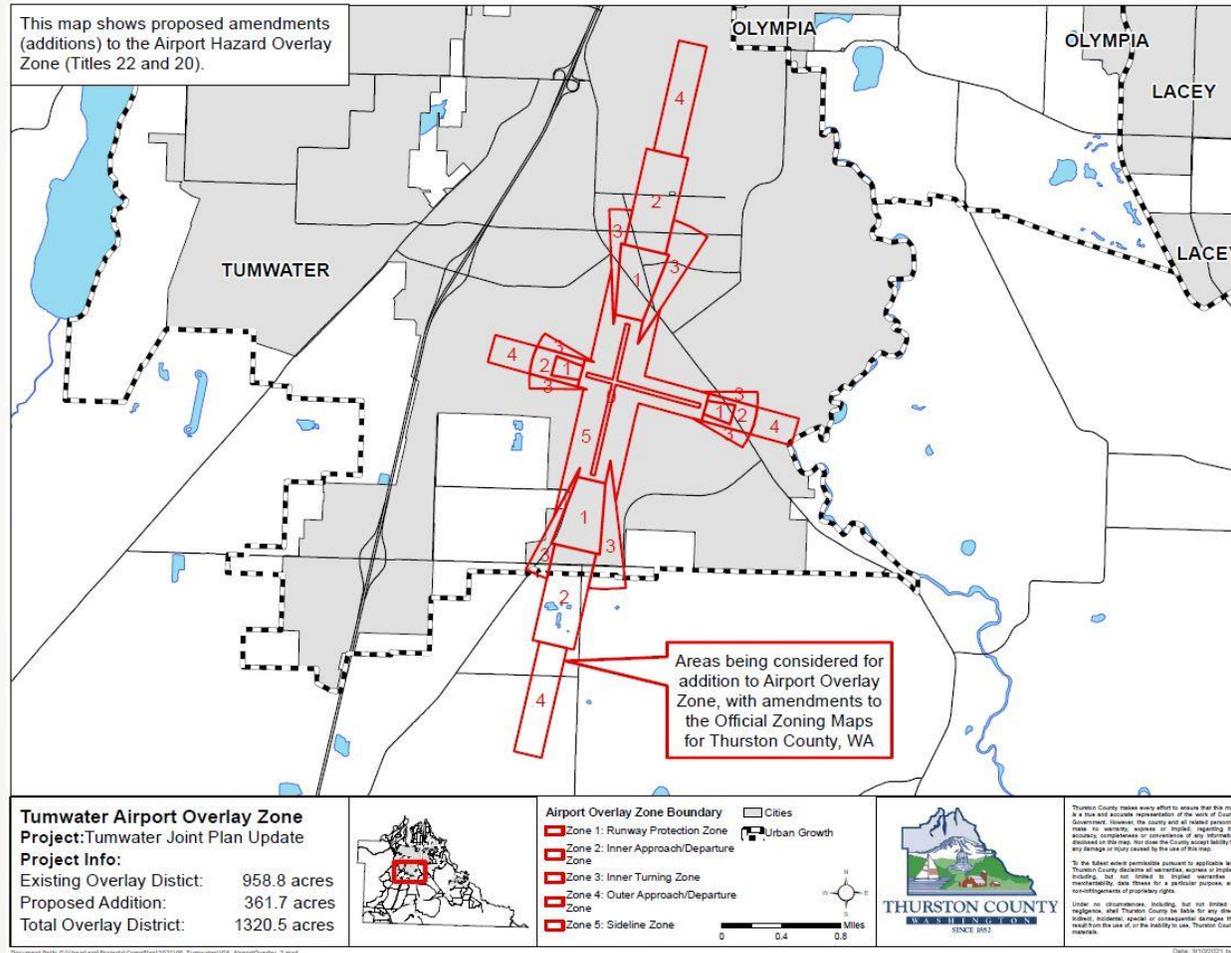
The Enclave at Deschutes River Land Use Map Amendment



