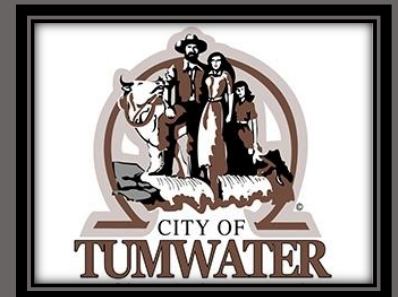


2022 Comprehensive Plan Map & Text Amendments and Associated Rezones

Final Docket

September 27, 2022
Planning Commission Public Hearing



2022 Proposed Amendments

1. One private map amendment and associated rezone
2. Three City sponsored text amendments
3. One City sponsored map amendment and associated rezone

2022 Private Amendment

Proposed Private Map Amendment and associated rezone:

1. Wells Littlerock Comprehensive Plan Land Use Map Amendment (TUM-21-1848) and Corresponding Rezone (TUM-21-1804)

1. Wells Littlerock

Proponent:	Glenn Wells
Owner:	Marvin L. Beagles
Location:	Three adjacent parcels located to the south of 7223 Littlerock Road SW
Parcel Numbers:	1270-44-30901, 1270-44-30902, and 1270-44-30903
Area Size:	2.76 Acres
Current Use:	Vacant

1. Amendment Summary

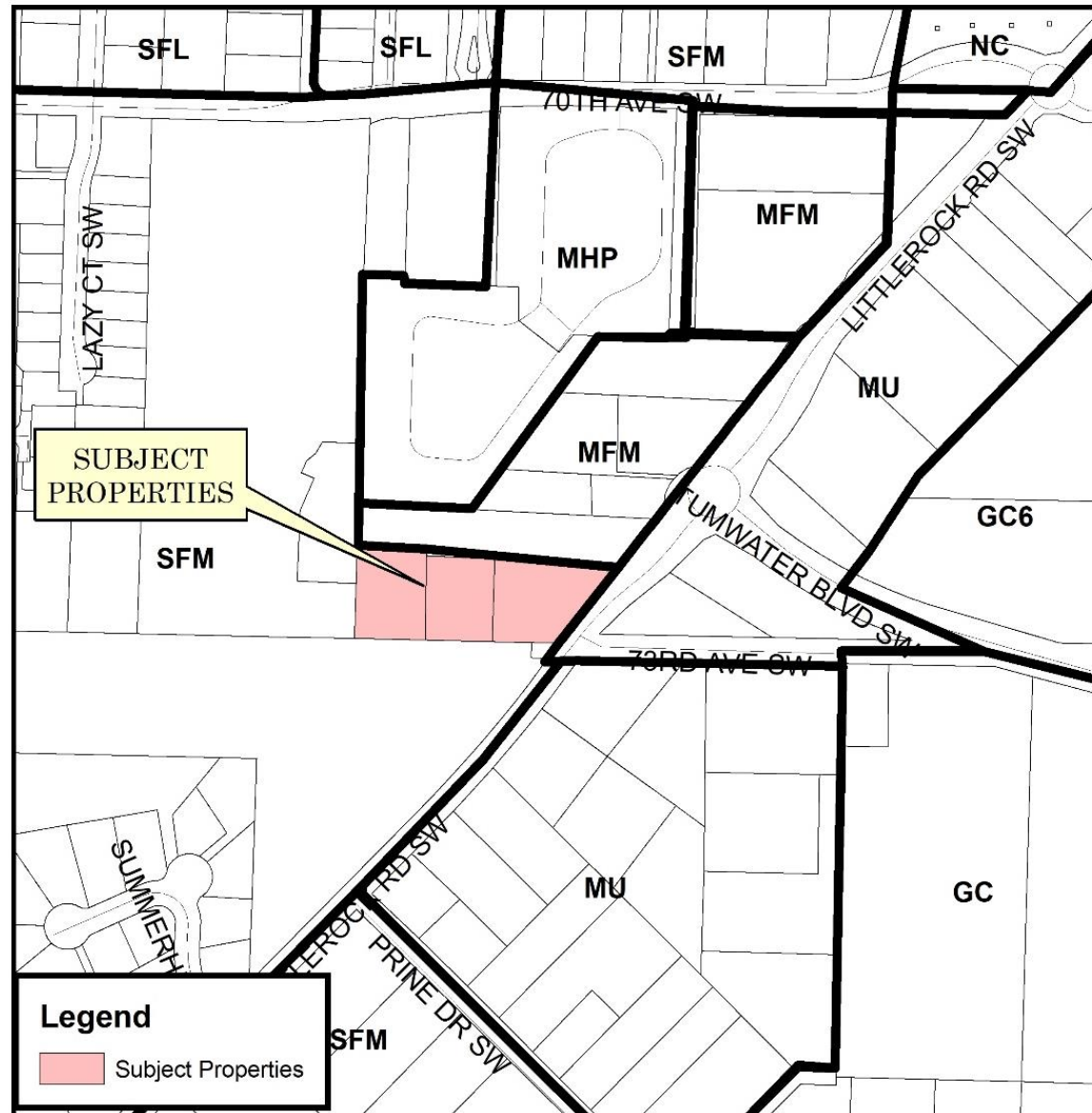
Current Comprehensive Plan map designation and zone district:

- Single Family Medium Density Residential (SFM)

Proposed Comprehensive Plan map designation and zone district:

- Multi-Family Medium Density Residential (MFM)

1. Map of Amendment Area



1. Map of Amendment Area



2022 Text Amendments

2. Neighborhood Character
3. Thurston Climate Mitigation Plan – Update greenhouse gas emission (GHG) targets in the Conservation Element to address HB 2311
4. Essential Public Facilities Amendments

2. Neighborhood Character

Review Comprehensive Plan Housing and Land Use Elements to determine if there are amendments needed to address “neighborhood character”

2. Neighborhood Character

- Staff has reviewed and recommends no amendments to address this issue in 2022
- Amendments to address this issue should be included as part of the larger 2022-25 review and update of the Comprehensive Plan

3. GHG Targets

Review Comprehensive Plan Conservation and Land Use Elements and determine if there are amendments needed to address HB 2311

3. GHG Targets

- Staff has reviewed and recommends no amendments to address the requirements of HB 2311 in 2022
- Amendments to address HB 2311 should be included as part of the larger 2022-25 review and update of the Comprehensive Plan that address climate change

4. Essential Public Facilities

Review the Comprehensive Plan Land Use Element and determine if there are amendments needed to address essential public facilities, including but not limited to: intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities

4. Essential Public Facilities

- Staff has reviewed and recommends no amendments to address essential public facilities in 2022
- Amendments to address essential public facilities should be included as part of the larger 2022-25 review and update of the Comprehensive Plan

5. Dennis/Linderson Triangle

Proponent: City of Tumwater

Location: 6501 Linderson Way SW at the western corners of Linderson Way SW and Dennis Street SW

