

# STAFF REPORT

Date: February 6, 2024

To: City Council

From: Erika Smith-Erickson, Land Use and Housing Planner



## 2023 Annual City of Tumwater Comprehensive Plan Amendments Final Docket (Ordinance No. O2023-002)

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), 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 2025 Comprehensive Plan periodic update, except for City-sponsored amendments.

The City Council approved the preliminary docket of 2023 Comprehensive Plan amendments on February 21, 2023. The final docket includes two City-sponsored Comprehensive Plan amendments:

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

The proposed Comprehensive Plan amendments were reviewed separately in the staff report and then all together with the criteria found in TMC 18.60.025(B):

1. *Does the amendment conform to the Growth Management Act?*
2. *Is it consistent with the Comprehensive Plan, Thurston County-Wide Planning Policies, and related plans?*
3. *Have area conditions changed or are changing to justify a change in land use for the area?*
4. *Is there a need to provide a community-related use not anticipated by the Comprehensive Plan?*

The Planning Commission received a briefing on the final docket and Ordinance No. O2023-002 at their November 14, 2023, meeting and discussed the ordinance at their November 28, 2023 work session. The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002. The City Council held a work session to discuss the ordinance on January 9, 2024.

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## **AMENDMENT #1 – OLD HIGHWAY 99 CORRIDOR PLAN**

### Summary

The proposal is a Comprehensive Plan amendment to adopt the Old Highway 99 Plan.

Old Highway 99 is a major transportation corridor connecting the City of Tumwater with communities to the south. Commercial and residential use levels have crept upwards in recent years, extending peak commute hours and lengthening vehicle queues. Studies suggest expanding the highway to two lanes in either direction that would include upgrades such as sidewalks and bike lanes.

### Proposal

Adopt the Old Highway 99 Corridor Plan to reduce commute times and provide adequate level of service to a main traffic corridor.

### Proponent

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 forty 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.

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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.

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.

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

The City Council placed the proposed Comprehensive Plan amendment on the 2023 Long Range Planning Work Program on January 17, 2023. The Planning Commission recommended further review of the proposal on January 24, 2023, as part of the 2023 preliminary docket. On February 8, 2023, the General Government Committee reviewed the preliminary docket and forwarded it to the full City Council for review with a recommendation for further review.

The City Council held a work session on February 21, 2023 to consider the recommendations from the Planning Commission and General Government Committee and included the proposal in the 2023 annual Comprehensive Plan amendment preliminary docket to be reviewed by Community Development Department staff and presented later in 2023.

The Planning Commission held a briefing on the Final Docket of Comprehensive Plan amendments together on November 14, 2023 and discussed the ordinance at their November

28, 2023 work session. The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002.

## Review and Approval Criteria

Comprehensive Plan amendments are subject to the criteria below from 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.*

The amendment being considered is in accordance with the City's annual Comprehensive Plan amendment process, as required by RCW 36.70A. If the amendment is approved by the City Council, the proposed amendment will be submitted to the Washington State Department of Commerce pursuant to RCW 36.70A.106.

The amendment meets the goals of the Washington State Growth Management Act as follows:

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

The proposed Comprehensive Plan amendment is intended to support the growth and development of the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

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

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment is intended to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development and focus future growth in the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment supports urban level development in the City that would provide for efficient multimodal transportation systems as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports the provision of a range of residential development in the City, including permanently affordable housing as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports development that provides economic development and allows more people to live closer to jobs and services as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment does not require any taking of private property without just compensation.

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

The proposed Comprehensive Plan amendment is being considered as a part of the City's annual Comprehensive Plan amendment review.

- 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.*

The proposed Comprehensive Plan amendment does not affect natural resource industries.

- 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.*

The proposed Comprehensive Plan amendment supports the goals, policies, and actions for open space and recreation as outlined in the Comprehensive Plan

- 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.*

The proposed Comprehensive Plan amendment would protect the environment by directing future development towards urban rather than rural areas as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

City residents and all interested parties, agencies and jurisdictions were notified about the application and the public hearing for the proposal as part of the proposed 2023 Comprehensive Plan amendment process.

