

Salish Landing County Amendment Letter



City Council Consideration, February 3, 2026

Intent

The intent of tonight's presentation is to discuss:

1. The background to the request and the application review process
2. Public engagement
3. The general review process and an approximate timeline
4. The requested action by City Council at tonight's meeting



Summary of the Request

- As part of the 2026-2027 Thurston County Comprehensive Plan Preliminary Docket process, the Board of County Commissioners is considering whether to keep the Salish Landing Comprehensive Plan and Joint Plan Amendment application on their docket
- As part of the docket process, the Board of County Commissioners has requested a letter from Mayor indicating Tumwater's support for the Salish Landing Comprehensive Plan and Joint Plan amendment and for the amendment to remain on the County docket for review and action



Comprehensive Plan Docketing Process

- Under the Growth Management Act, Tumwater may consider amendments to their Comprehensive Plans no more than once a year
- All annual applications initiated by the community and the City are considered together as part of a docketing process
- The City Council's review of the preliminary docket is the first step in Tumwater's docketing process
- The City Council determines which applications it wants to see continue through the application review process as part of the final docket



County Docketing Process

- Thurston County goes through similar docketing process for their Comprehensive Plan amendments
- Unlike Tumwater's annual process, the County process is every two years
- In the first quarter of this year, the Board of County Commissioners will be approving their preliminary docket for 2026-27
- The County's preliminary docket considers both adding new applications and continuing applications submitted in previous docketing cycles



Application Filed with the County

- The amendment application was originally filed with the County in 2021
- The proposed amendment would affect Tumwater's urban growth area and the City of Tumwater and Thurston County Joint Plan
- The application was amended by the applicant in 2023 to include a proposed urban growth area land swap that would take part of Tumwater's current urban growth area out and add a new area



