

# THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – FEBRUARY 7, 2024



## Intro to Joint Planning and the Tumwater Development Code Update

# AGENDA

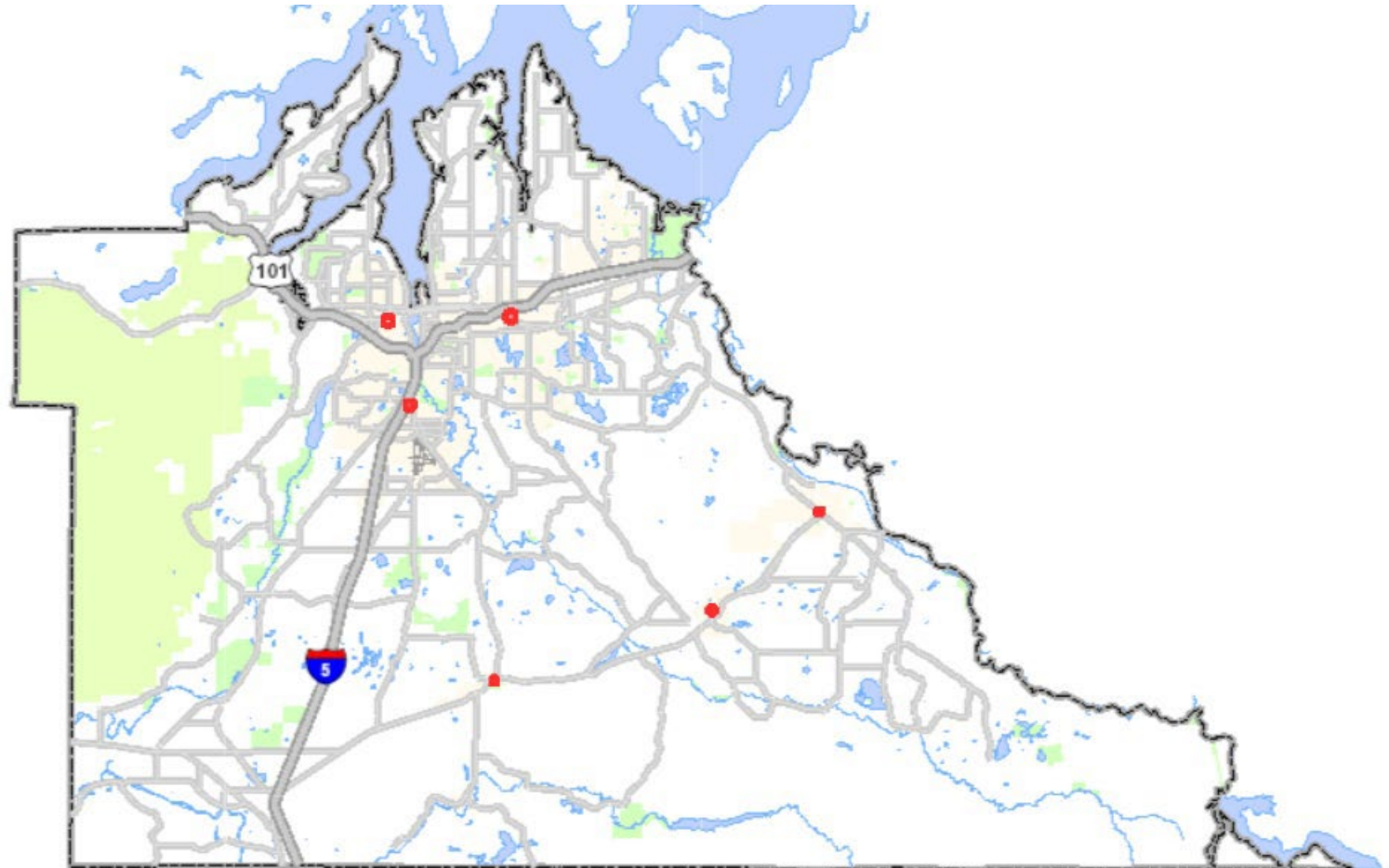
- Overview of Growth Management Act
- Joint Planning and Process
- UGA Boundaries
- Tumwater Development Code
- Next Steps