- 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.*

The proposed Comprehensive Plan amendment is supported by the City's provision of sewer and water service in the urban area.

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

The proposed Comprehensive Plan amendment does not affect historic preservation. As future development occurs, it would need to comply with all the applicable historical or archaeological regulations.

- 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.*

The proposed Comprehensive Plan amendment would allow for the reduction of greenhouse gas emissions by reducing idling emissions and the multimodal components would reduce vehicle miles traveled.

- 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.*

The proposed Comprehensive Plan amendment does not affect the shorelines of the state. As future development occurs, it would need to comply with the City's Shoreline Management Program, as required.

2. *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.*

The proposed Comprehensive Plan amendment is consistent with the Transportation Plan of the Comprehensive Plan. The Comprehensive Plan is consistent with the Thurston County-Wide Planning Policies and the goals of Sustainable Thurston.

The applicable goals, policies, and actions of the Transportation Plan of the Comprehensive Plan that support the proposed Comprehensive Plan amendment is as follows:

Transportation Plan Goal 1 states:

*Ensure the design and function of transportation facilities are consistent with and support sustainable, healthy urban, suburban, and rural communities.*

Transportation Plan Policy 1.a states:

*Commit to the development and implementation of land use plans, development patterns, parking requirements, and design standards that encourage walking, bicycling, transit use, and other alternatives to driving alone.*

Transportation Plan Policy 1.b states:

*Provide transportation facilities that support the location of jobs, housing, industry, and other activities as called for in Tumwater's adopted land use plan.*

Transportation Plan Policy 1.i states:

*Ensure adequate transportation capacity to address growth consistent with this Comprehensive Plan.*

Transportation Plan Goal 2 states:

*Work toward an integrated, multimodal transportation system that supports adopted land use plans, reduces overall need to drive, and provides alternative travel choices.*

Transportation Plan Policy 2.a states:

*Provide quality travel choices appropriate to existing and future land uses, including walking, bicycling, transit, motor vehicles including freight, and rail.*

Transportation Plan Policy 2.d states:

*Incorporate practical design considerations where appropriate, designing to solve mobility problems more so than to meet design standards if doing so increases functional mobility of the transportation system.*

Transportation Plan Goal 6 states:

*Increase overall operating efficiency of the transportation system through the effective use of measures that reduce the need to drive alone.*



Transportation Plan Policy 6.a states:

*Promote transportation-efficient development and redevelopment, and site public services and facilities where transit, walking, and biking are now or will be viable alternatives to driving alone.*

Transportation Plan Policy 6.b states:

*Encourage use of public transportation, ridesharing, biking, and walking by improving access, convenience, and reliability of those options.*

Transportation Plan Goal 8 states:

*Promote efficient, cost-effective, timely, and safe movement of the freight within and through the region.*

Transportation Plan Policy 8.c states:

*Explore strategies to reduce conflict and optimize safety for all transportation system users where industrial or commercial land uses are adjacent to highly urbanized areas.*

Transportation Plan Goal 9 states:

*Establish a street and road network that provides for the safe and efficient movement of people and goods while supporting adopted land use goals.*

Transportation Plan Policy 9.a states:

*Design and construct multimodal, context-sensitive, complete streets and roads.*

Transportation Plan Goal 11 states:

*Increase the share of all trips made safely and conveniently by bicycle.*

Transportation Plan Policy 11.a states:

*Develop a continuous, safe, and convenient bicycle network that functions as an integral part of the whole transportation system.*

Transportation Plan Goal 12 states:

*Increase the share of all trips made safely and conveniently by walking.*

Transportation Plan Policy 12.a states:

*Provide a convenient, interconnected, safe pedestrian network that supports existing and desired land uses.*

Transportation Plan Policy 12.e states:

*Require pedestrian-friendly site design and building standards in activity centers, along urban corridors and other key transit routes, and in high density mixed-use zoning districts.*

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.*

The criterion does not apply, because a Comprehensive Plan map amendment and corresponding rezone is not proposed.

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.*

The criterion does not apply.