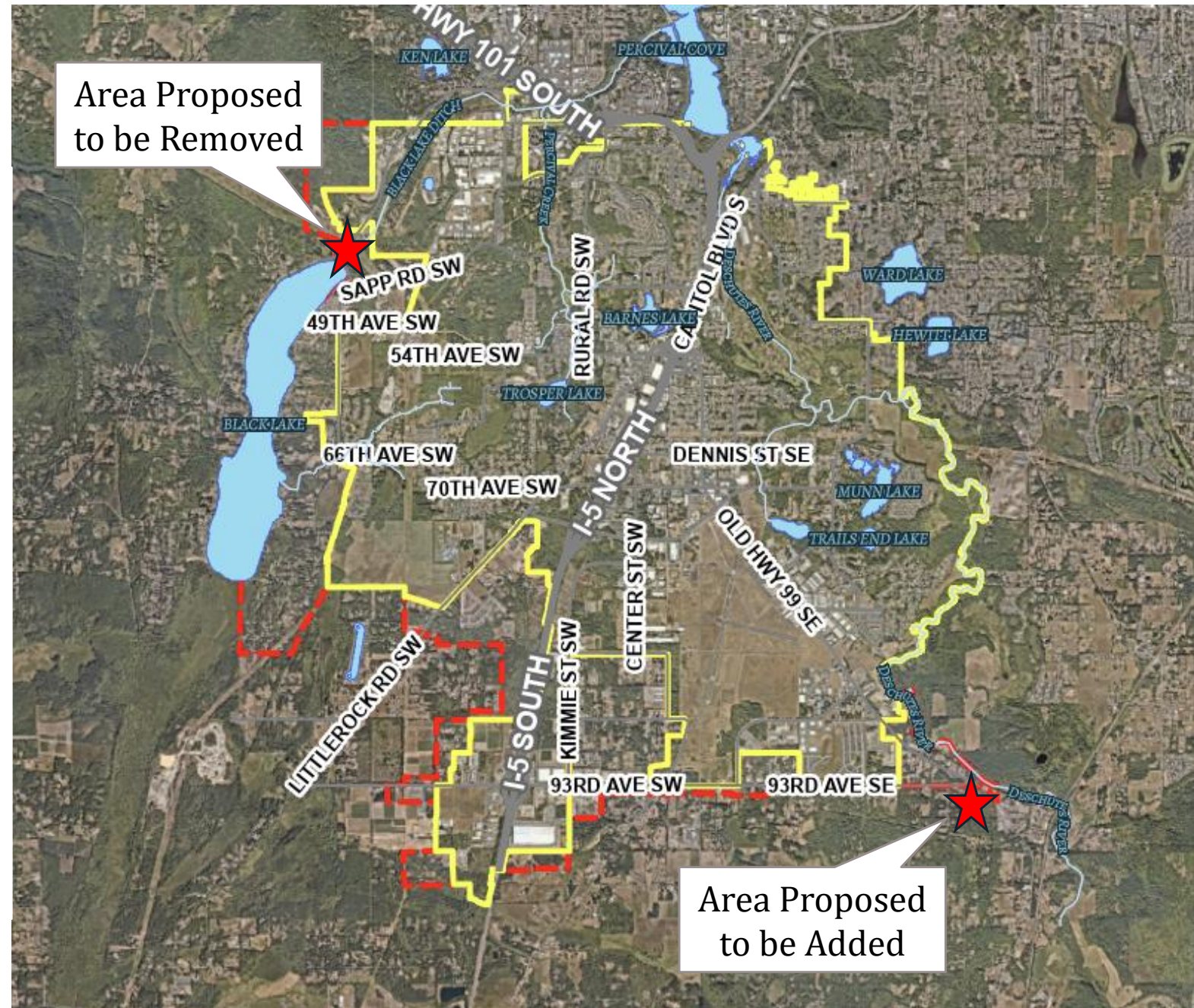
UGA Swap

Yellow Line -

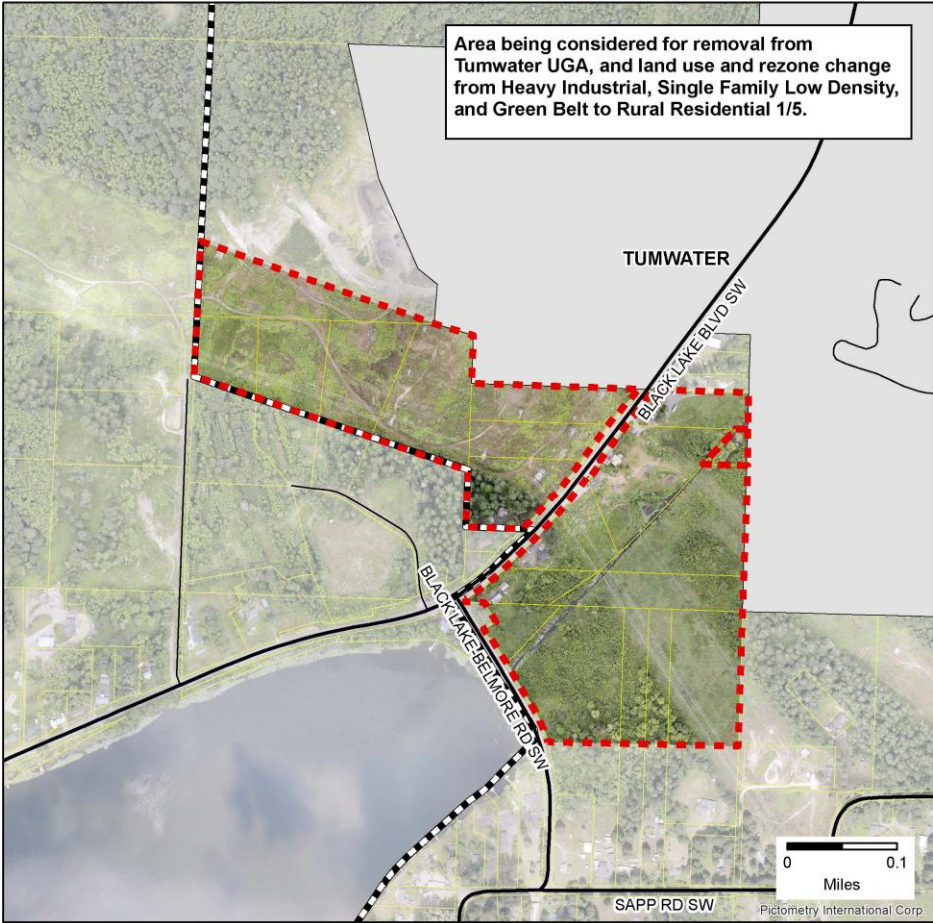