# GROWTH MANAGEMENT ACT

- What are Urban Growth Areas?
- What is the Purpose of Joint Plans?
- One Tool for Developing Joint Plans: County-wide Planning Policies

# THURSTON COUNTY AND JOINT PLANNING CITIES

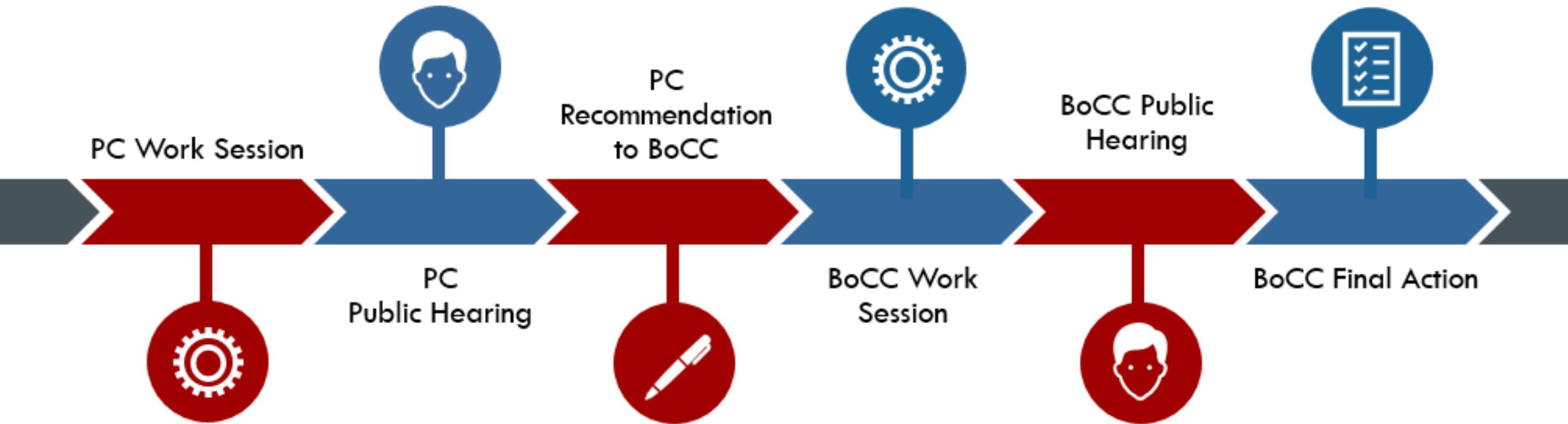
- Tumwater (2021)
- Olympia (2023)
- Lacey (2023)
- Yelm (2023)
- Tenino (2026)
- Rainier (2026)



## DEVELOPMENT OF THE JOINT PLAN

- Most recent Comprehensive Plans of City and County
- Public outreach
- City drafts the Joint Plan, County reviews
  - All County departments review Joint Plan chapters
  - Reviewed by Prosecuting Attorney's office

