

City of Tumwater and Thurston County Joint Plan Update

May 20, 2021

City of Tumwater and Thurston County Planning Commissions Joint Public Hearing



Summary

- ▶ Intent of the joint public hearing
- ▶ Purpose of the Joint Plan
- ▶ Overview of the City of Tumwater urban growth area
- ▶ Summary of the proposed updates to the Joint Plan
- ▶ Discussion of implementation and next steps



Intent of the Joint Public Hearing

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 and 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*)



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

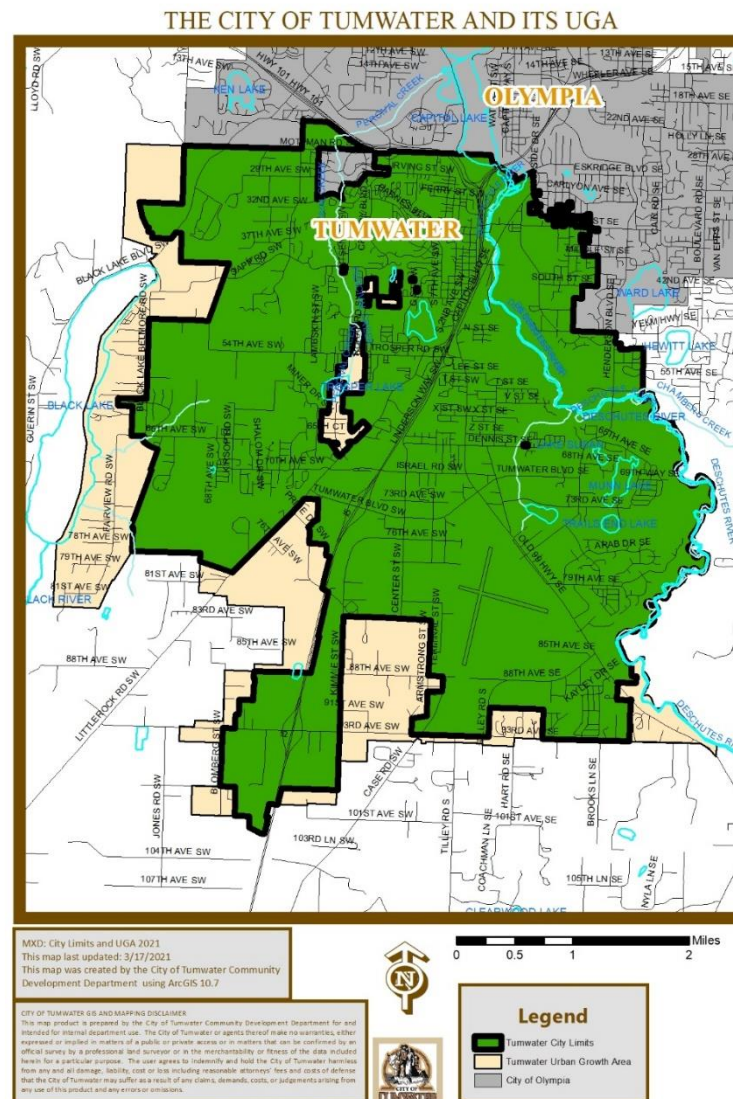


Current Urban Growth Area

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



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



2021 Joint Plan Update Process

- ▶ The Planning Commissions are reviewing a draft of the Joint Plan update
- ▶ The Joint Plan update approval process:
 1. The Planning Commissions will hold a joint public hearing on May 20, 2021 and issue a joint recommendation
 2. The Tumwater City Council will review the Planning Commissions' joint recommendation in June and July 2021 and recommend approval
 3. Board of County Commissioners will review the City Council recommendation and adopt the Joint Plan Update in 2021
- ▶ 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



Community Outreach

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



Joint Plan – Primary Areas of Discussion

1. Land use supply and capacity
2. Policy review
3. Land use map amendments
4. Implementation



2020 Population Forecast

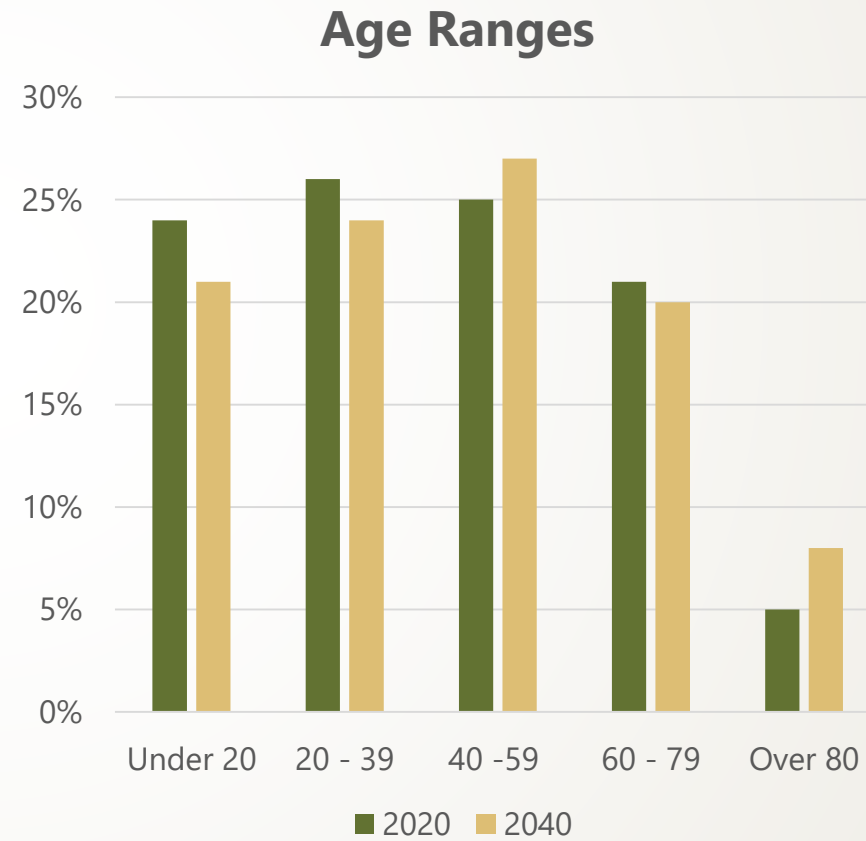
City of Tumwater and Urban Growth Area 20 Year Population Forecast