## Planning Commission Conclusions

1. The proposal meets the review and approval criteria found in TMC 18.60.025(B).
2. The proposed Comprehensive Plan amendment is consistent with the goals of the Washington State Growth Management Act.
3. The proposed Comprehensive Plan amendment is consistent with Goals 1, 2, 6, 8, 9, 11, and 12 and Policies 1.a, 1.b, 1.i, 2.a, 2.d, 6.a, 6.b, 8.c, 9.a, 11.a, 12.a, and 12.e of the Transportation Plan of the Comprehensive Plan.
4. The potential impacts of the proposed Comprehensive Plan amendments have been considered together with the other amendments in the 2023 annual Comprehensive Plan amendment final docket with the criteria found in TMC 18.60.025(B). The proposed amendments do not create any inconsistencies when evaluated together.
5. Based on the above review and analysis, the Planning Commission concluded that the proposed Comprehensive Plan amendment is 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.

## Planning Commission Recommendation

The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002, which included the proposed Comprehensive Plan amendment to adopt the Old Highway 99 Plan as part of the Comprehensive Plan as shown in Appendix 1.1 – Old Highway 99 Plan.

## Effect of the Proposed Amendment

The proposed Comprehensive Plan amendment to adopt the Old Highway 99 Plan as part of the Comprehensive Plan would necessitate changes to the Comprehensive Plan as shown in Appendix 1.1 – Old Highway 99 Plan and Ordinance No. O2023-002.

## Staff Contacts

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## Appendix 1.1 – Old Highway 99 Plan

(See the Old Highway 99 Plan attached as part of Ordinance No. O2023-002)

## **AMENDMENT #2 – 2024 – 2029 SIX-YEAR CAPITAL FACILITIES PLAN UPDATE**

### Summary

The proposal is a Comprehensive Plan amendment to update the Six-Year Capital Facilities Plan to reflect current information.

### Proposal

Update the Six-Year Capital Facilities Plan to reflect current information.

### Proponent

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

The City Council placed the proposed Comprehensive Plan amendment on the 2023 Long Range Planning Work Program on January 17, 2023. The Planning Commission recommended further review of the proposal on January 24, 2023, as part of the 2023 preliminary docket. On February 8, 2023, the General Government Committee reviewed the preliminary docket and forwarded it to the full City Council for review with a recommendation for further review.

The City Council held a work session on February 21, 2023 to consider the recommendations from the Planning Commission and General Government Committee and included the proposal in the 2023 annual Comprehensive Plan amendment preliminary docket to be reviewed by Community Development Department staff and presented later in 2023.

After the City Council approved the final docket for the 2023 annual Comprehensive Plan amendments on February 21, 2023 for further review, staff from the Transportation & Engineering, Water Resources & Sustainability, and Parks and Recreation Departments reviewed the previous Six-Year Capital Facilities Plan to determine what specific amendments were needed to update the Plan.

The Public Works Committee discussed the update to the Financial Plans for General Government and Transportation on July 6, 2023 and the Financial Plans for the Sanitary Sewer, the Storm Drain, and the Water Funds on July 20, 2023. The Planning Commission met for a briefing on the update to the Six-Year Capital Facilities Plan on July 11, 2023 to address the Financial Plans for General Government and Transportation Funds and a briefing on August 8, 2023 to address the Financial Plans for the Sanitary Sewer, the Storm Drain, and the Water Funds.

The Planning Commission held a briefing on the Final Docket of Comprehensive Plan amendments together on November 14, 2023 and discussed the ordinance at their November 28, 2023 work session. The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002.

## Review and Approval Criteria

Comprehensive Plan amendments are subject to the criteria below from 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.*

The amendment being considered is in accordance with the City's annual Comprehensive Plan amendment process, as required by RCW 36.70A. If the amendment is approved by the City Council, the proposed amendment will be submitted to the Washington State Department of Commerce pursuant to RCW 36.70A.106.

The amendment meets the goals of the Washington State Growth Management Act as follows:

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

The proposed Comprehensive Plan amendment is intended to support the growth and development of the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

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

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment is intended to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development and focus future growth in the City as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment supports urban level development in the City that would provide for efficient multimodal transportation systems as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports the provision of a range of residential development in the City, including permanently affordable housing as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment is consistent with the goal as the proposed amendment supports development that provides economic development and allows more people to live closer to jobs and services as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

The proposed Comprehensive Plan amendment does not require any taking of private property without compensation.