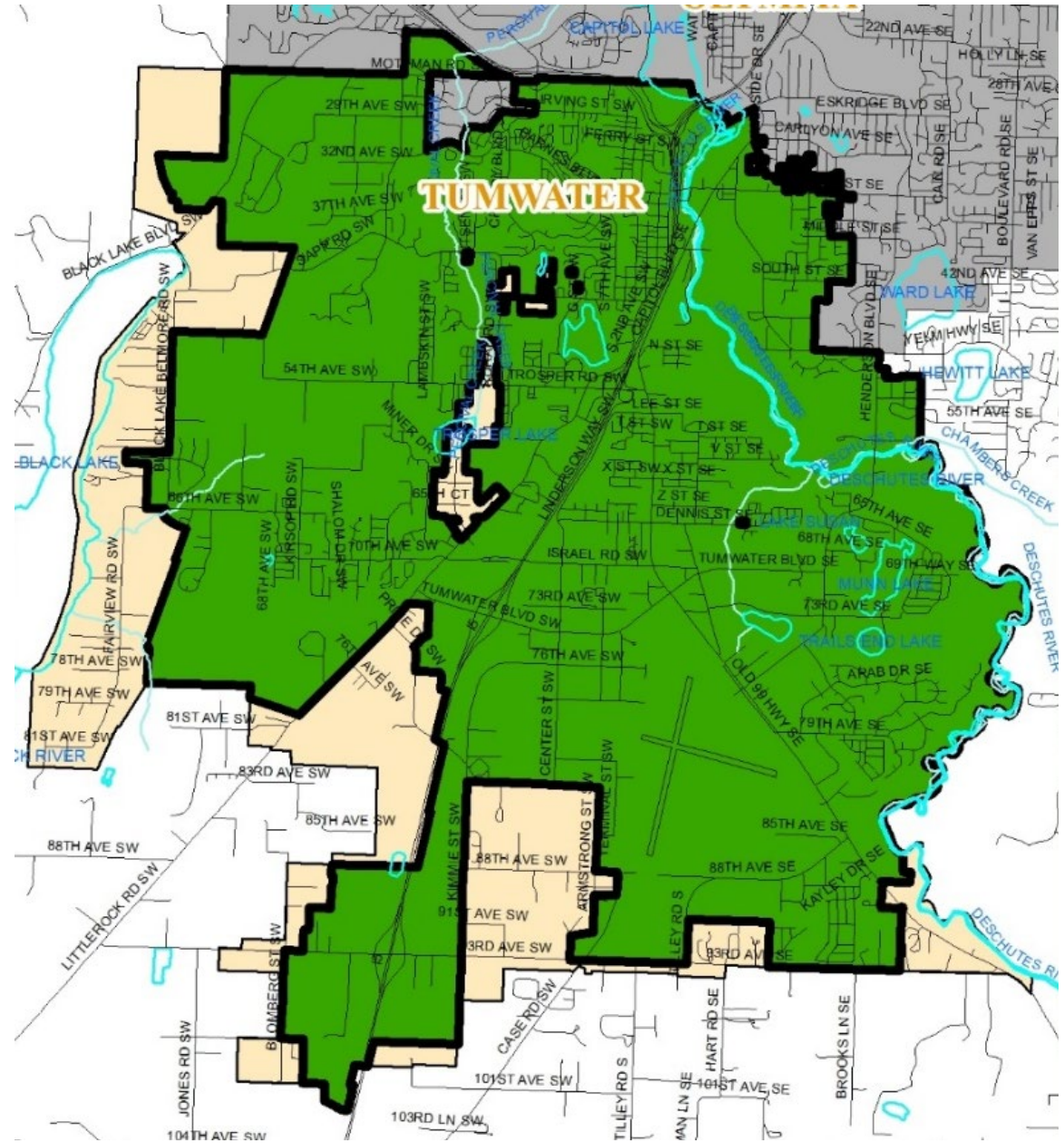
# PROCESS OF THE JOINT PLAN



# TUMWATER JOINT PLAN

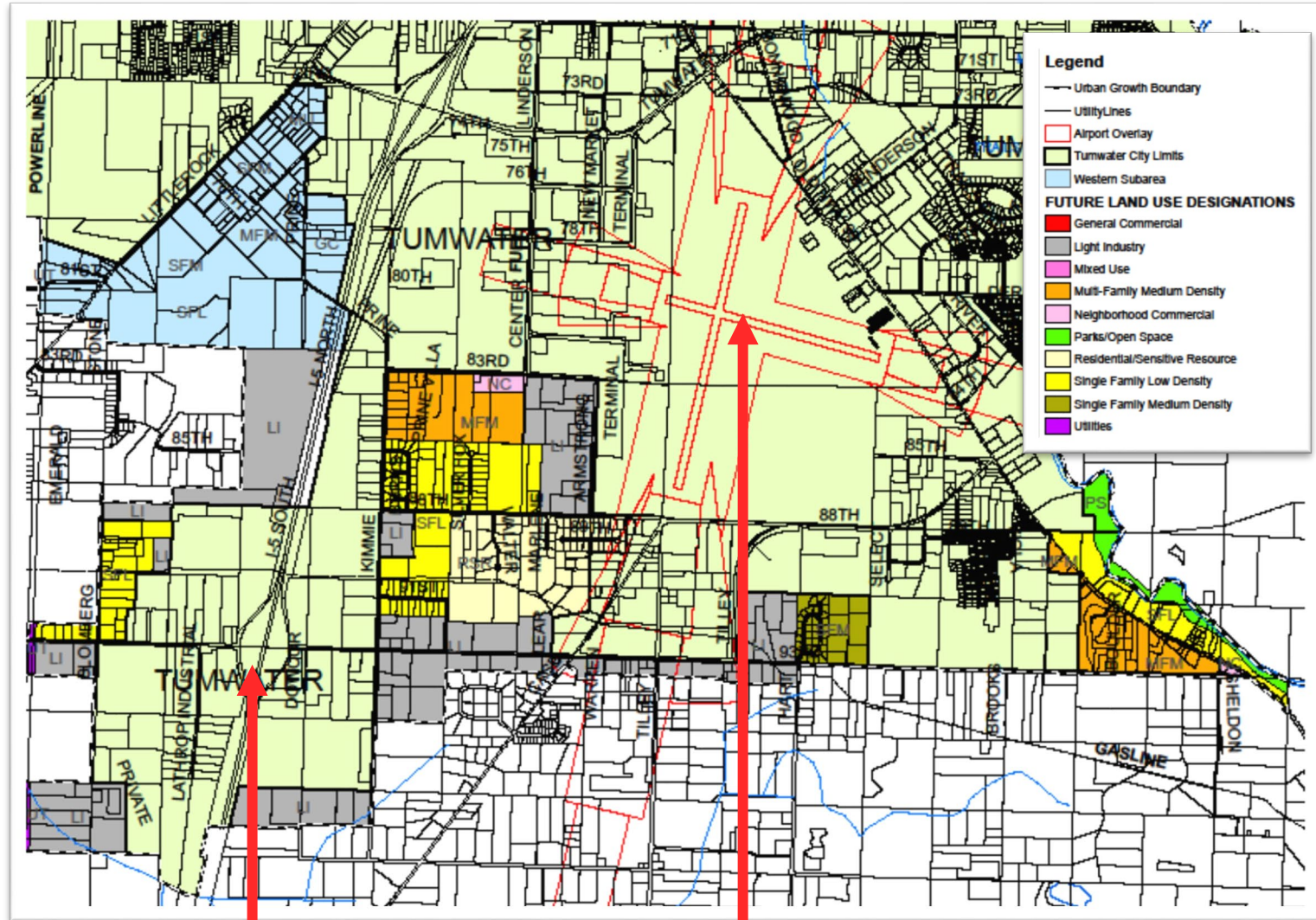
- **Staff Review and Collaboration:** June-December 2020
- **Planning Commission Review**
  - Work Sessions: March-May 2021
  - Public Hearing: May 20, 2021
- **Board of County Commissioner Review**
  - Work Sessions and Public Hearing: August-November 2021
  - Adoption: November 30, 2021 by Resolution No. 16091