	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



Land Use Policies

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*



Public Facilities and Services Policies

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*



Other Elements

1. In the Joint Plan, Chapters 4 – *Lands for Public Purposes*, 5 – *Utilities*, 6 – *Housing*, 7 – *Parks, Recreation, and Open Space*, 8 – *Economic Development*, and 9 – *Transportation* are incorporated by reference from those elements of the same name in the City of Tumwater Comprehensive Plan
2. There are no proposed amendments to those elements proposed as part of the Joint Plan update



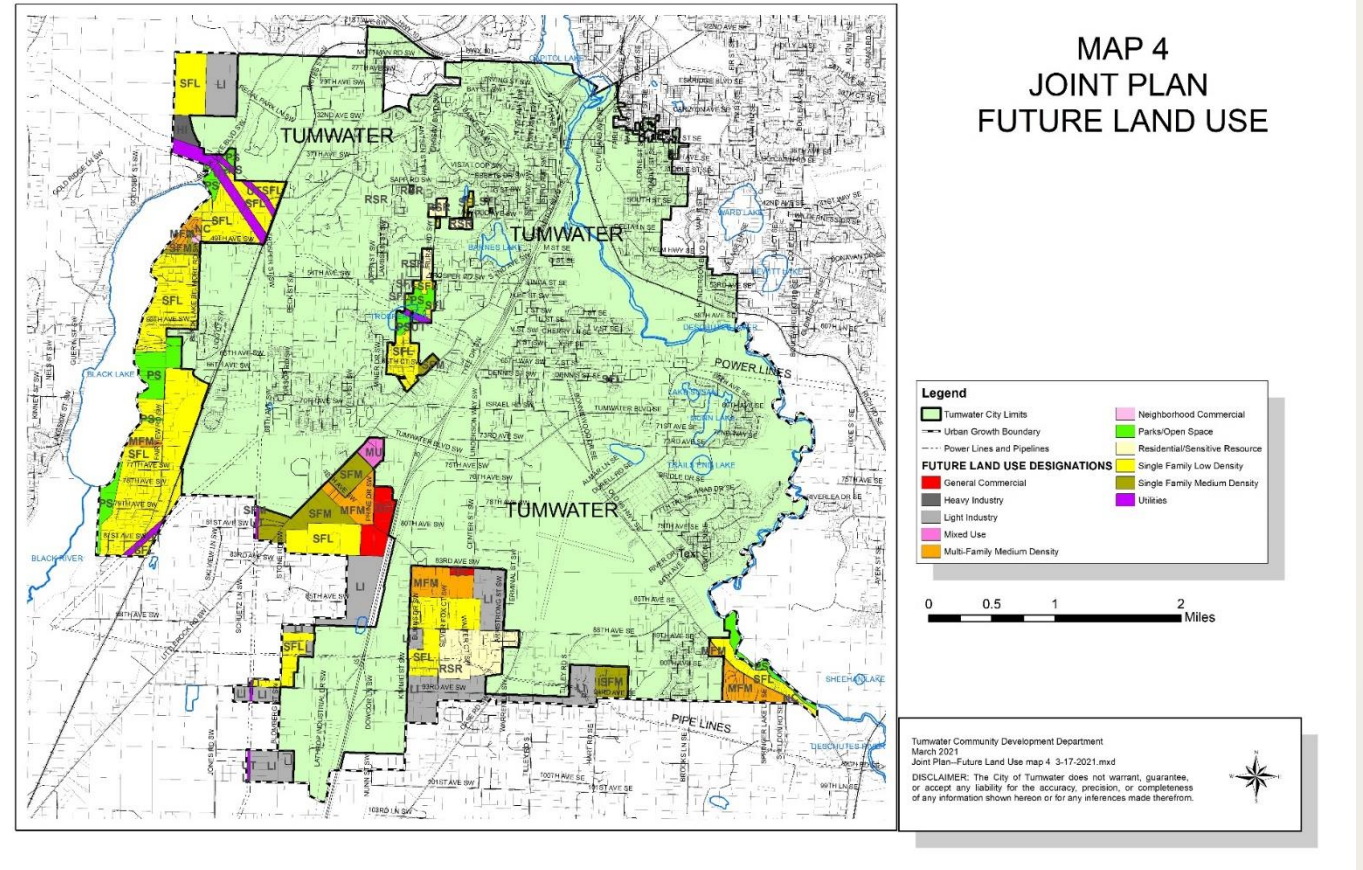
Proposed Land Use Map Amendments

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

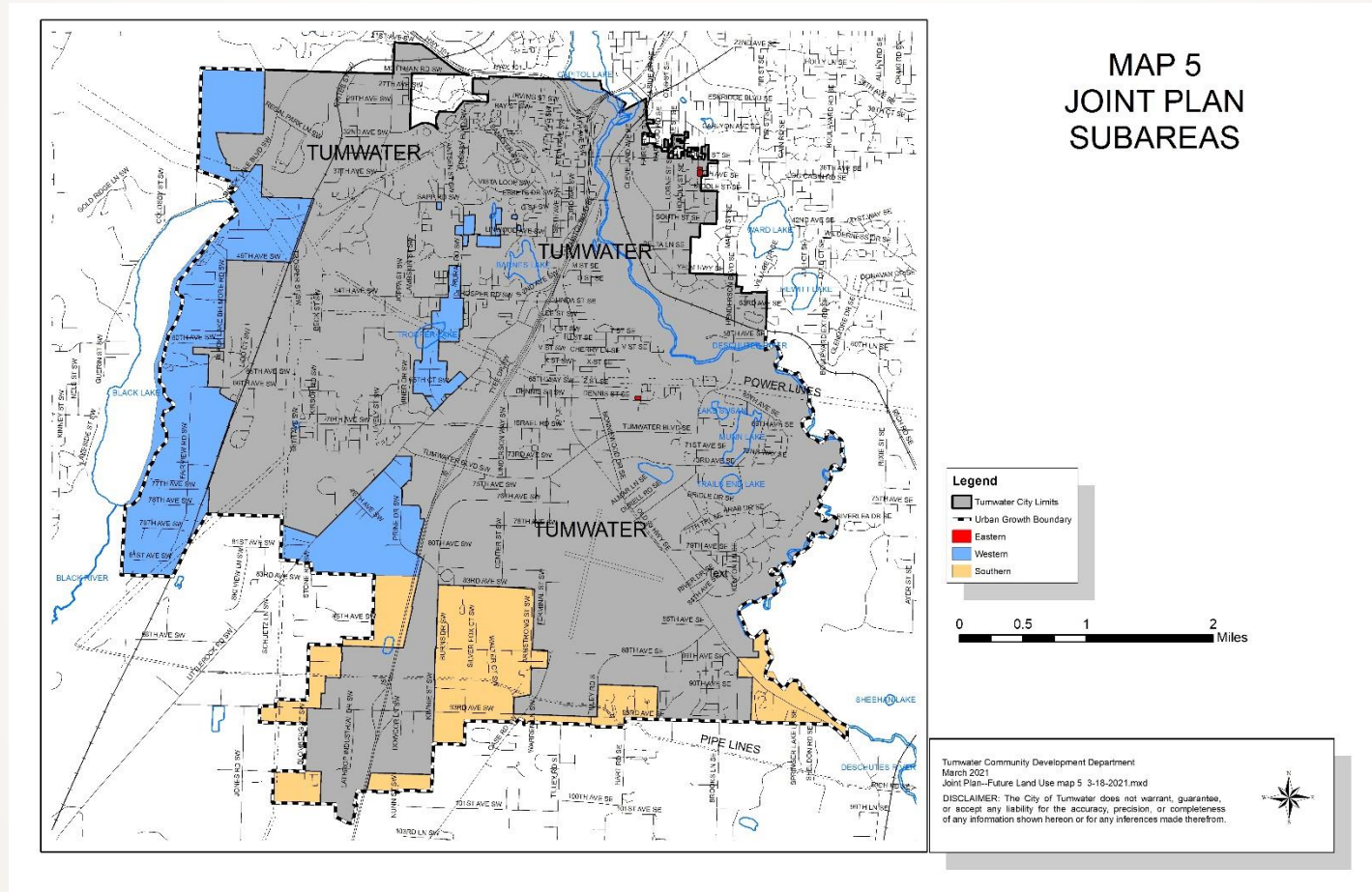


Joint Plan Future Land Use Designations

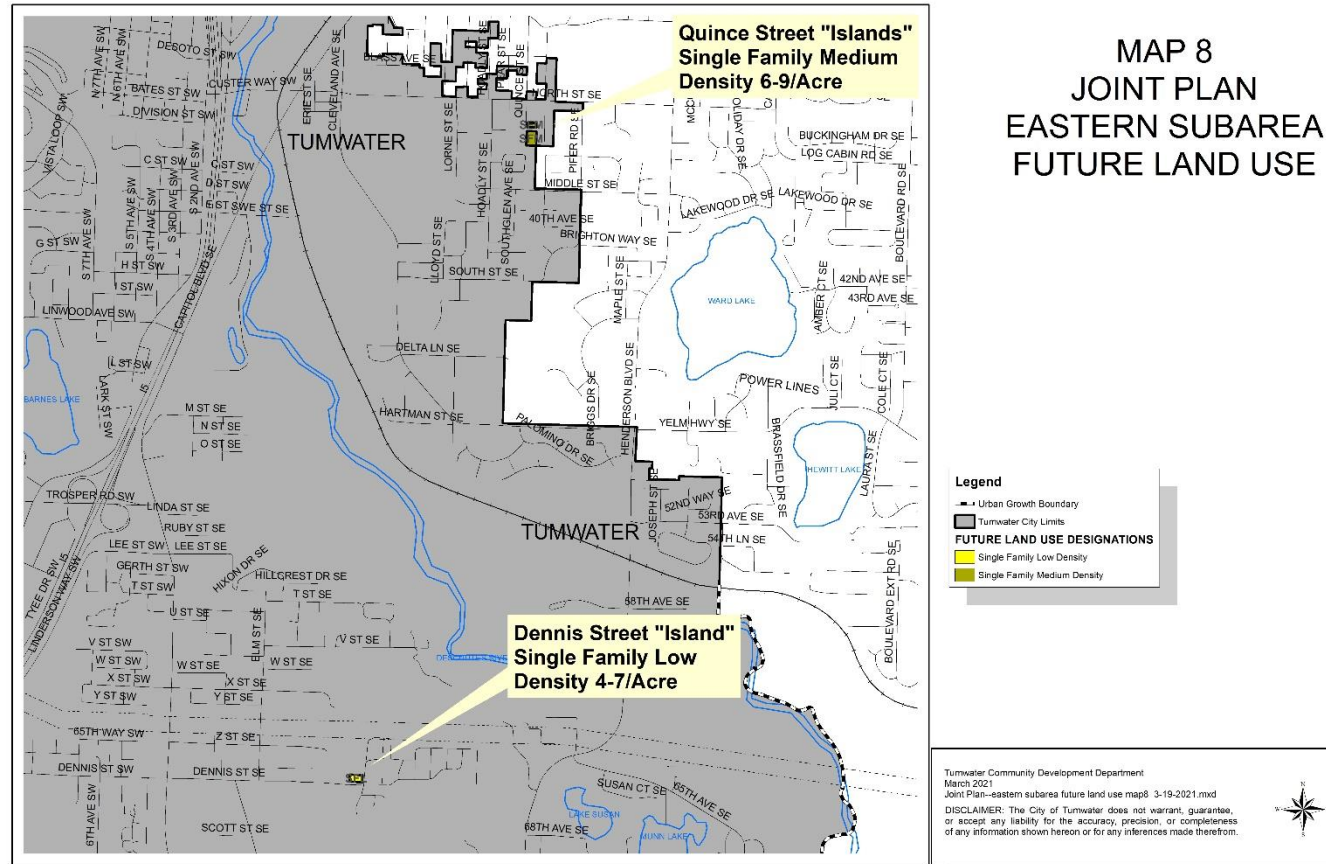
The map to the right shows the proposed future land use designations of the Tumwater Urban Growth Area