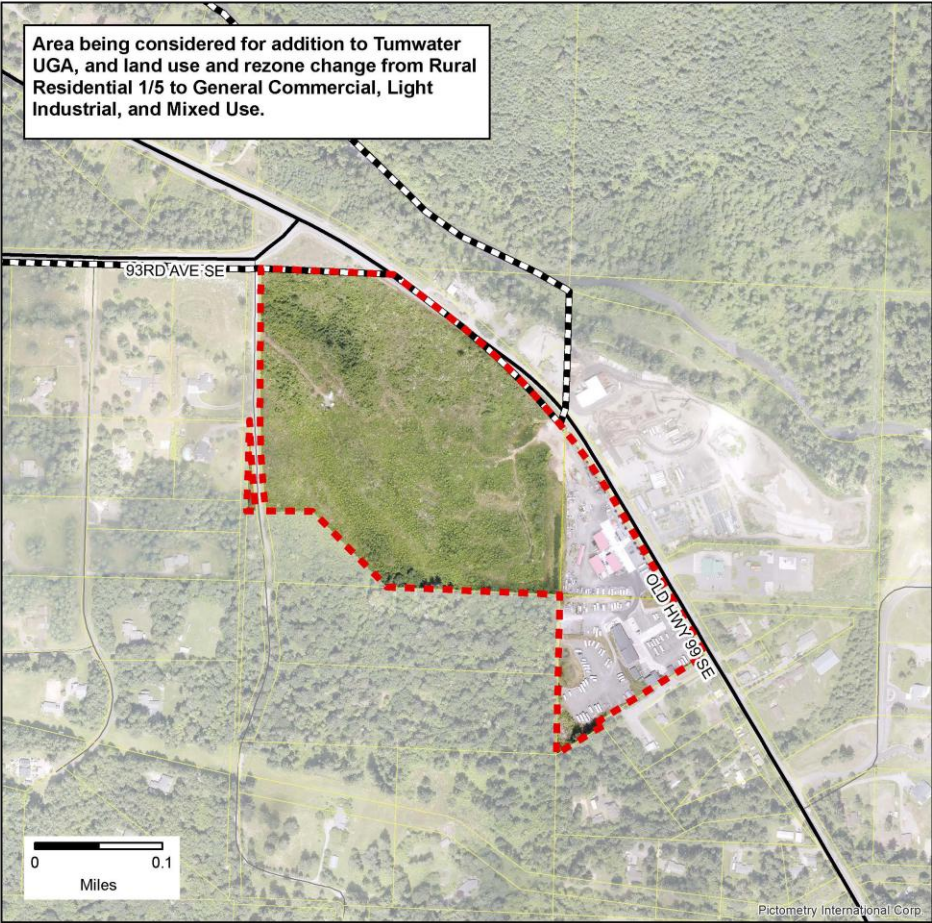
Current Tumwater City Limits

