Tumwater UGA Joint Plan Update

Date: April 19, 2017

Public Hearing Date: To be scheduled

Prepared by: Allison Osterberg, Senior Planner

Proponent/Applicant: Thurston County and City of Tumwater

Action Requested: Review and update the Joint Plan for the Tumwater Urban Growth Area

☐ Map Changes ☐ Text Changes ☒ Both ☒ Affects Comprehensive Plans/documents
☒ Affected Jurisdictions: City of Tumwater

ISSUE
Planning in the Tumwater Urban Growth Area is governed by the County-Wide Planning Policies, which include the following:

4.1 Thurston County and the cities and towns within its boundaries will jointly plan the unincorporated portions of urban growth areas.

4.2 Each city and town will assume lead responsibility for preparing the joint plan for its growth area in consultation with the county and adjoining jurisdictions.

4.3 The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed.

The City of Tumwater/Thurston County Joint Plan was first adopted in 1995, as an element of both the city and the county’s Comprehensive Plans. Tumwater completed the periodic update of its Comprehensive Plan in 2016, and has requested an update to the Joint Plan to reflect changes made to its Comprehensive Plan as well as incorporate more recent information related to annexations, population figures, and policy decisions that affect the Tumwater UGA. An update to the Tumwater Joint Plan was included in the scope of work for the County’s Comprehensive Plan, adopted by the Board of County Commissioners in February 2017.

In addition to the Joint Plan itself, Tumwater planning staff have identified a number of potential development code changes to Title 22 of the Thurston County Code, which covers zoning standards for the Tumwater Urban Growth Area (see Attachment A). Changes to Title 22 will be considered subsequently to the review and update to the Joint Plan.

ANALYSIS
Staff have provided an electronic version of the initial draft of the revised Joint Plan, with redline changes proposed by City of Tumwater staff, and initial comments from County Planning staff. City staff are proposing additional changes, which will be reviewed at a future work session.
County and City staff determined that holding a Joint meeting between the two Planning Commissions would allow for an opportunity to share perspectives on the Joint Plan among Planning Commissioners.

DEPARTMENT RECOMMENDATION

City staff are preparing additional suggested to changes to the Joint Plan that will need to be reviewed by County staff. An updated draft of the Joint Plan and any related materials will be presented to the Planning Commission at a future work session, along with a request to set a public hearing.

SEPA

An environmental determination on amendments to the Tumwater/Thurston County Joint Plan, as required pursuant to WAC 197-11-704, will be completed following the Planning Commission recommendation on proposed amendments.

NOTIFICATION

This briefing was posted online and sent to the Resource Stewardship Department Long Range Planning Division’s webmail subscribers.

After Planning Commission sets the date for public hearing, notification will be posted online and published in the *Olympian* and sent to webmail subscribers at least twenty (20) days prior to the scheduled hearing as required by Chapter 2.05 TCC.

PUBLIC COMMENT

No public comment has been received at this time.

ATTACHMENTS

Attachment A: Summary of proposed amendments to the Tumwater/Thurston County Joint Plan made by City staff, and proposed amendments to TCC 22 to become consistent with Tumwater Municipal Code

Attachment B: Draft Joint Tumwater/Thurston County Plan Update

Attachment C: Draft Joint Tumwater UGA Maps