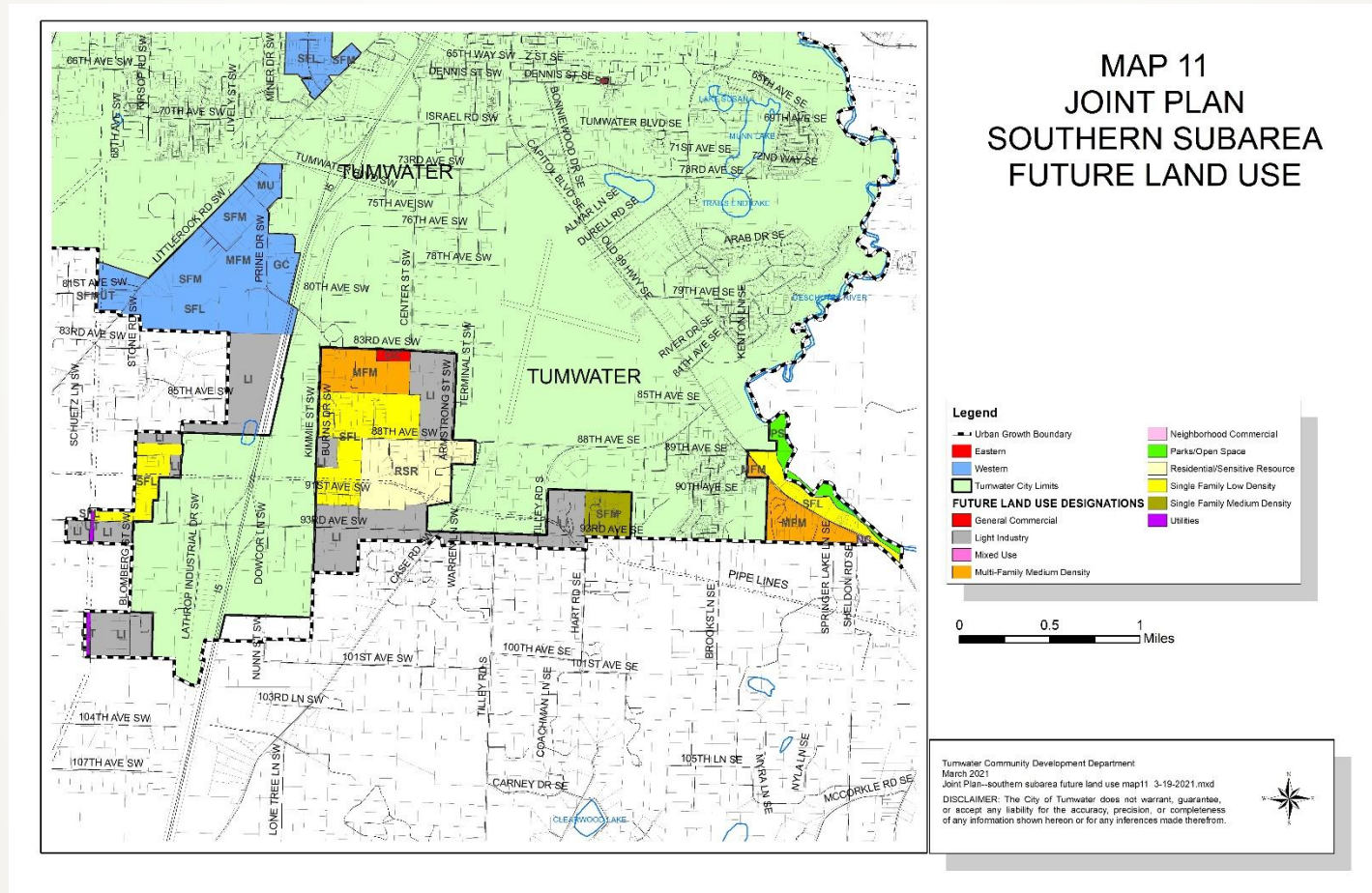
Joint Plan Subareas



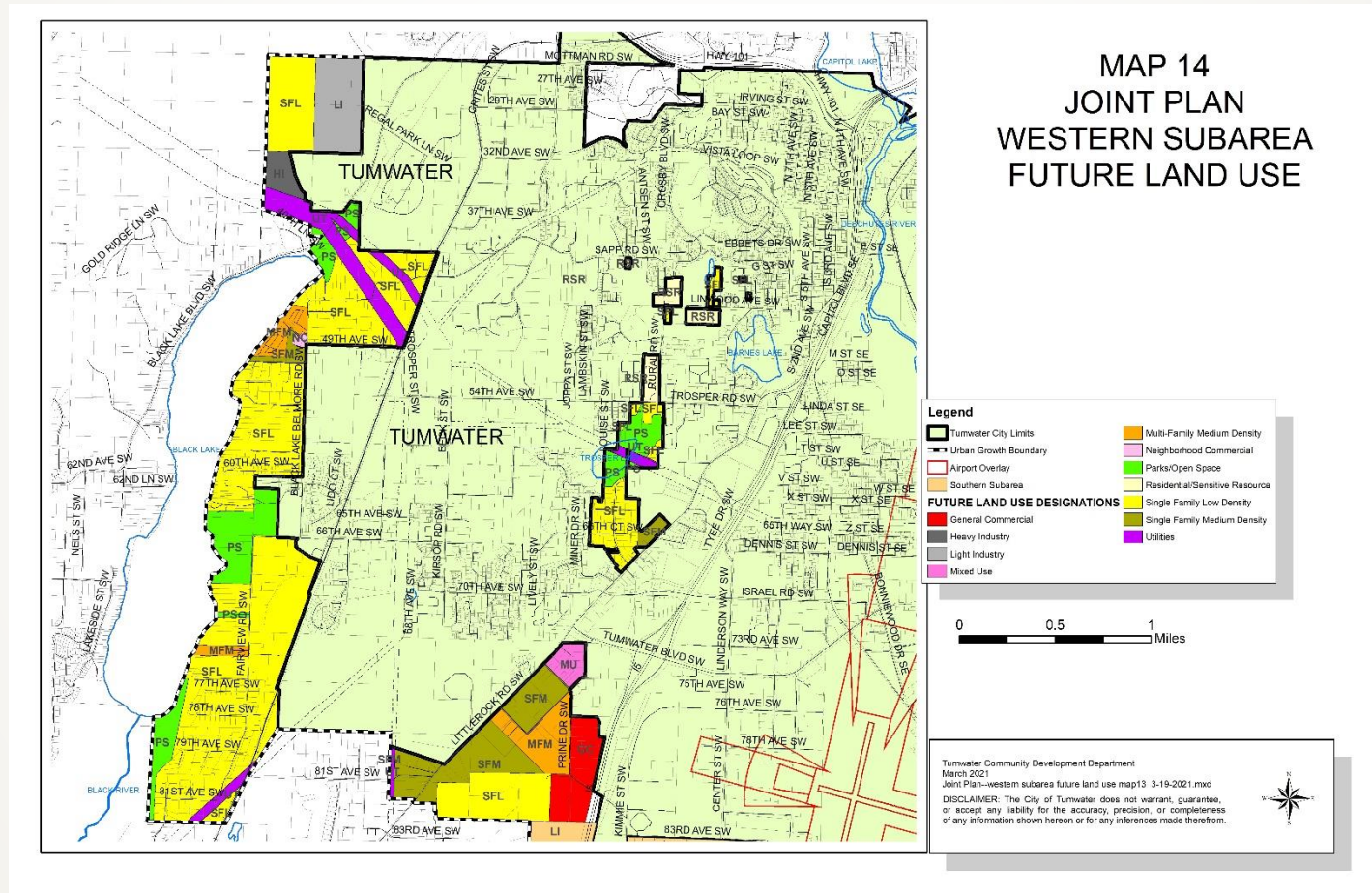