# CITY OF TUMWATER AND ITS URBAN GROWTH AREA





# SOUTHERN SUBAREA FUTURE LAND USE MAP



Interstate 5

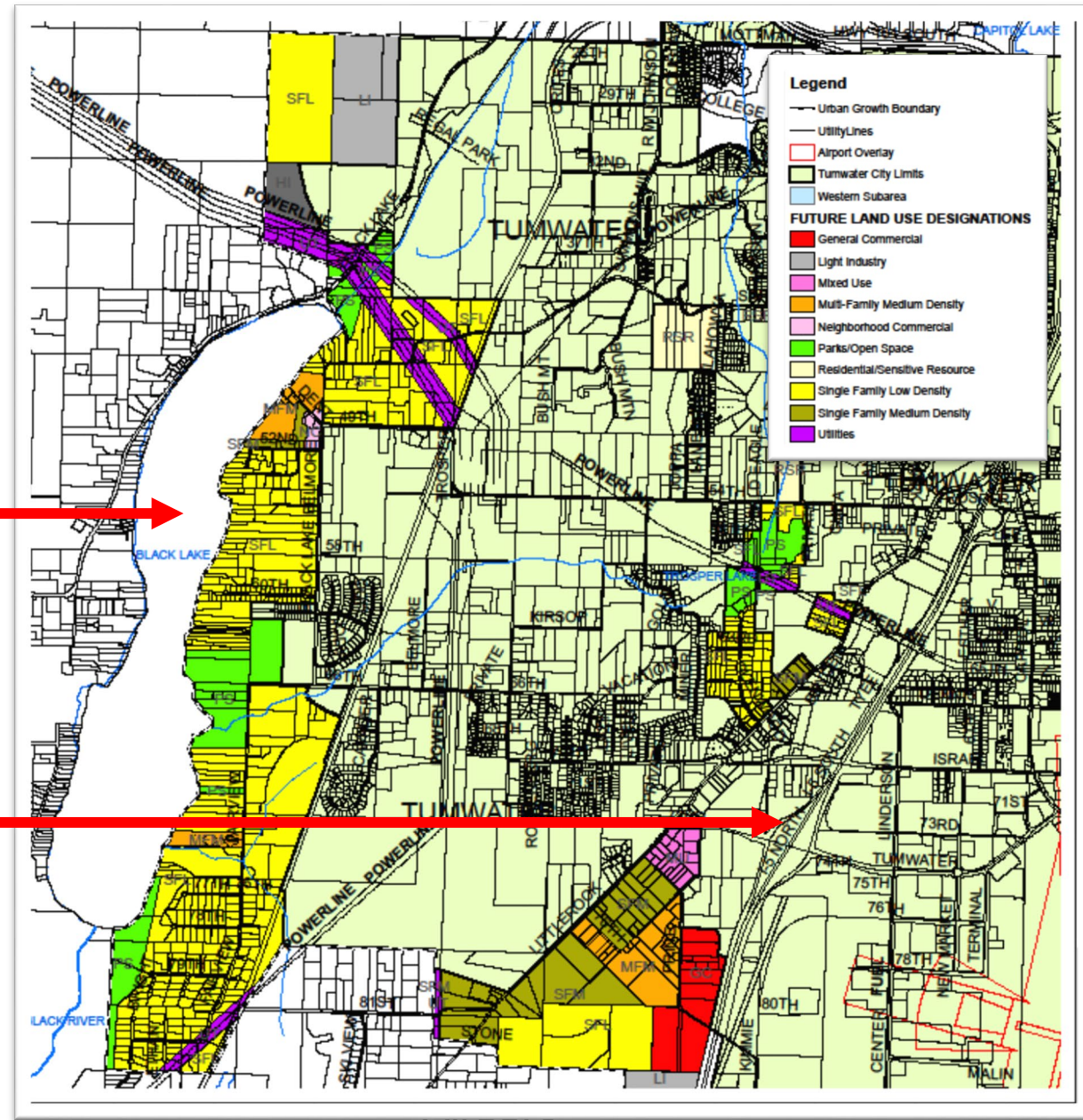
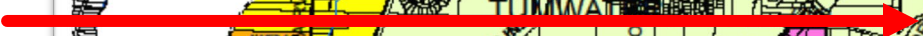
Airport