Red Line - Current Boundary of Tumwater Urban Growth Area

★ Locations of the areas proposed to be added and removed from Tumwater's Urban Growth Area

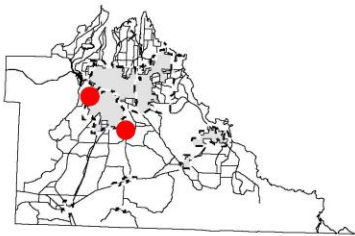


UGA Swap



BAR Holdings UGA Swap, Land Use Amendment, and Rezone

- Parcels
- Cities
- Urban Growth Areas



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THURSTON COUNTY

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08/22/2024 by VWE



Tumwater and Urban Growth Area Forecasts

According to Tumwater's Comprehensive Plan, which was updated in December 2025, the City and its urban growth area will need to accommodate the following state mandated growth by 2045:

| | |
|---------------------|---------------|
| New Housing Units | 9,192 Units |
| Population Increase | 17,363 People |
| New Jobs | 10,730 Jobs |



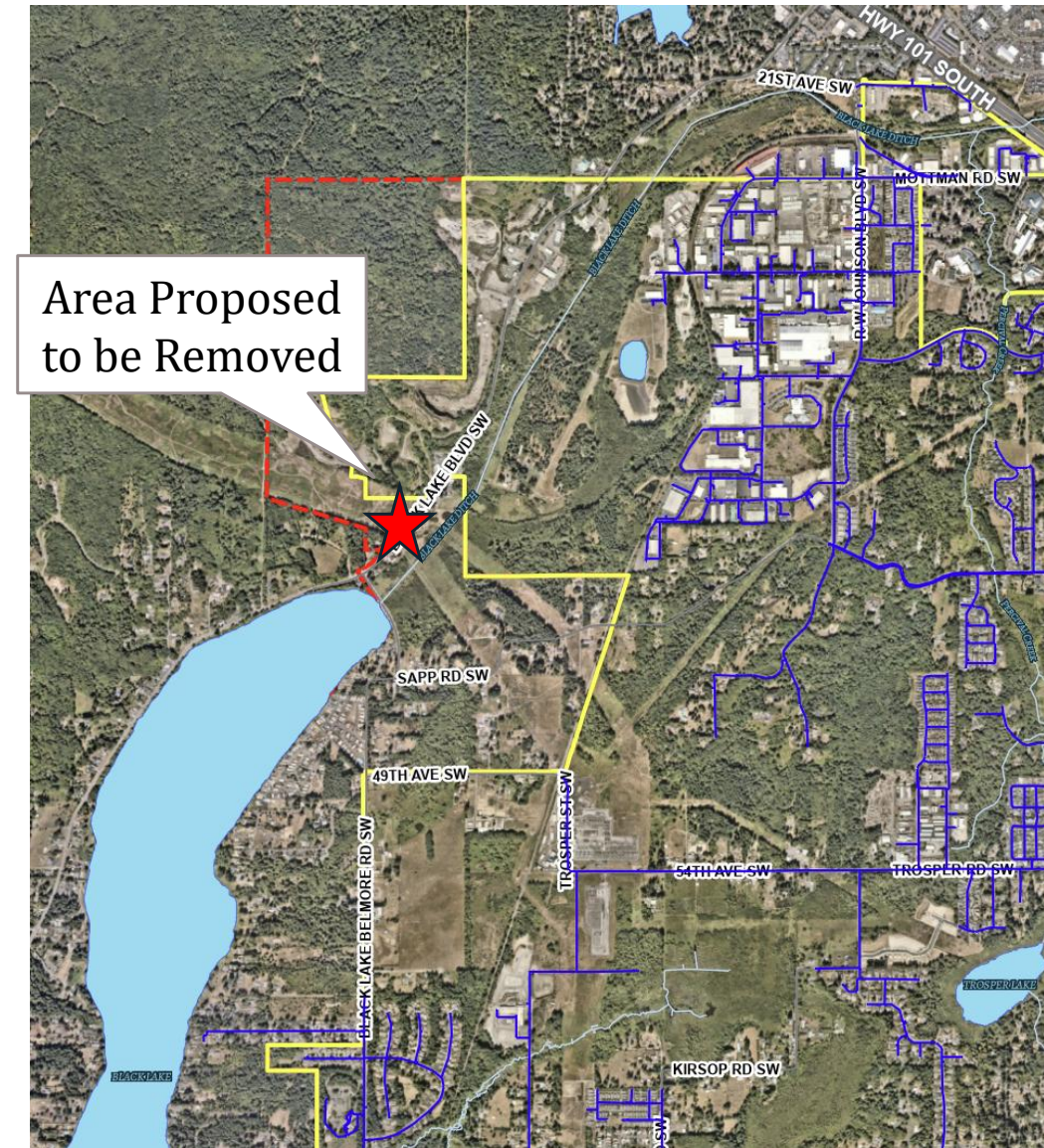
Water System Map - Northwest

Yellow Line - Current
Tumwater City Limits

Red Line - Current Boundary
of Tumwater Urban Growth
Area

Blue Line - Current Water
Lines

★ Location of the area
proposed to be **removed**
from Tumwater's Urban
Growth Area