Proposed Eastern Subarea Future Land Use



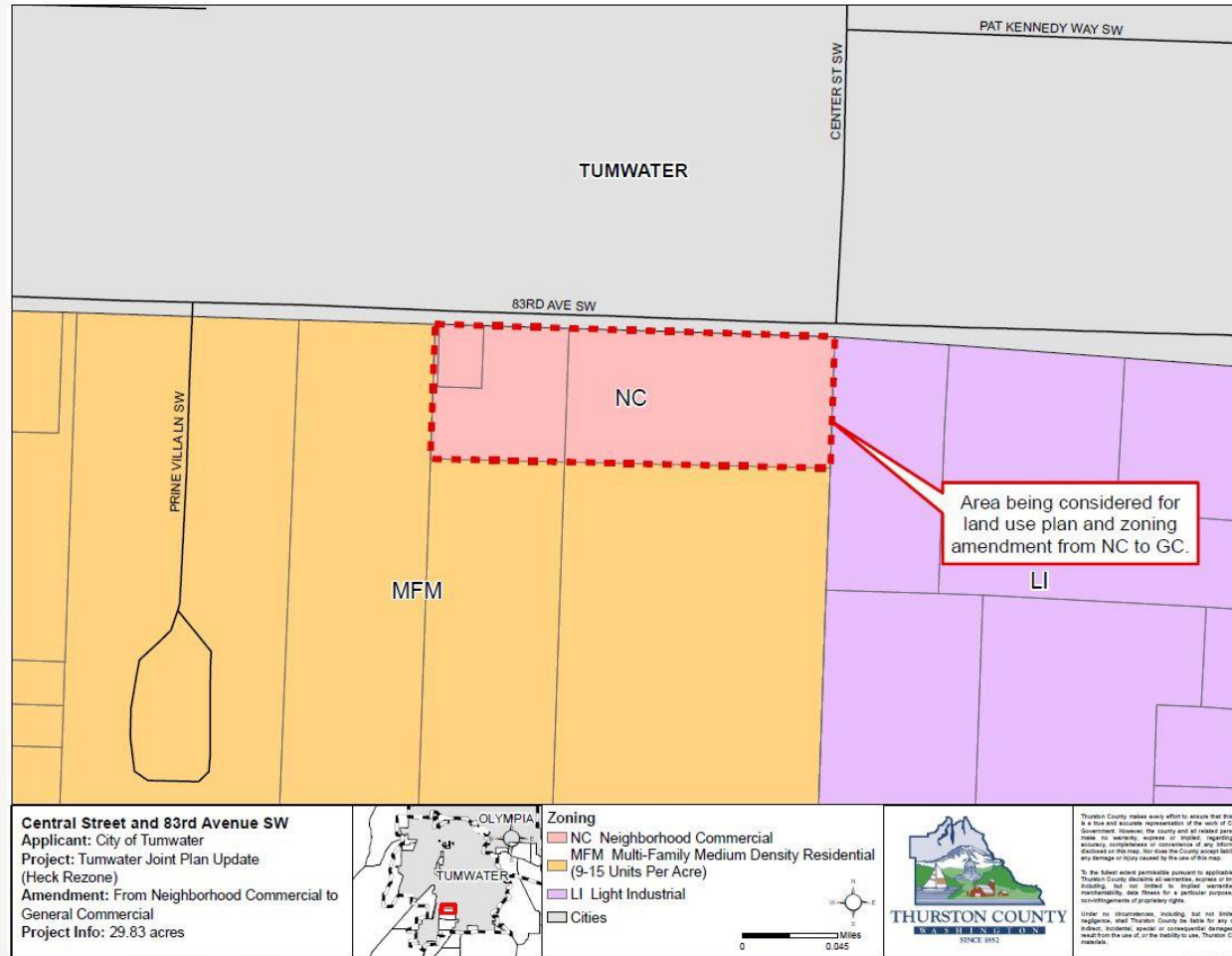
Proposed Southern Subarea Future Land Use