# WESTERN SUBAREA FUTURE LAND USE MAP

Black Lake



Interstate 5

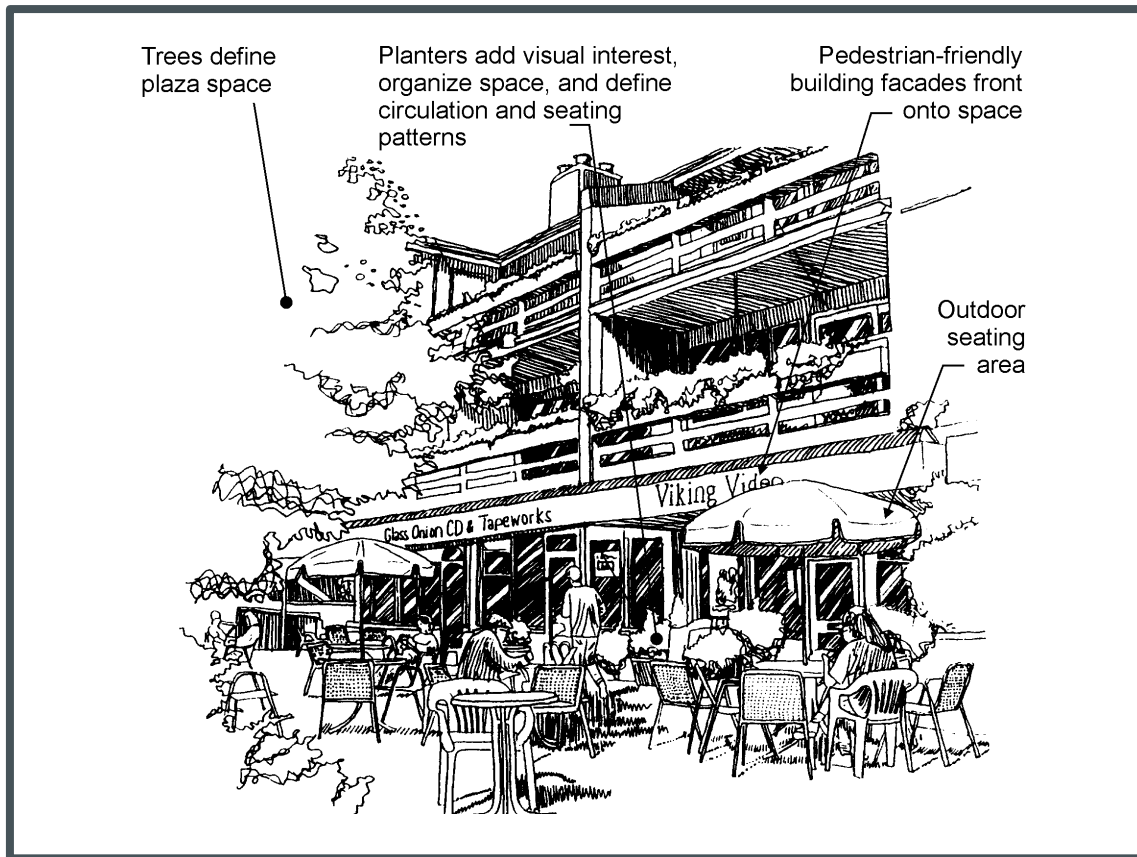


# TUMWATER DEVELOPMENT CODE

- Development code is based on Joint Plan Goals and Policies
- City provided their adopted code in 2023
- Some changes in the updated development code include:
  - More robust design guidelines



# TUMWATER DESIGN GUIDELINES



- Adopted in Tumwater in 2016
- The most significant changes are the city's Design Guidelines
- Possible changes to Title 22 include design guidelines for:
  - Pedestrian and open space,
  - Parking lot design,
  - Landscaping features,
  - Architectural details

## NEXT STEPS

- **March-April 2024:** Staff will provide a redlined draft of Title 22, Tumwater UGA code for PC review. Staff will present by section for ease of review and discussion
- **May-June 2024:** Public Hearing and Recommendation

# QUESTIONS?

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