

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

1 **ISSUE**

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

- 4 4.1 Thurston County and the cities and towns within its boundaries will jointly plan the
5 unincorporated portions of urban growth areas.
- 6 4.2 Each city and town will assume lead responsibility for preparing the joint plan for
7 its growth area in consultation with the county and adjoining jurisdictions.
- 8 4.3 The jointly adopted plan or zoning will serve as the basis for county planning
9 decisions and as the pre-annexation comprehensive plan for the city to use when
10 annexations are proposed.

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

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

24 **ANALYSIS**

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

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5 **DEPARTMENT RECOMMENDATION**

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

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12 **SEPA**

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

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17 **NOTIFICATION**

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

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

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25 **PUBLIC COMMENT**

26 No public comment has been received at this time.

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28 **ATTACHMENTS**

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

32 Attachment B: Draft Joint Tumwater/Thurston County Plan Update

33 Attachment C: Draft Joint Tumwater UGA Maps