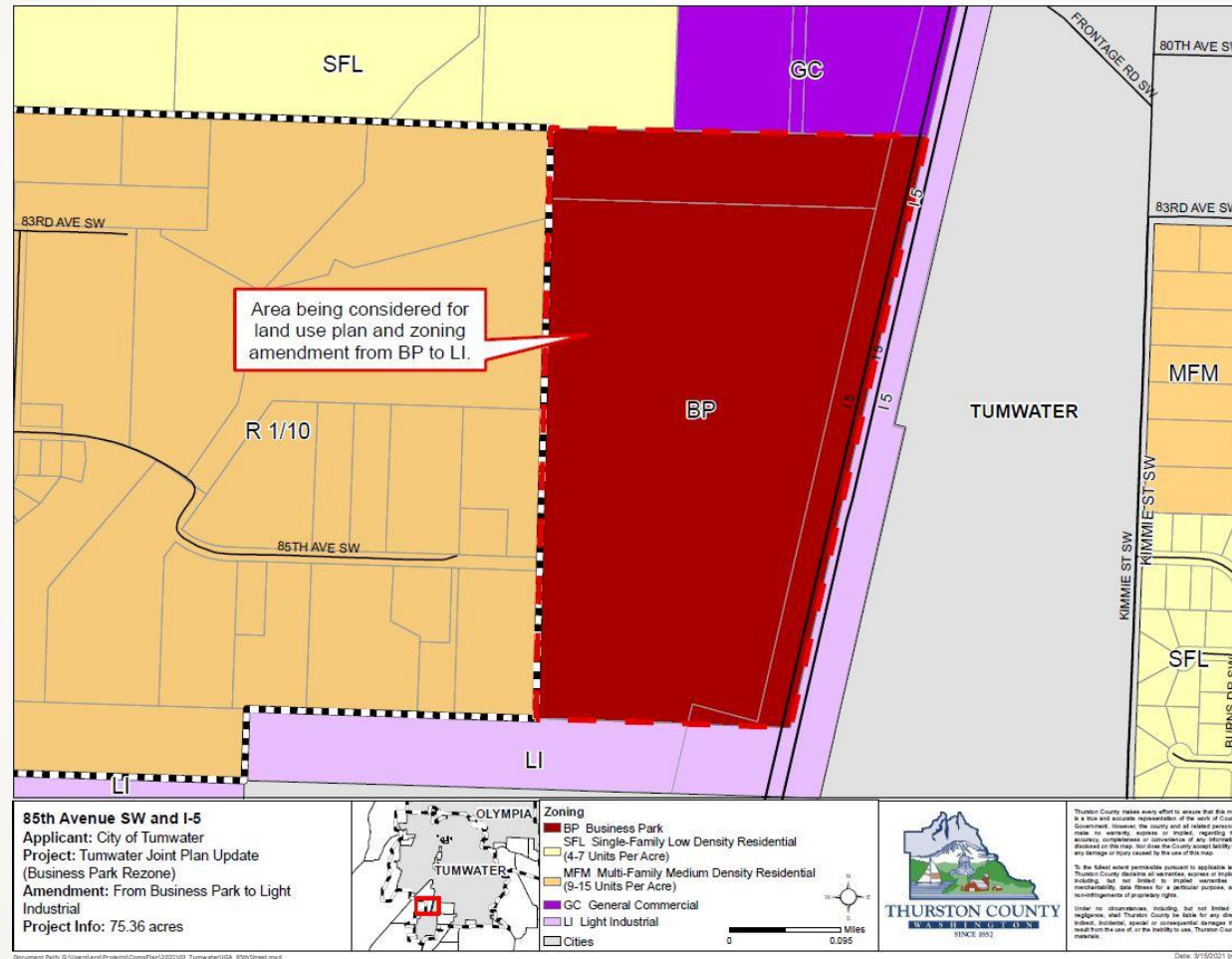
Proposed Western Subarea Future Land Use