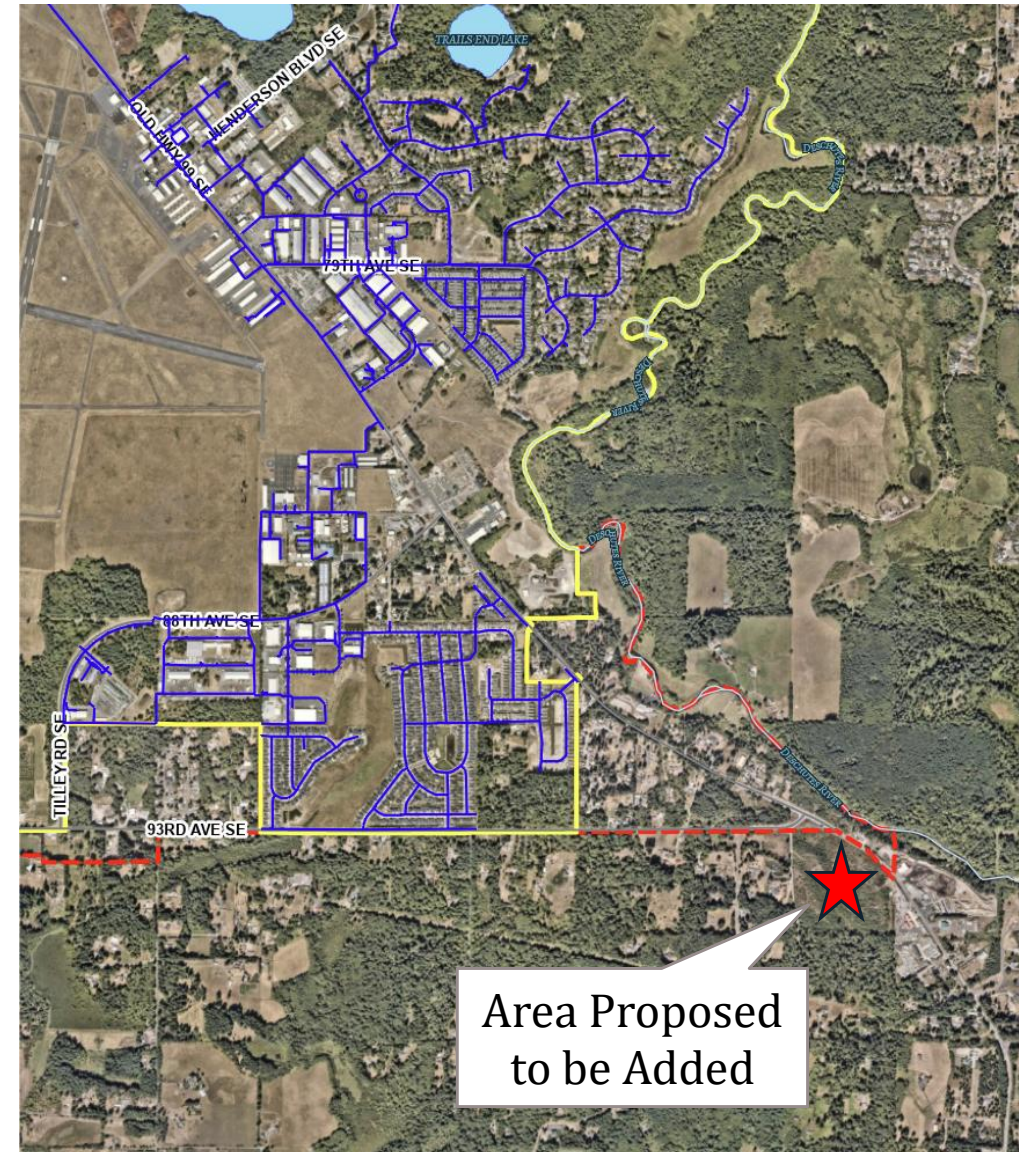
Water System Map - Southeast

Yellow Line - Current
Tumwater City Limits

Red Line - Current Boundary
of Tumwater Urban Growth
Area

Blue Line - Current Water
Lines

★ Location of the area
proposed to be **added** to
Tumwater's Urban Growth
Area



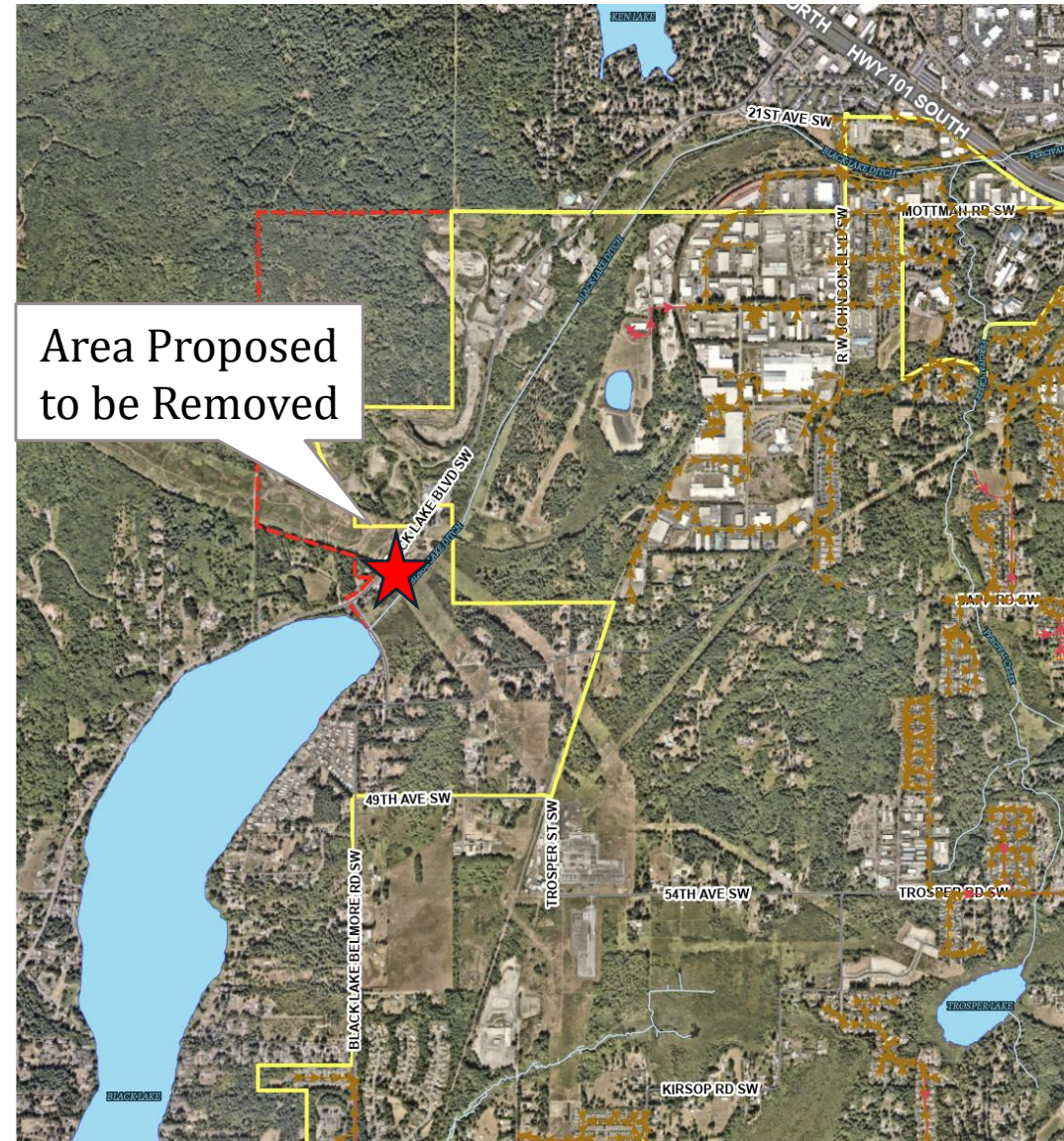
Sewer System Map - Northwest

Yellow Line - Current
Tumwater City Limits

Red Line - Current
Boundary of Tumwater
Urban Growth Area

Brown Line - Current
Sewer Lines

★ Location of the area
proposed to be **removed**
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Growth Area