Parcel Numbers: Portion of 1270-32-40303

Area Size: Portion of 5.73 Acres

Current Use: Vacant

5. Amendment Summary

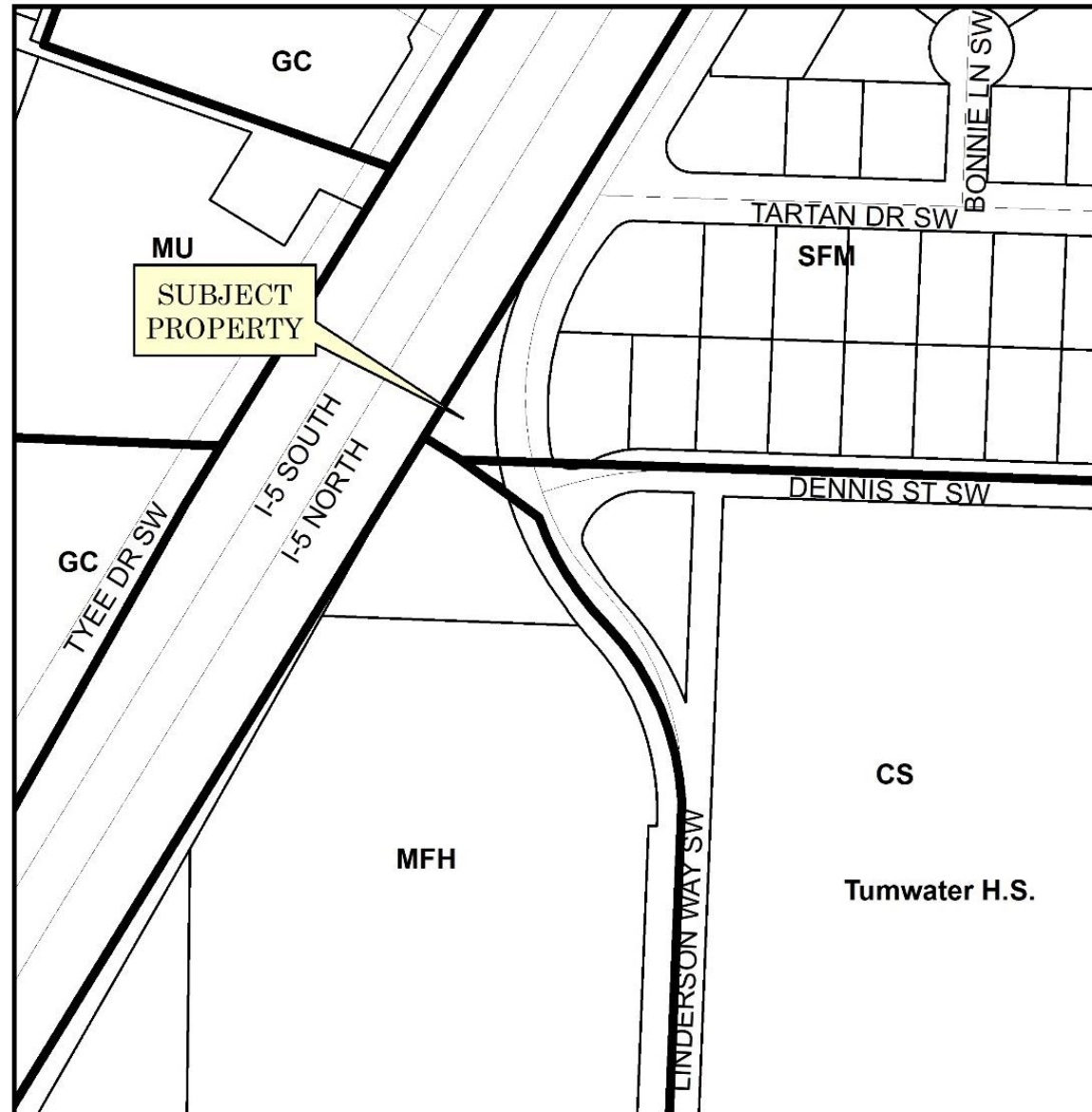
Current Comprehensive Plan map designation and zone district:

- Single Family Medium Density Residential (SFM)