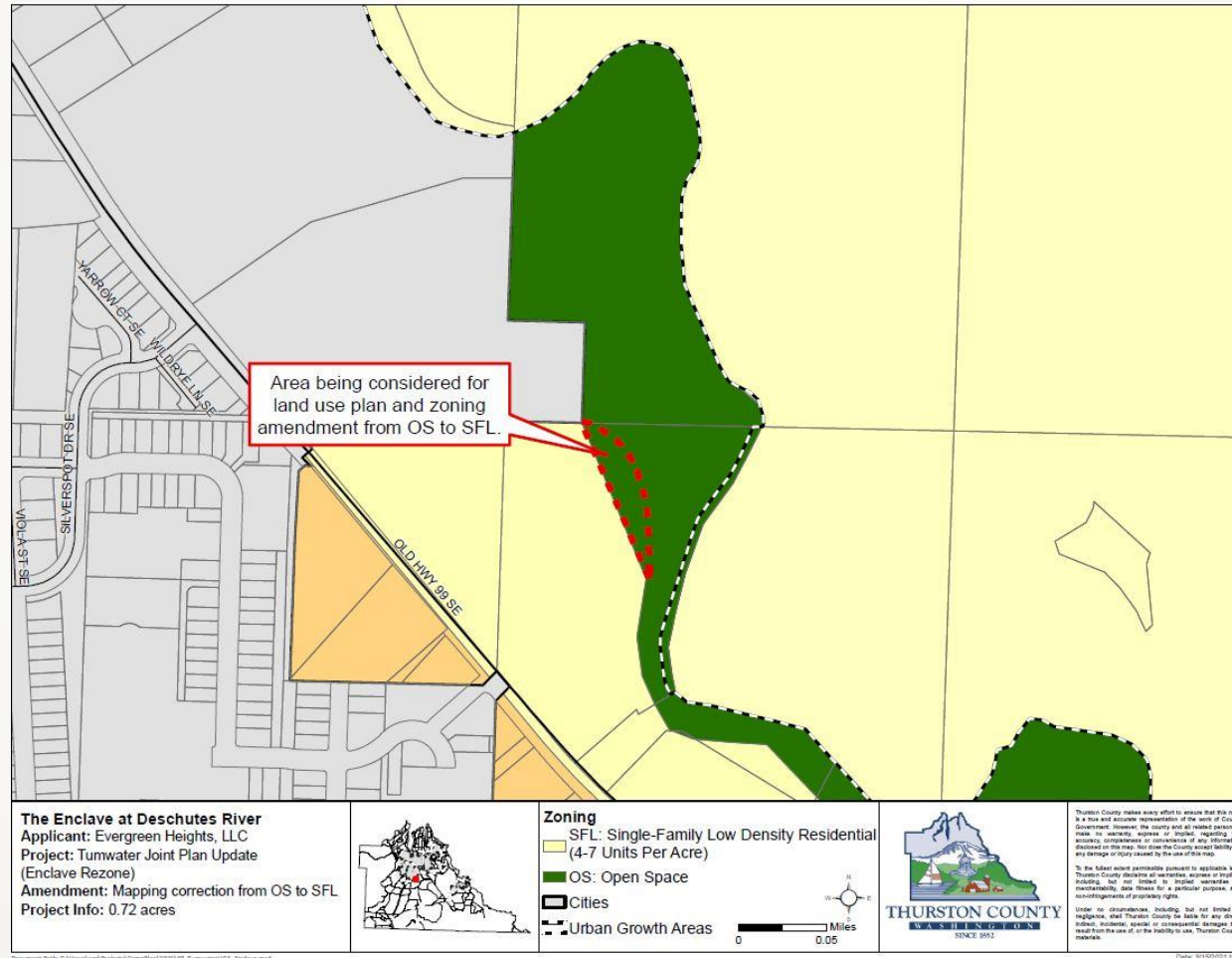
Center Street and 83rd Avenue SW Land Use Map Amendment



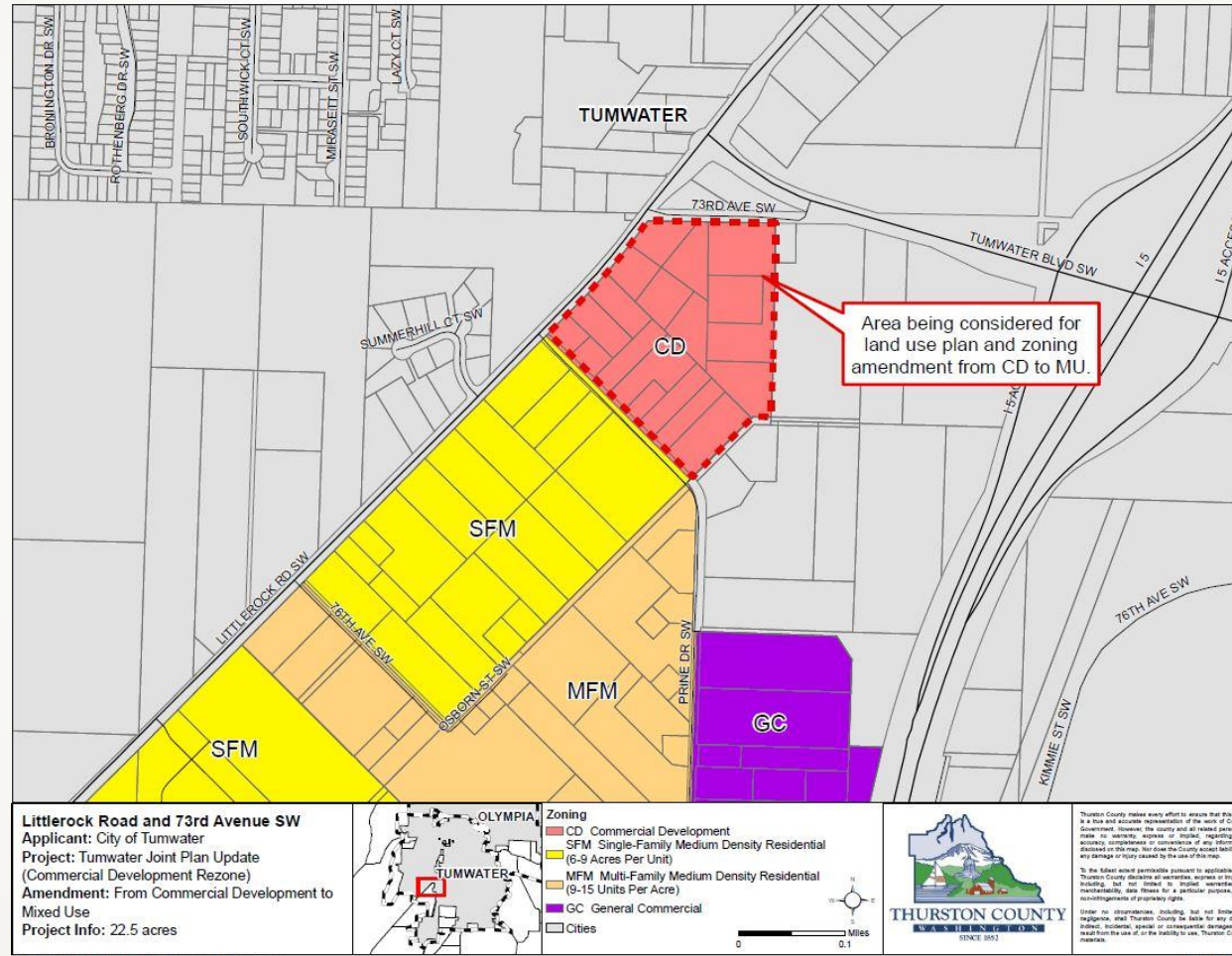
85th Avenue SW and Interstate 5 Land Use Map Amendment