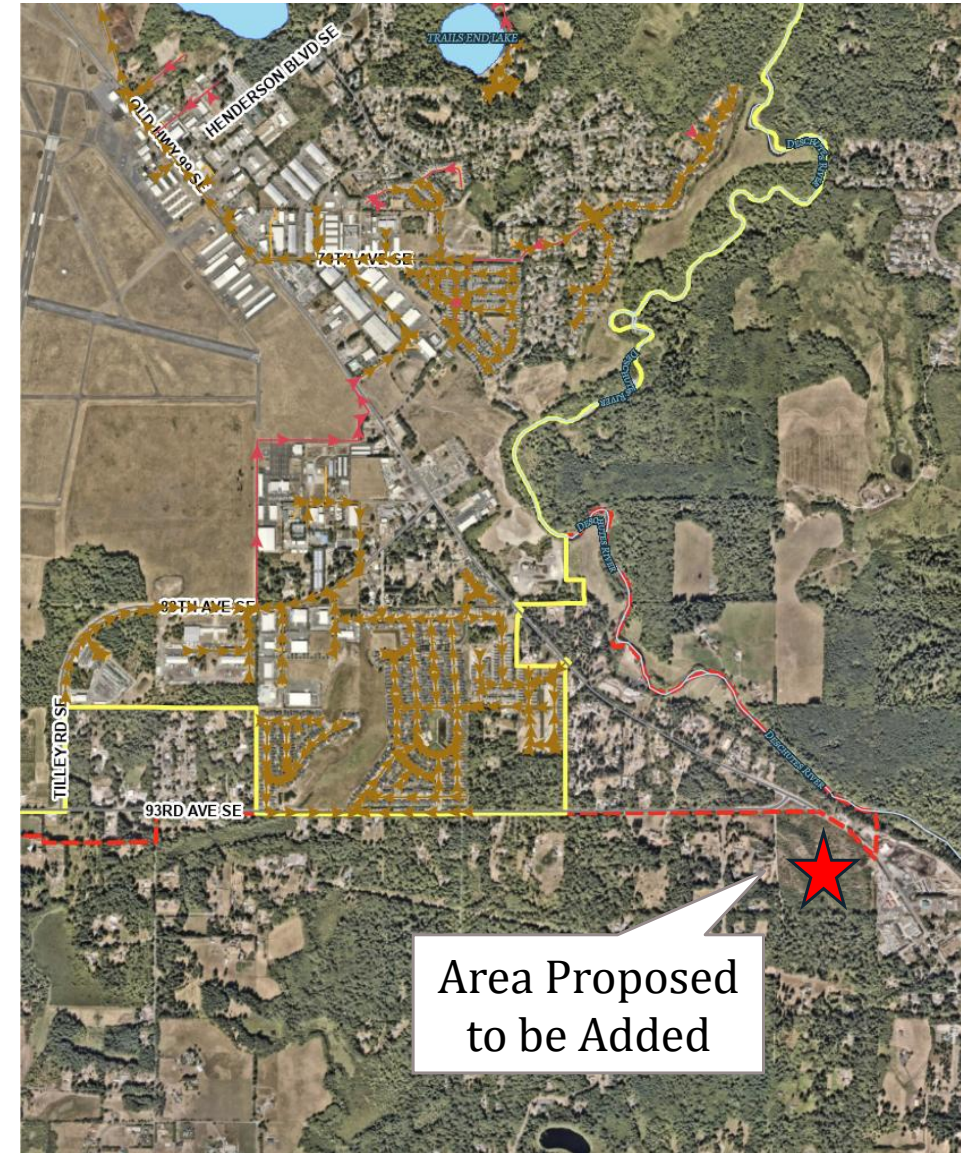
Water System Map - Southeast

Yellow Line - Current
Tumwater City Limits

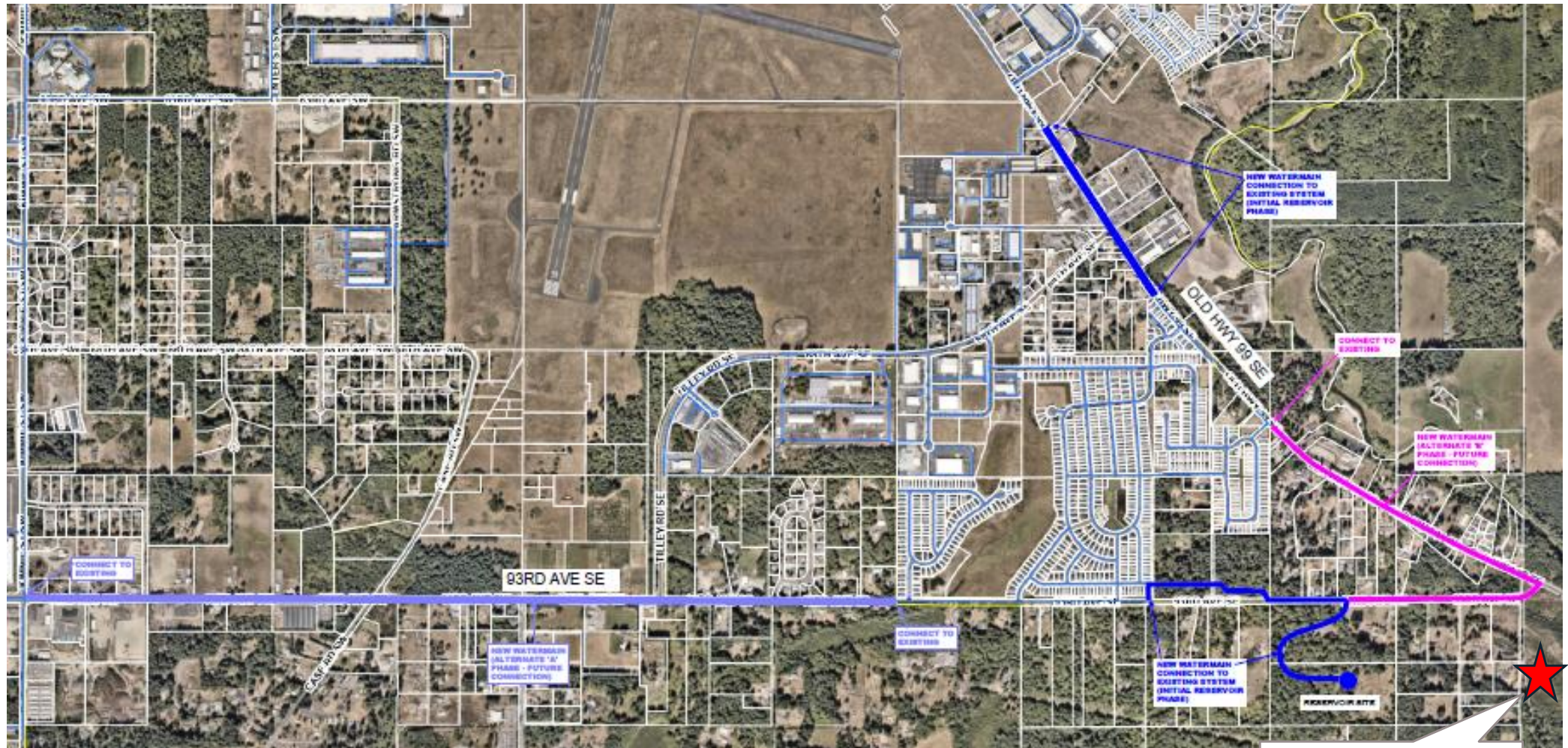
Red Line - Current Boundary of
Tumwater Urban Growth Area

