

Land Use Element Review for the City of Tumwater's 2025 Comprehensive Plan Update

*Balancing Nature and Community:
Tumwater's Path to Sustainable Growth*



Planning Commission – August 8, 2023

Intent

- Discuss Growth Management Act Goals
- Present the current version of the Land Use Element
- Consider how to incorporate diversity, equity, and inclusion throughout
- Address general topics related to the Update
- Consider specific issues for each Element
- Start the discussion of proposed amendments and the state guidance materials



Growth Management Act Goals

(1) **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) **Transportation.** Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.



Growth Management Act Goals

(4) **Housing.** Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.



Growth Management Act Goals

(6) **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.



Growth Management Act Goals

(8) **Natural resource industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) **Open space and recreation.** Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.



Growth Management Act Goals

(10) **Environment.** Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.



Growth Management Act Goals

(12) **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) **Historic preservation.** Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.



Growth Management Act Goals

(14) **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

(15) **Shorelines of the state.** For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.



Purpose of the Land Use Element

- **Land Use Element** – Contains goals, policies, and designations for current and future land use throughout the City



Structure of Current Land Use Element

1. Introduction

- 1.1 Purpose and Scope, including Table of Foundational Plans and Documents
- 1.2 Vision and Mission Statements
- 1.3 Strategic Plan Goals
- 1.4 Growth Management Act Goals Compliance
- 1.5 County-Wide Planning Policy Compliance
- 1.6 Sustainable Thurston Goals
- [...]



Structure of Current Land Use Element

1. Introduction

[...]

1.7 Ongoing Review Program

1.8 Amendments, Public Participation, and Intergovernmental Coordination

1.9 Overall Comprehensive Plan Connections

1.10 Tumwater Community Profile

1.11 Tumwater Land Use Patterns

1.12 Existing Land Use Distribution

1.13 Land Use Distribution



Designations and Definitions

2. Designations and Definitions

2.1 Introduction, including Citywide Future Land Use Map

2.2 – 2.15 Use Categories

2.16 Design Review

2.17 Maximum and Minimum Densities

2.18 Clustering

2.19 Modular and Manufactured Housing

2.20 Innovative Housing and Urban Planning Approaches Promoting Physical Activity



Goals, Policies, and Actions & Land Supply Analysis

3. Land Use Goals, Policies, and Actions

- 3.1 Introduction
- 3.2 Goals, Policies, and Actions
- 3.3 Implementation Policies

4. Land Supply Analysis

- 4.1 Introduction
- 4.2 Partially Used and Under Utilized Land Supply Analysis
- 4.3 Developable or Re-developable Land Supply Analysis
- 4.4 Analysis of Population Accommodation



Other Parts of the Land Use Element

- Appendices
 - A. Neighborhoods
 - B. County-Wide Planning Policies
 - C. Sustainable Thurston Goals and Actions
 - D. Land Use and Housing Survey Results
 - E. List of Foundational Plans and Documents
 - F. Glossary
 - G. Ordinance No. 02016-012
 - H. 2016 Tumwater Soil Report
- Land Use Maps
 - City-Wide Future Land Use Map
 - Neighborhood Maps
- Subarea Plans
 - Brewery District Plan
 - Capitol Boulevard Corridor Plan
 - Littlerock Road Subarea Plan



Current Land Use Element

Link to current Land Use Element:

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>



Commerce Land Use Guidance Materials

- Urban Growth Area Guidebook
- Periodic Update Checklist for Fully-Planning Cities
- Urban Growth Area Swaps Fact Sheet



Urban Growth Area Guidebook

- Commerce published the Guide to explain the necessary steps in the updating Land use Elements
- The Guidebook describes the process for reviewing, updating and implementing urban growth areas, which comprises the City and its associated urban growth area, including population forecasts and conducting a fiscal analysis for urban services




Urban Growth Area Guidebook

Reviewing, Updating and Implementing Your
Urban Growth Area

Periodic Update Checklist for Fully-Planning Cities

- The Periodic Update Checklist helps cities planning under the Growth Management Act conduct the periodic review and update of comprehensive plans and development regulations required by RCW 36.70A.130(4)
- The checklist identifies what needs to need be updated to reflect local conditions or to comply with changes in law since the last periodic update





LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

Periodic Update Checklist for Fully-Planning Cities

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of *comprehensive plans* and *development regulations* required by [RCW 36.70A.130 \(4\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Statutory changes adopted since 2015 are emphasized in highlighted text to help identify new GMA requirements that may not have been addressed during the last update or through other amendments outside of the required periodic update process.

What's new: For the 2024-2027 update cycle, Commerce has updated and streamlined periodic update resources including checklists, guidebooks and a [webpage](#) to serve you better. A checklist and guidebook for *partially-planning jurisdictions* will be available prior to their 2026-2027 updates. A separate checklist is available for counties.