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

The proposed Comprehensive Plan amendment is being considered as a part of the City's annual Comprehensive Plan amendment review.

- 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.*

The proposed Comprehensive Plan amendment does not affect natural resource industries.

- 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.*

The proposed Comprehensive Plan amendment supports the goals, policies, and actions for open space and recreation as outlined in the Comprehensive Plan

- 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.*

The proposed Comprehensive Plan amendment would protect the environment by directing future development towards urban rather than rural areas as outlined in the maps, goals, policies, and actions of the Comprehensive Plan.

- 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.*

City residents and all interested parties, agencies and jurisdictions were notified about the application and the public hearing for the proposal as part of the proposed 2023 Comprehensive Plan amendment process.

- 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.*

The proposed Comprehensive Plan amendment is supported by the City's provision of sewer and water service in the urban area.

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

The proposed Comprehensive Plan amendment does not affect historic preservation. As future development occurs, it would need to comply with all the applicable historical or archaeological regulations.

- 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.*



The proposed Comprehensive Plan amendment contains projects that support the reduction of greenhouse gas emissions and vehicle miles traveled.

**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.*

The proposed Comprehensive Plan amendment does not affect the shorelines of the state. As future development occurs, it would need to comply with the City's Shoreline Management Program, as required.

**2) *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.***

The proposed Comprehensive Plan amendment is consistent with the Land Use Element of the Comprehensive Plan. The Comprehensive Plan is consistent with the Thurston County-Wide Planning Policies and the goals of Sustainable Thurston.

The applicable goals, policies, and actions of the Land Use Element of the Comprehensive Plan that support the proposed Comprehensive Plan amendment is as follows:

Land Use Element Goal LU-1 states:

*Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.*

Land Use Element Policy LU-1.10 states:

*Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.*

Land Use Element Policy LU-1.11 states:

*Make capital budget decisions consistent with the comprehensive plan in accordance with RCW 36.70A.120 (Reference the City's current six-year Capital Facilities and Transportation Improvement Plans).*

Land Use Element Goal LU-2 states:

*Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.*

Land Use Element Policy LU-2.6 states:

*Ensure the City's capital budget decisions in the City's current six-year Capital Facilities and Transportation Improvement Plans are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Element.*

Land Use Element Goal LU-3 states:

*Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.*

Land Use Element Policy LU-3.1 states:

*Coordinate development with the City's six-year Capital Facilities Plan.*

Land Use Element Action LU-3.1.1 states:

*Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities and the direction found in the Lands for Public Purposes Element.*

The proposed Comprehensive Plan amendment is consistent with the Land Use Element goals, policies, and actions above.

The applicable goals, policies, and actions of the Lands for Public Purposes Element of the Comprehensive Plan that support the proposed Comprehensive Plan amendment is as follows:

Lands for Public Purposes Element Goal LPP-1 states:

*Provide sufficient and efficient services to Tumwater and the Urban Growth Area.*

Lands for Public Purposes Element Policy LPP-1.1 states:

*Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.*

Lands for Public Purposes Element Policy LPP-1.2 states:

*Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.*

Lands for Public Purposes Element Policy LPP-1.3 states:

*Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.*

Lands for Public Purposes Element Goal LPP-2 states:

*Make recommendations for improvements in the provision of public services.*

Lands for Public Purposes Element Policy LPP-2.1 states:

*Support actions to expand and improve Tumwater's multimodal transit network.*

Lands for Public Purposes Element Policy LPP-2.5 states:

*Support the fulfillment of citizen requests for public facilities in line with the Parks, Recreation, and Open Space Plan.*

The proposed Comprehensive Plan amendment is consistent with the Lands for Public Purposes Element goals, policies, and actions above.

- 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.*

The criterion does not apply, because a Comprehensive Plan map amendment and corresponding rezone is not proposed.

- 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.*

The criterion does not apply.

