

Growth Management Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-1			Coordinate the Land Use Element with other plans and regulations.						
	LU-1.1		Coordinate the Land Use Element with all adopted City plans and regulations.		LU-1			Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.	
			[See LU-1.1 above]			LU-1.6		Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.	
			[See LU-1.1 above]			LU-1.7		Coordinate the Land Use Element with the Shoreline Master Program.	
			[See LU-1.1 above]			LU-1.8		Coordinate the Land Use Element with the City's Economic Development Element.	
			[See LU-1.1 above]			LU-1.9		Ensure consistency between the Land Use Element and the Tumwater Zoning Code.	
			[See LU-1.1 above]			LU-1.10		Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.	
			[See LU-1.1 above]			LU-1.13		Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan.	
			[See LU-1.1 above]			LU-1.14		Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.	
		LU-1.1.1	Implement the following City plans through the Land Use Element: 1. Tumwater Historic District Master Plan 2. Shoreline Master Program 3. Economic Development Plan 4. Zoning Code 5. Capital Facilities Plan and Transportation Improvement Plans 6. Housing Action Plan 7. Thurston Climate Mitigation Plan			LU-1.6		Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
			[See LU-1.1.1 above]				LU-1.7.1	Make sure the Land Use Element is consistent with the recommendations of the Shoreline Master Program.	
			[See LU-1.1.1 above]				LU-1.8.1	Implement goals and associated policies and actions of the Economic Development Element.	
			[See LU-1.1.1 above]				LU-1.9.1	Implement the Land Use Element by revising the Zoning Code and other municipal Codes to reflect the goals, policies, actions, and designations outlined in the Land Use Element.	
			[See LU-1.1.1 above]			LU-1.10		Coordinate the Land Use Element with the City's Lands for Public Purposes Element and the Capital Facilities Plan.	
			[See LU-1.1.1 above]			LU-1.13		Coordinate the Land Use Element with the strategies in the City of Tumwater Housing Action Plan.	
			[See LU-1.1.1 above]			LU-1.14		Coordinate the Land Use Element with the strategies in the most recent version of the Thurston Climate Mitigation Plan.	
	LU-1.2		Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.		LU-1			Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.	
			[See LU-1.2 above]			LU-1.1		Ensure the Land Use Element is consistent with adopted County-Wide Planning Policies and integrate transportation considerations into land use decisions, and vice versa.	
			[See LU-1.2 above]			LU-1.2		Ensure the Land Use Element is consistent with the goals of Sustainable Thurston.	
			[See LU-1.2 above]			LU-1.5		Coordinate the Land Use Element with the Port of Olympia Master Plan (2016).	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		LU-1.2.1	Implement the adopted goals and policies through the Land Use Element: 1. County-Wide Planning Policies 2. Sustainable Thurston				LU-1.1.1	Implement the eleven County-Wide Policy elements in the County-Wide Policy Plan (Reference Appendix B: County-Wide Planning Policies).	
			[See LU-1.2.1 above]				LU-1.2.1	Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)	
	LU-1.3		Engage in planning on a neighborhood level with residents of the City.			LU-1.3		Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)	
	LU-1.4		Create a new city center.	This is a reference to the Town Center. Is this still a goal?		LU-1.4		Encourage the creation of a new city center that is compatible with the Land Use Element.	
	LU-1.5		Make capital budget and transportation improvement decisions consistent with the Comprehensive Plan.	See also LU-1.2		LU-1.11		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).	
LU-2			Ensure development takes place in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, addresses equity and climate change, and reduce sprawl.		LU-2			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.	
	LU-2.1		Use innovative land use management techniques to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth and protecting critical areas.	Revised		LU-2.3		Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		LU-2.1.1	Ensure the City's Development Standards allow for innovative land use management techniques.				LU-2.3.1	Consider revision of the City's Development Standards to encourage innovative land use management techniques.	
		LU-2.1.2	Update the City's architectural and landscape design standards on a regular basis.			LU-2.5		Encourage development of architectural and landscape design standards.	