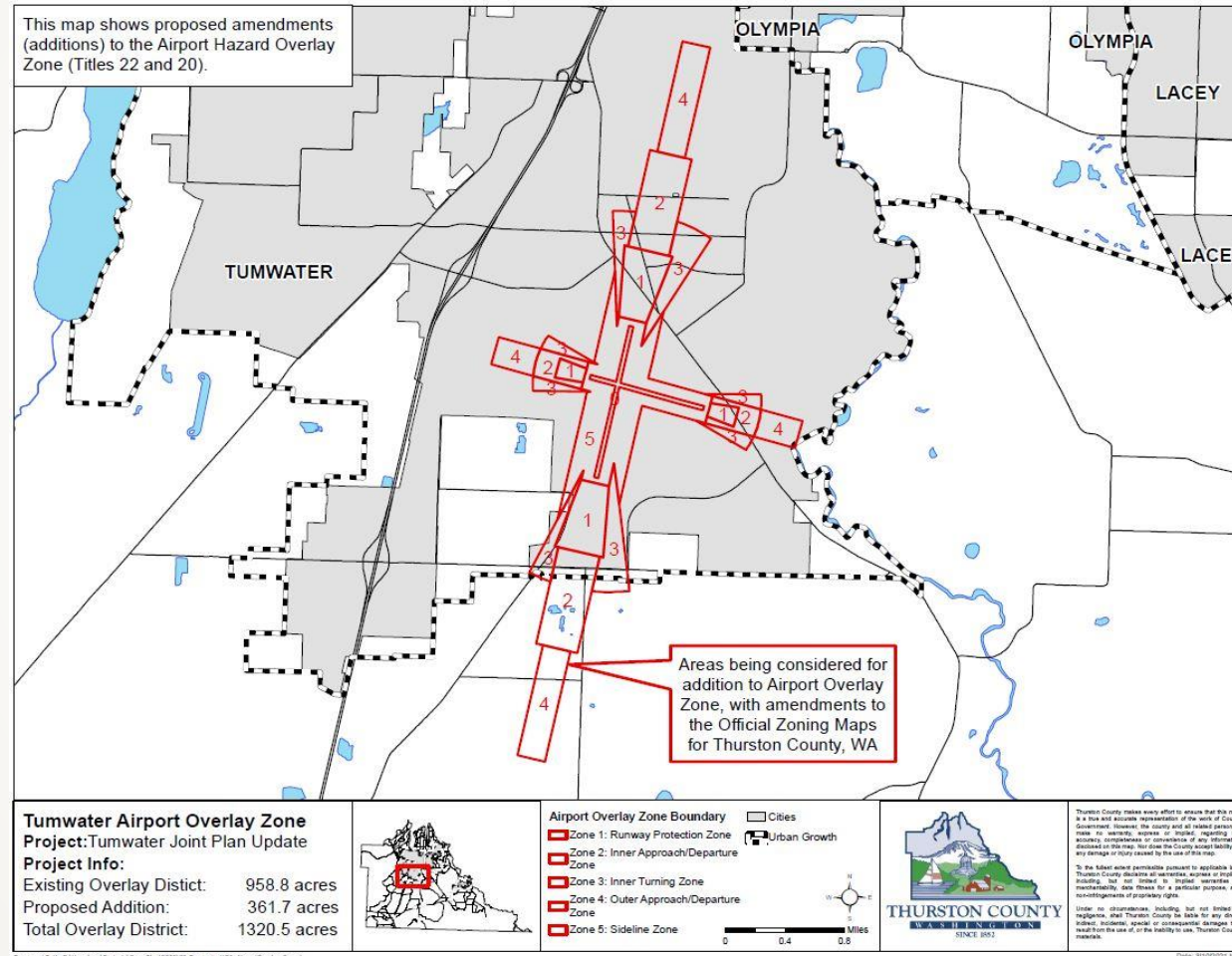
The Enclave at Deschutes River Land Use Map Amendment



Littlerock Road and 73rd Avenue SW Land Use Map Amendment



Airport Hazard Overlay Zone Land Use Map Amendment



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*



Next Steps

City of Tumwater and Thurston County Planning Commission

- ▶ May 20, 2021 – Joint public hearing

Tumwater City Council

- ▶ June and July 2021 – Briefings and worksession

Thurston County Board of Commissioners

- ▶ Late Summer and Fall 2021 – Adoption



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