Brown Line - Current Sewer
Lines

★ Location of the area
proposed to be **added** to
Tumwater's Urban Growth
Area

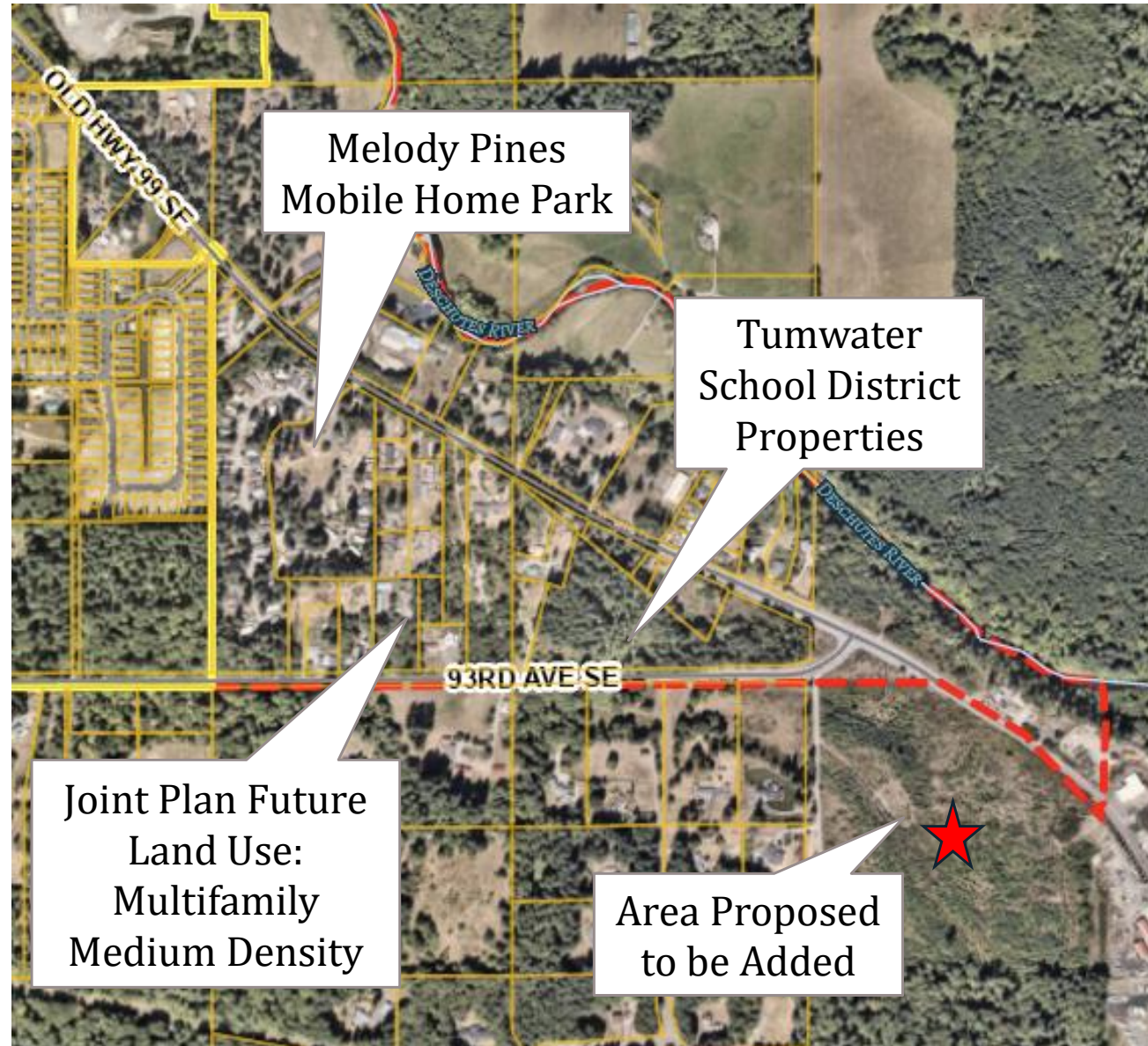


Planned City Water System Improvements



Area Proposed
to be Added

Southeast Urban Growth Area Development



Previous City Comment Letters to the County

Tumwater provided written comments on the amendment to the County on December 10, 2021, February 10, 2023, and March 13, 2024, as part of the County's preliminary and mid-cycle docketing processes



December 2021 City Comment Letter

Staff noted that amendment application filed in 2021 only added additional area to the City's urban growth area, which the City did not support because the recently updated Joint Plan indicated Tumwater's current urban growth area had sufficient capacity



