

**2023 ANNUAL CITY OF TUMWATER
COMPREHENSIVE PLAN TEXT AMENDMENTS**

PRELIMINARY DOCKET

STAFF REPORT

PLANNING COMMISSION BRIEFING

Introduction

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), proposed text amendments to the City’s Comprehensive Plan can only be considered once per calendar year. On October 18, 2022, the City Council approved Ordinance No. O2022-023, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments.

The first part of the review process for the 2023 Comprehensive Plan amendments is a review of the preliminary docket to determine which items will move on to the final docket for staff review and consideration by the Planning Commission and City Council later this year.

The 2023 preliminary docket includes two City-sponsored Comprehensive Plan text amendments.

1. Adoption of the 2024 – 2029 Six-Year Capital Facilities Plan Update
2. Adoption of the Old Highway 99 Corridor Plan

Note that this process is separate from the required ten-year update of the Comprehensive Plan and development code that we will be working on this year through 2025.

Contents

Introduction	1
A. 2023 CITY SPONSORED COMPREHENSIVE PLAN TEXT AMENDMENTS .	2
1. Adoption of the 2024 – 2029 Six-Year Capital Facilities Plan Update	2
2. Adoption of the Old Highway 99 Corridor Plan	2
Review and Approval Criteria.....	4
Proposed 2023 Comprehensive Plan Amendment Schedule (Note dates subject to change)	4

Public Notification	5
Staff Conclusions	5
Staff Recommendation.....	6
Staff Contact	6

A. 2023 CITY SPONSORED COMPREHENSIVE PLAN TEXT AMENDMENTS

1. Adoption of the 2024 – 2029 Six-Year Capital Facilities Plan Update

Proposal 1. Adoption of the 2024 – 2029 Six-Year Capital Facilities Plan Update

Sponsor City of Tumwater

Background

The purpose of the update is to address Growth Management Act requirements to update the City’s Six-Year Capital Facilities Plan with new data and analysis and confirm implementation actions every two years.

City staff has been working on the update of the Six-Year Capital Facilities Plan for the past two years to reflect the changes that have occurred in the City since the Plan’s last update as part of the 2021 Comprehensive Plan Text Amendments. The Capital Facilities Plan is an Element of the Comprehensive Plan.

2. Adoption of the Old Highway 99 Corridor Plan

Proposal 1. Adoption of the Old Highway 99 Corridor Plan

Sponsor City of Tumwater

Background

The Old Highway 99 Corridor Plan examines multimodal safety and mobility issues and incorporates land use, environmental, and transportation considerations as necessary to determine preferred alignment, cross sections, intersection control, stormwater strategies, mitigation strategies, right-of-way needs, implementation strategies, and future project estimates.

Old Highway 99 was first assigned in the mid-1920s as the original north-south highway running along the West Coast of the United States. From Blaine,

Washington, in the north to its southern terminus in Calexico, California, it ran 1,600 miles border to border.

In Washington State, this corridor spurred growth and commerce for more than 40 different communities as goods and travelers could quickly navigate from one City to the next.

While this route has since lost many of its once-daily travelers to Interstate 5, the corridor still offers an identity that is closely linked to many early west coast cities. In recent years, many of these communities have invested in revitalizing this route through main street projects, place-making efforts, and expanded boulevards.

At the local level, Old Highway 99 connects south Thurston County, Bush Prairie, and the Olympia Regional Airport to the City of Tumwater and Interstate 5. Commercial and residential use levels have crept upwards in recent years, extending peak commute hours and lengthening vehicle queues.

The City of Tumwater has invested in planning studies and improvements to the north along the Capitol Boulevard corridor. The results of these studies can be found on the *Capitol Boulevard Corridor Planning Project* page on the City website.

Old Highway 99 Corridor Plan addresses the development and improvement of Old Highway 99 from 79th Avenue to 93rd Avenue. Currently, there are no bike lanes along this stretch of the corridor, and sidewalks only exist in a few locations.

The City asked for feedback on the corridor in the fall of 2020 using a platform called Maptionnaire that allowed users to provide map-based comments along the corridor in addition to a traditional survey.