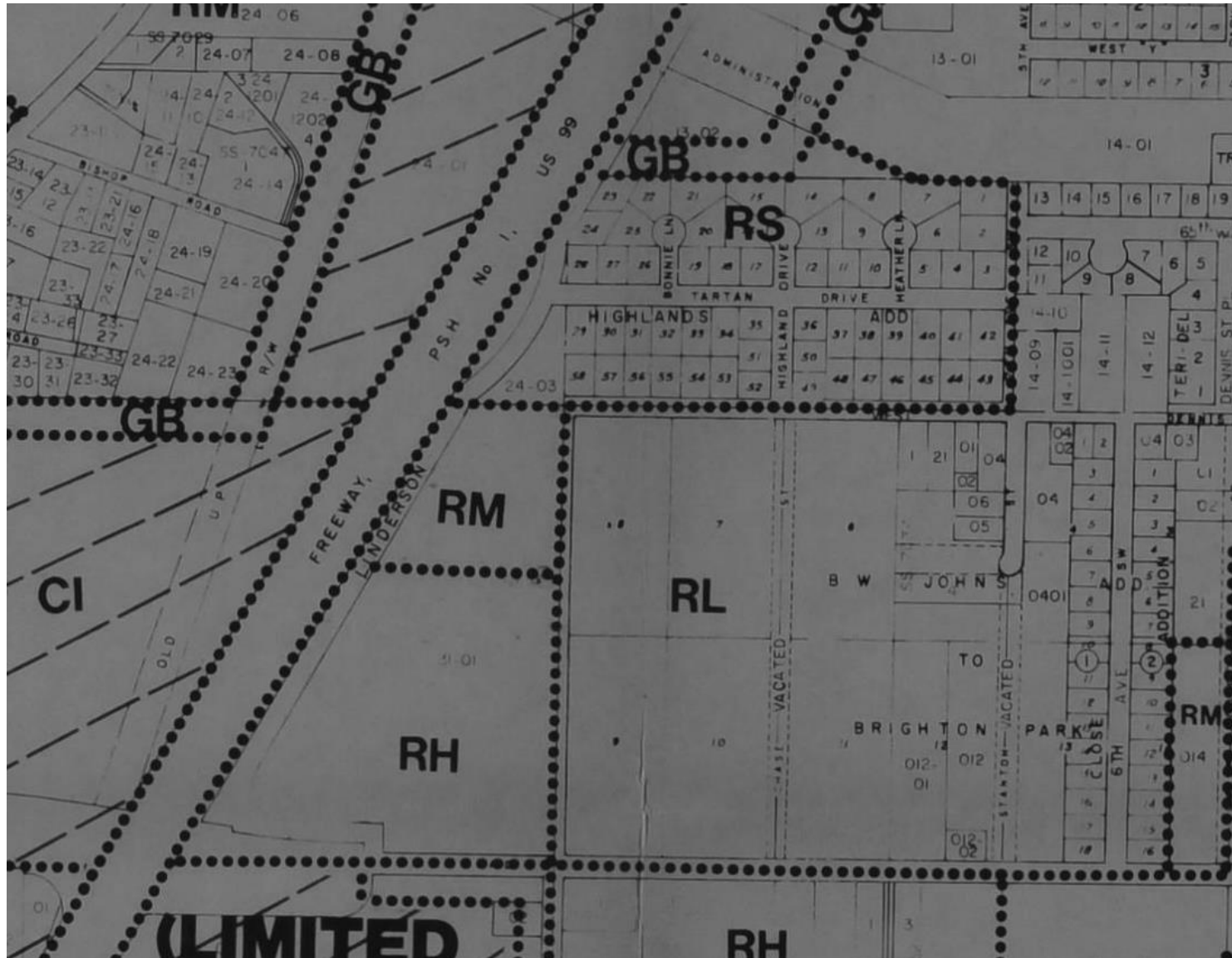
Proposed Comprehensive Plan map designation and zone district:

- Multifamily High Density Residential (MFH)

5. Map of Amendment Area



5. Map of Amendment Area



5. Map of Amendment Area



Staff Recommendation

1. Staff recommends that the Planning Commission forward a recommendation to the City Council the two proposed Comprehensive Plan map amendments and corresponding rezones by Ordinance No. O2022-003 be approved

Staff Recommendation

2. In addition, staff recommends that the Planning Commission forward a recommendation to the City Council that the three proposed text amendments that were not included in Ordinance No. O2022-003 after Planning Commission discussions, concerning Neighborhood Character, updates related to the Thurston Climate Mitigation Plan, and Essential Public Facilities be incorporated into the 2022-25 ten-year Comprehensive Plan Update

Next Steps

Proposed Final Docket Review and Approval Process:

- October 12, 2022 – General Government Committee briefing
- October 25, 2022 – City Council worksession
- November 15, 2022 – City Council consideration