Littlerock Road and 73rd Avenue SW Land Use Map Amendment



Airport Hazard Overlay Zone Land Use Map Amendment



Land Capacity Analysis



2020 Population Forecast

City of Tumwater and Urban Growth Area 20 Year Population Forecast

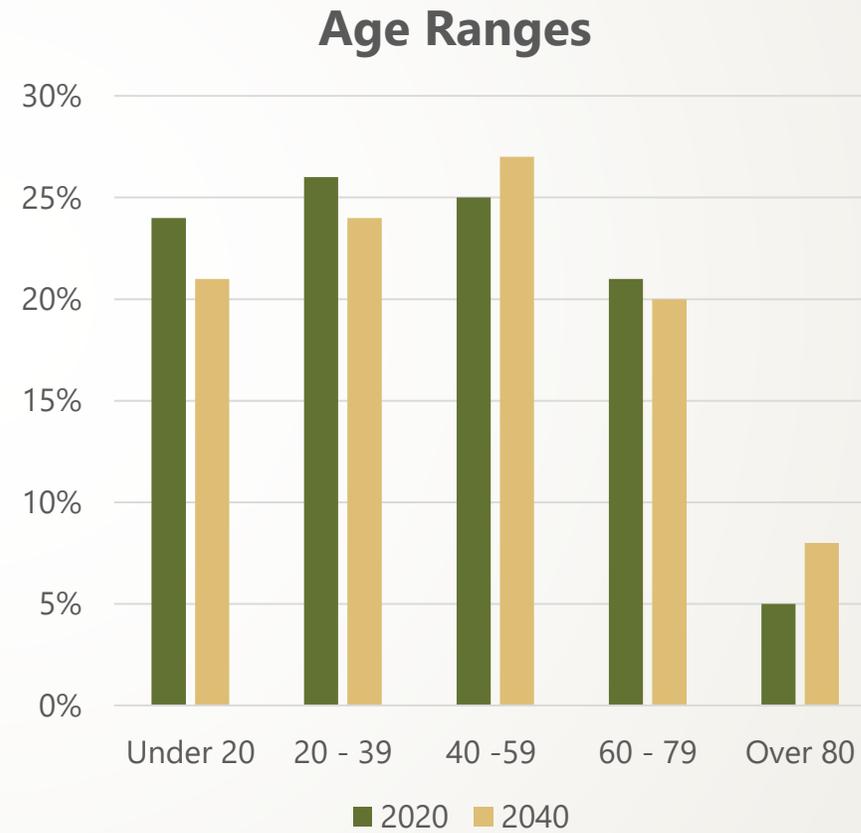
	2020 Population	2040 Population	Population Increase	Percent Increase 2020 - 2040
City of Tumwater	24,600	35,930	12,740	52%
Urban Growth Area	3,330	9,020	5,690	172%
Combined City and UGA	27,930	44,950	17,200	62%



2020 and 2040 Demographic Trends - Age



Age	2020	2040
Under 20	24%	21%
20 – 39	26%	24%
40- 59	25%	27%
60 – 79	21%	20%
Over 80	5%	8%



Current Land Use Designation Size



Designation Abbreviation and Density Per Acre	Full Designation	Acreage
R/SR 2-4	Residential/Sensitive Resource	165
SFL 4-7	Single Family Residential Low Density	1,195
SFM 6-9	Single Family Residential Medium Density	224
MFM 9-15	Multifamily Residential Medium Density	224
MU	Mixed Use	23
NC	Neighborhood Commercial	16
GC	General Commercial	95
LI	Light Industrial	566
HI	Heavy Industrial	22
P/OS	Parks/Open Space	210
UT	Utilities	111



Residential Supply Versus Demand 2020 and 2040



	2020 Dwelling Units	2040 Dwelling Units	Future Demand 2020-2040	Future Supply 2020-Plus	Excess Capacity	Percent Excess Capacity
City and Urban Growth Area	12,150	20,820	8,670	10,800	2,130	20%



Land Supply and Capacity

- ▶ The draft *2020 Buildable Land Report for Thurston County* noted that the urban areas in the County (cities plus the unincorporated Urban Growth Areas), contains sufficient land to accommodate the projected population growth
- ▶ Based on adopted policies in Thurston County as of 2017, the evaluation shows that:
 - There is a sufficient land supply to accommodate projected population growth to the year 2040 in Thurston County's urban areas; and
 - Each urban area in Thurston County has designated sufficient land supply to accommodate its projected population growth to the year 2040



Land Supply and Capacity – Questions

- ▶ Questions remain as to how much of the residential land supply will be available for development due to:
 - Federal endangered species listings
 - The availability of water
 - The difficulty of extending sewer service to some parts of the Urban Growth Areas



Other Background



Joint Plan Background

- ▶ The Cities of Lacey, Olympia, and Tumwater and Thurston County have been jointly planning in their shared Urban Growth Areas since 1988
- ▶ The Growth Management Act requires County-wide Planning Policies that call for joint planning and a process for modifying Urban Growth Area boundaries, as warranted
- ▶ The Joint Plan was adopted in 1995 by the City and County to meet the intent of the County-wide Planning Policies
- ▶ Minor amendments to the Joint Plan were made in 2009



Summary of the 2021 Joint Plan Update

- ▶ The City started its required Comprehensive Plan update in 2015 and completed it in 2016
- ▶ City and County started work on an update to the Joint Plan in 2016 – 2017
- ▶ Staff restarted the update process in 2020 with intent of adopting the update in 2021
- ▶ Primary goals of the update:
 1. Address current community interests
 2. Align with current goals and policies of the City
 3. Meet current state requirements



Community Outreach

- ▶ Growth Management Act (GMA) requires “**early and continual citizen participation**” in the development and updates of local comprehensive plans
- ▶ The Planning Commissions will serve as the primary means for obtaining community input on the Joint Plan Update