The five main improvements people wanted to see along the corridor included:

- Bicycle Lanes/Paths
- Sidewalks
- Reduced Traffic Congestion
- Intersection Safety
- Street Lighting

In 2016, the City updated the Transportation Element of its Comprehensive Plan. This process determined two lanes are required in either direction on Old Highway 99 from 79th Avenue to 88th Avenue to meet increasing demands of traffic.

Design alternatives were evaluated based on how well they met the identified needs of the community and the requirements of the City's Transportation Plan. Consistent

with the Transportation Plan, the project stakeholders recommended the replacement of existing signals with roundabouts.

Review and Approval Criteria

Comprehensive Plan text amendments are subject to the criteria below from Tumwater Municipal Code (TMC) 18.60.025(B):

- 1. All amendments to the comprehensive plan must conform with the requirements of the Washington State Growth Management Act, Chapter 36.70A RCW, and all amendments for permanent changes to the comprehensive plan must be submitted to the Washington State Department of Commerce, pursuant to RCW 36.70A.106.*
- 2. Text amendments and site-specific rezone applications should be evaluated for internal consistency with the comprehensive plan, and for consistency with the county-wide planning policies, related plans, and the comprehensive plan of Thurston County or cities which have common borders with Tumwater.*
- 3. Whether conditions in the area for which comprehensive plan change/zoning amendment is requested have changed or are changing to such a degree that it is in the public interest to encourage a change in land use for the area.*
- 4. Whether the proposed comprehensive plan zoning amendment is necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the comprehensive plan.*

Proposed 2023 Comprehensive Plan Amendment Schedule (Note dates subject to change)2023 Preliminary Docket Process*Planning Commission*

- January 24, 2023 – Planning Commission briefing
- February 25, 2023 – Planning Commission worksession

City Council

- March 8, 2023 – General Government Committee briefing
- March 14, 2023 – City Council worksession
- March 21, 2023 – City Council consideration

2023 Final Docket Process*Notice of Intent and SEPA Review*

- July 2023 – Submit Notice of Intent to Commerce
- July 2023 – SEPA Review

Planning Commission

- July 25, 2023 – Planning Commission briefing
- August 8, 2023 – Planning Commission worksession
- August 22, 2023 – Planning Commission hearing

City Council

- September 13, 2023 – General Government Committee briefing
- September 26, 2023 – City Council worksession
- October 3, 2023 – City Council consideration

Public Notification

A Notice of Public Hearing for the Planning Commission will be issued after the Planning Commission establishes a hearing date on the final docket. The notice will be posted, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*.

Staff Conclusions

1. All the proposed Comprehensive Plan text amendments will need to meet the review and approval criteria found in TMC 18.60.025(B).
2. All the proposed Comprehensive Plan text amendments will need to be consistent with the goals of the Washington State Growth Management Act.
3. All the proposed Comprehensive Plan text amendments will need to be consistent with the goals of the Land Use Element of the Comprehensive Plan.
4. All the proposed Comprehensive Plan text amendments will need to be consistent with the goals of the Transportation Plan of the Comprehensive Plan.
5. All the proposed Comprehensive Plan text amendments will need to be consistent with the goals of the Parks, Recreation, and Open Space of the Comprehensive Plan.
6. The potential impacts of all the proposed 2023 Comprehensive Plan text amendments will need to be considered together with the criteria found in TMC 18.60.025(B) and proposed amendments should not create any inconsistencies when evaluated together.

7. Based on the above review and analysis, staff will need to conclude that all the proposed Comprehensive Plan text amendments are consistent with the requirements of the Washington State Growth Management Act, Thurston County-Wide Planning Policies, the goals of Sustainable Thurston, and the Comprehensive Plan.

Staff Recommendation

1. Staff recommends that all the amendments go forward.
2. Staff recommends that the Planning Commission evaluate the Preliminary Docket of Comprehensive Plan text amendments and forward a recommendation at its February 25, 2023 meeting to the City Council as to which amendments should go forward.

Staff Contact

Brad Medrud, AICP, Planning Manager
City of Tumwater Community Development Department
(360) 754-4180
bmedrud@ci.tumwater.wa.us