2021-2022 Legislative Session:
[HB 1220](#) substantially amends housing-related provisions of the GMA, [RCW 36.70A.070\(2\)](#). Please refer to the following Commerce housing webpages for further information about the new requirements: [Updating GMA Housing Elements](#) and [Planning for Housing](#).
[HB 1241](#) changes the periodic update cycle described in RCW 36.70A.130. Jurisdictions required to complete their update in 2024 now have until December 31, 2024 to finalize their review and submit to Commerce. Jurisdictions required to complete their updates in 2025-2027 are still required to submit prior to June 30th of their respective year. Additionally, jurisdictions that meet the new criteria will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.
[HB 1717](#) adds new requirements in [RCW 36.70A.040](#) and [RCW 36.70A.190](#) regarding tribal participation in planning efforts with local and regional jurisdictions.
[HB 1799](#) adds a new section to the GMA, [RCW 36.70A.142](#), requiring some local governments to begin providing separated organic material collection services within their jurisdictions in order to increase volumes of organic materials collected and delivered to composting and other organic material management facilities.
[SB 5593](#) adds new elements to RCW [36.70A.130\(3\)](#) regarding changes to planning and/or modifying urban growth areas.

City
Staff contact, phone + email

Urban Growth Area Swaps Fact Sheet

- Commerce published the Fact Sheet to explain ESSB 5593
- The Fact Sheet describes the steps required to remove and add area to the City's urban growth area by a land swap



GROWTH MANAGEMENT
SERVICES

FACT SHEET

Urban Growth Area Swaps

Introduction

This document provides guidance for local governments in the application of new legislation adopted in 2022 as Engrossed Substitute Senate Bill (ESSB) 5593. The bill amends the Revised Code of Washington (RCW) 36.70A.130 to add the requirement that each county review its urban growth area (UGA), patterns of development, and densities as part of each periodic update of the comprehensive plan. Reviewing patterns of development is a new requirement enacted by ESSB 5593.

More importantly, ESSB 5593 allows changes to the UGA even if it is determined that a revision is not required to accommodate the growth projected to occur in the 20 year planning period. To implement this provision, eight criteria must be met. The first of these criteria is that the revision may not result in an increase in the net area of the UGA. This is sometimes called a "net zero swap".

The criteria for approving a net zero swap is included in RCW 36.70A.130(3)(c) as follows:

(c) If, during the county's review under (a) of this subsection, the county determines revision of the urban growth area is not required to accommodate the urban growth projected to occur in the county for the succeeding 20-year period, but does determine that patterns of development have created pressure in areas that exceed available, developable lands within the urban growth area, the urban growth area or areas may be revised to accommodate identified patterns of development and likely future development pressure for the succeeding 20-year period if the following requirements are met:

(i) The revised urban growth area may not result in an increase in the total surface areas of the urban growth area or areas;

V3.1



"As with nearly all proposed development standards, the goal is to encourage efficient land use, flexibility and a wide variety of housing types while reducing the potential for negative impacts."

Bill Vaughan

Steve Davenport
SENIOR PLANNER

Local Government Division

Steve.Davenport@commerce.wa.gov

Phone: 564-200-4496



We strengthen communities

Phase I – Community Engagement

Summer 2023 – Fall 2023

- Community Outreach – Initial Actions
- Gap Analysis – July 2023 – September 2023
- Data Collection – July 2023 – Spring 2024
- Format of the Updated Plan – July 2023 – September 2023



Phase I – Gap Analysis

The Gap Analysis will review the following in the Land Use Element:

- Goals, policies, and actions
- Technical information
- Maps
- Subarea Plans



Phase I – Gap Analysis

The Gap Analysis will use the following materials to review the Land Use Element:

1. Commerce Periodic Update Checklist
2. Ecology Critical Areas Checklist
3. Commerce Periodic Update Materials
4. 2022-23 State Legislation
5. Plans Adopted by the City since 2016
6. Specific Plans from Agencies Outside the City



Phase I – Gap Analysis

The Gap Analysis will identify what needs to be updated or added to the following in the Land Use Element:

1. Goals, policies, and actions
2. Technical information
3. Maps
4. Appendices



Phase I – Initial Element Review Worksessions

1. Land Use Element with Appendices, Maps, and Subarea Plans –
August 8, 2023 and September 12, 2023
 - The September meeting will focus on discussing the goals, policies, and actions in the current Land Use Element



Phase II – Plan Development

Winter 2024 – Fall 2024

- Community Outreach
 - Actions to be determined based on Phase 1 results and Community Outreach Plan
- Schedule
 - Continuing Community Outreach – January 2024 – June 2024
 - Commerce review proposed Plan format – March 2024
 - Comprehensive Plan Individual Element Development Meetings – January 2024 – October 2024
 - Development Code Amendment Meetings – March 2024 – October 2024



Phase III – Legislative Process

Fall 2024 – June 30, 2025

- Commerce Review – Fall 2024 – Winter 2025
- Prepare Ordinance – October 2024
- SEPA Review and Commerce Notice of Intent – November 2024 – December 2024
- Public Adoption Meetings
 - Planning Commission November 2024 – February 2025
 - City Council March 2025 – June 2025
- Notice of Adoption – June 30, 2025



Comments and Contact information

Written comments are welcome at any time during the periodic update process and staff will address and publish all formal comments

City of Tumwater Contact:

Brad Medrud, AICP
City of Tumwater Planning Manager
Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: bmedrud@ci.tumwater.wa.us

- The periodic update email is compplan@ci.tumwater.wa.us
- All documents related to the periodic update will be located on the City's periodic update webpage