## Planning Commission Conclusions

1. The proposal meets the review and approval criteria found in TMC 18.60.025(B).
2. The proposed Comprehensive Plan amendment is consistent with the goals of the Washington State Growth Management Act.
3. The proposed Comprehensive Plan amendment is consistent with Goals LU-1, LU-2, and LU-3, Policies LU-1.10, LU-1.11, LU-2.6, and LU-3.1 and Action LU-3.1.1 of the Land Use Element of the Comprehensive Plan.
4. The proposed Comprehensive Plan amendment is consistent with Goals LPP-1 and LPP-2 and Policies LPP-1.1, LPP-1.2, LPP-1.3, LPP-2.1, and LPP-2.5 of the Lands for Public Purposes Element of the Comprehensive Plan.
5. The potential impacts of the proposed Comprehensive Plan amendments have been considered together with the other amendments in the 2023 annual Comprehensive Plan amendment final docket with the criteria found in TMC 18.60.025(B) and proposed amendments do not create any inconsistencies when evaluated together.
6. Based on the above review and analysis, the Planning Commission concluded that the proposed Comprehensive Plan amendment is 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.

## Planning Commission Recommendation

The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002, which included approval of the updated Capital Facilities Plan to reflect current information.

## Effect of the Proposed Amendment

The proposal amends the Capital Facilities Plan as shown in Appendix 2.1 and Ordinance No. O2023-002.

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## Appendix 2.1 – Amended Capital Facilities Plan

(See Capital Facilities Plan update attached as part of Ordinance No. O2023-02)

## **SUMMARY OF ALL AMENDMENTS**

### **Public Approval Process**

The City Council placed all the proposed amendments on the 2023 Long Range Planning Work Program on January 17, 2023. The Planning Commission recommended further review of all the proposed amendments on January 24, 2023, as part of the 2023 preliminary docket. On February 8, 2023, the General Government Committee reviewed the preliminary docket and forwarded it to the full City Council for review.

On February 21, 2023, the City Council considered the Planning Commission's recommendation and the review by the General Government Committee and included all the proposed amendments in the 2023 annual Comprehensive Plan amendment preliminary docket to be reviewed by Community Development Department staff and presented later in 2023.

The Planning Commission held a briefing on the amendments on November 14, 2023, and the Planning Commission discussed the proposed amendments at a work session on November 28, 2023.

An Environmental Checklist for a non-project action was prepared October 27, 2023, under the State Environmental Policy Act (Chapter 43.21C RCW), pursuant to Chapter 197-11 WAC, and a Determination of Non-Significance was issued November 8, 2023.

The ordinance was sent to the Washington State Department of Commerce on October 27, 2023 for their required 60-day review before the proposed text amendments are adopted, in accordance with RCW 36.70A.106.

The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002.

The City Council held a work session to discuss the amendments on January 9, 2024 and the City Council will consider the proposed amendments at a meeting on February 6, 2024.

### **Public Notification**

A Notice of Public Hearing for the Planning Commission was issued on December 1, 2023. The notice was published as a press release, distributed to interested individuals and entities that have requested such notices, and published in The Olympian.

### **Planning Commission Conclusions**

1. All the proposed Comprehensive Plan amendments meet the review and approval criteria found in TMC 18.60.025(B).
2. All the proposed Comprehensive Plan amendments are consistent with the goals of the Washington State Growth Management Act.

3. All the proposed Comprehensive Plan amendments are consistent with the goals of the Land Use Element, the Lands for Public Purposes, and the Transportation Plan of the Comprehensive Plan.
4. The potential impacts of all the proposed 2023 Comprehensive Plan amendments rezones have been considered together with the criteria found in TMC 18.60.025(B) and proposed amendments do not create any inconsistencies when evaluated together.
5. Based on the above review and analysis, the Planning Commission concluded that all the proposed Comprehensive Plan 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.

## Planning Commission Recommendation

The Planning Commission held a public hearing on December 12, 2023 and recommended approval of Ordinance No. O2023-002, which included all the proposed Comprehensive Plan amendments by Ordinance No. O2023-002.

## Effects of the Proposed Amendments Considered Together

As noted above, the potential impacts of all the proposed 2023 Comprehensive Plan amendments have been considered together with the criteria found in TMC 18.60.025(B) and proposed amendments do not create any inconsistencies when evaluated together.