February 2023 City Comment Letter

The Mayor said Tumwater was in favor of the proposed amendment because it would provide services closer to the hundreds of new single-family housing units in southern Tumwater, included space for a YMCA, and would help to extend water and sewer utilities for a planned Tumwater School District elementary school in the area

The letter noted that processing the application would take significant City and County resources



March 2024 City Comment Letter

The Mayor supported the urban growth area swap as its mixed-use vision would support the recent significant addition of hundreds of single-family housing units in southern Tumwater by having goods and services located much closer to these residents and reduce miles traveled, ease road congestion, and reduce carbon emissions

The letter noted that processing the application would take significant City and County resources and stated Tumwater would like to work with the County on an agreement to address future development in the amendment area



Community Engagement Process

- This City Council meeting is the beginning of the public process for Tumwater's consideration of the Salish Landing Comprehensive Plan and Joint Plan Amendment
- It is one step in a series of opportunities for the community to engage with Tumwater and Thurston County
- The approximate timeline identifies some of the processes that will be gone through before a decision is reached
- Each step will involve opportunities for public engagement



Approximate Timeline

| Date | Action | Action |
|----------------------|--|---|
| January – March 2026 | Thurston County Comprehensive Plan Docketing Process <ul style="list-style-type: none"> ▪ BOCC request Tumwater support for the Salish Landing amendment to remain on the County Comprehensive Plan Docket for review and action ▪ Letter for Mayor Signature expressing Tumwater’s support for the amendment <ul style="list-style-type: none"> ➤ City Council work session January 27, 2026 ➤ City Council consideration February 3, 2026 ▪ Board of County Commissioners expected to approve the docket to continue to review the amendment – March 2026 | State Legislative Action on Urban Growth Area Swap Criteria <ul style="list-style-type: none"> ▪ The 2022 and 2024 the State Legislature established two sets of urban growth area swap criteria ▪ The State Legislature is considering a new bill in 2026 to bring the two sets of criteria into greater alignment ▪ Action, if taken, will be by March 2026 |

Approximate Timeline

| Date | Action | Action |
|-------------------|---|---|
| April – June 2026 | Thurston County Processes Amendment Application <ul style="list-style-type: none">▪ Thurston County is expected to continue docket review process for application▪ Under County direction, the Salish Landing applicant is expected to approve the consultant contract to prepare SEPA Environmental Impact Statement for the amendment<ul style="list-style-type: none">➤ SEPA review will include analysis of City water, sewer, transportation, code, and guidelines, as well as critical areas and other considerations➤ SEPA review includes formal public engagement process and comment | State Legislative Action on Urban Growth Area Swap Criteria <ul style="list-style-type: none">▪ If approved by the State Legislature, new criteria for urban growth area swaps will be included in Thurston County’s analysis of the amendment application |



Approximate Timeline

| Date | Action | Action |
|-----------------------|--|--|
| July – September 2026 | Thurston County Processes Amendment Application <ul style="list-style-type: none">▪ Draft SEPA Environmental Impact Statement prepared<ul style="list-style-type: none">➤ Coordination with City, other agencies, and the community | City – County Interlocal Agreement <ul style="list-style-type: none">▪ Draft started after City Letter, County action on docket, and State Legislature action in March 2026▪ City – County Interlocal Agreement would address:<ul style="list-style-type: none">➤ Amendment review and approval process and responsibilities➤ Annexation/revenue sharing➤ Public engagement➤ Other issues, as needed▪ City Council work session and regular meeting to authorize Mayor to sign |

Approximate Timeline

| Date | Action | Action |
|-----------------------|--|---|
| July – September 2026 | Thurston County Processes Amendment Application <ul style="list-style-type: none">▪ Draft SEPA Environmental Impact Statement prepared<ul style="list-style-type: none">➤ Coordination with City, other agencies, and the community | City – Applicant – Developer Agreement <ul style="list-style-type: none">▪ Draft started after City Letter, County action on docket, and State Legislature action in March 2026▪ Developer Agreement would address:<ul style="list-style-type: none">➤ Development proposal zoning and process➤ Utility and transportation improvements▪ City Council work session and regular meeting to authorize Mayor to sign |

Approximate Timeline

| Date | Action |
|----------------|---|
| October 2026 - | <p>Thurston County Processes Amendment Application</p> <ul style="list-style-type: none">▪ Draft and the Final SEPA Environmental Impact Statement issued▪ County staff completes review of application▪ Application is a part of the larger 2026-27 County Comprehensive Plan docket and Tumwater’s 2026 Comprehensive Plan docket as an amendment to the Tumwater – Tumwater County Joint Plan▪ City and County Planning Commissions meet, hold public hearing, and issue recommendation on the Joint Plan amendment▪ Urban Growth Management Subcommittee reviews proposed urban growth area boundaries and recommendation provides to the Board of County Commissioners▪ City Council reviews Planning Commissions’ recommendation and makes recommendation to Board of County Commissioners on the Joint Plan amendment▪ Board of County Commissioners reviews the City Council’s recommendation and makes a decision on Comprehensive Plan Amendment Application on the Joint Plan amendment |



Requested Action

Authorize the Mayor to sign the Salish Landing County Amendment Letter, which was recommended for approval by the City Council at their January 26, 2026, meeting

