

**TUMWATER CITY COUNCIL &  
PLANNING COMMISSION JOINT MEETING  
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**CONVENE:** 5:30 p.m.

**PRESENT:** Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althausen, Joan Cathey, Angela Jefferson, Eileen Swarthout, and Charlie Schneider.

Excused: Councilmember Leatta Dahlhoff.

Planning Commission: Chair Elizabeth Robbins and Commissioners Grace Edwards, Terry Kirkpatrick, Brian Schumacher, Meghan Sullivan, Michael Tobias, Tony Varela, and Kelly Von Holtz.

Staff: City Administrator John Doan, Planning Manager Brad Medrud, and City Clerk Melody Valiant.

**2023 LONG RANGE  
PLANNING WORK  
PROGRAM:**

Manager Medrud presented and reviewed the proposed 2023 Long Range Planning Work Program. The draft program includes four main components including the City's 2023-2025 Comprehensive Plan periodic update and a limited annual docket of Comprehensive Plan Amendments for consideration. Following discussion, the request is to either approve forwarding the proposed program to the General Government Committee for review in January or to the City Council for consideration on January 17, 2023. The proposed program is structured based on full staffing within the Community Development Department.

Manager Medrud asked members to discuss the desired outcome of the 2023-25 Comprehensive Plan periodic update process, what went well with the 2022 work program and what could be improved, whether adjustments to the 2023 work program would be needed because of lack of staffing, and what work items should have less of a priority.

Commissioners and Councilmembers offered the following feedback and suggestions:

- Ensure all climate action goals, housing goals, and other sustainability goals established by the City are embodied within the various sections of the Comprehensive Plan rather than establishing separate elements addressing those goals.
- Accomplishments during the year included completion of several private and public map amendments and rezones and the annexation of all remaining county islands, as well as progress on housing issues, such as expanding duplexes in other zoning districts.

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- Consider expanding zoning districts allowing triplexes.
- Consider allowing increased building heights in some areas of the City to accommodate growth while supporting environmental goals.
- Recommend pursuing a conversation on the balance necessary to accommodate growth without sacrificing urban forests and the environment to accommodate growth.
- Consider allowing alternative housing models, e.g., housing accommodating multiple families and other types of housing materials in response to climate change.
- Recommend strategically considering the installation of electric vehicle charging stations and options for retrofitting older homes to assist in achieving climate goals.
- Consider offering incentives to developers to construct climate-friendly housing options.
- The importance of all conversations was underscored acknowledging that the environment not only includes trees and the urban forest, but it also includes water, air, wildlife, soil, the understory, and other environmental aspects.
- Recommend allocating specific areas or consider specific opportunities to experiment with different practices and techniques that have been successful in other areas of the country and across the world.
- Consider pursuing a discussion on competing conflicts between economic development and recent development destroying numerous trees and tree tracts creating large warehouses with few jobs.
- Explore options for allowing green roofs or incentivizing green roofs as way of connecting areas of existing tree canopy.
- Consider incentive options to encourage developers to build structures meeting anticipated energy and environmental building codes.

Manager Medrud shared information on existing staffing resources, current areas of expertise, and desired expertise the department is seeking. Comments from members included:

- Consider a poll of Commissioners and Councilmembers to identify priorities to narrow the list of work items.
- The Habitat Conversation Plan should remain a priority because of its impact on development in the City.
- Recognition of the importance of staff expertise and background in the interaction between climate and the environment and how it affects development.

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- Consider scheduling another joint meeting prior to the Council's final action on the work program to consider potential changes or additions.
- Councilmember Swarthout recommended the Council should review Commission meeting agendas and minutes for information on the Commission's discussions and deliberations on work items.
- Councilmember Cathey preferred forwarding the work program to the General Government Committee to afford additional review of work items informed by the joint discussion that might warrant a change or revision.

The Council supported forwarding the work program to the General Government Committee for additional review.

Mayor Sullivan thanked everyone for participating in the joint meeting.

**ADJOURNMENT:**      **With there being no further business, Mayor Sullivan adjourned the joint meeting at 6:29 p.m.**