	LU-2.2		Create and maintain vibrant city centers and activity nodes along transit corridors that support housing, jobs, services, and active transportation.			LU-2.7		Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.	
	LU-2.3		Create and maintain safe and vibrant neighborhoods with places that build community and support active transportation.			LU-2.8		Create safe and vibrant neighborhoods with places that build community and encourage active transportation.	
	LU-2.4		Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.	Confirm version of City's Annexation Policy.		LU-2.4		Ensure new annexations adhere to the goals and policies of the City's Annexation Policy.	
	LU-2.5		Ensure the City's capital budget decisions are coordinated with the Land Use Element, Lands for Public Purpose Element, and Transportation Plan.			LU-2.6		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.	
	LU-2.6		Protect designated mineral and forest resource lands from incompatible development.			LU-2.9		Protect designated mineral resource lands from incompatible development.	
LU-3			Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.		LU-3			Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.	
	LU-3.1		Coordinate development with the City's six-year Capital Facilities Plan.			LU-3.1		Coordinate development with the City's six-year Capital Facilities Plan.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		LU-3.1.1	Ensure the Capital Facilities Plan can be implemented through the Land Use Element's projected densities.				LU-3.1.1	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.	
	LU-3.2		Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan.			LU-3.2		Ensure development is in conformance with the Water System Plan and Sanitary Sewer Comprehensive Plan.	
	LU-3.3		Analyze all proposed development for anticipated impact on services as part of development and environmental review.			LU-3.3		Analyze all proposed development for anticipated impact on services, either as an element of site plan review or as part of an environmental impact assessment.	
	LU-3.4		Work with property developers to determine where and when new public facilities are to be placed to permit proper development of projects.			LU-3.5		Work with developers to determine where and when new public facilities are to be placed to permit proper development of commercial and residential projects. This process should be directly related to the Lands for Public Purposes Element, the Capital Facilities Plan, and site plan review in order to achieve concurrency.	
	LU-3.5		Require development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.			LU-3.6		Require residential and commercial development utilizing septic tanks for sewerage disposal to hook up to sanitary sewer when the system fails, needs replacement, or requires major repairs when sanitary sewer laterals are readily available.	
		LU-3.5.1	Work with LOTT to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.			LU-3.6.1		In consultation with the LOTT partners, develop a program to connect developments that are on septic systems to LOTT's sewerage treatment system to reduce impacts to groundwater and surface water quality.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	LU-3.6		Require development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available.			LU-3.7		Require residential and commercial development utilizing private wells for water systems to connect to City water service when the well fails, needs replacement, or requires major repairs, where City water service available.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Equitable Community Goals – Housing, Transportation, and Open Space

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-4			Create land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.		LU-4			Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.	
	LU-4.1		Coordinate residential uses and densities in the Land Use Element with the Housing Element.			LU-4.1		Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.	
	LU-4.2		Use innovative techniques for providing affordable housing.			LU-4.2		Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.	
	LU-4.3		Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.			LU-4.4		Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.	
	LU-4.4		Increase housing types and densities to meet the needs of a changing population.			LU-4.6		Increase housing types and densities in corridors and centers to meet the needs of a changing population.	
			[See LU-4.4]			LU-4.7		Increase the variety of housing types outside of corridors and centers of appropriate intensities with supporting design guidelines to meet the needs of a changing population.	
LU-5			Ensure development patterns that provide efficient multimodal and active transportation systems coordinated with City and regional transportation plans.		LU-5			Ensure development patterns encourage efficient multi-modal transportation systems coordinated with regional, City, and county transportation plans.	
	LU-5.1		Coordinate with the Transportation Element, the Thurston Regional Transportation Plan, the Parks, Recreation, and Open Space Plan.			LU-5.1		Ensure coordination with the Transportation Element.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
			[See LU-5.1 above]			LU-5.2		Ensure coordination with the Thurston Regional Transportation Plan.	
			[See LU-5.1 above]			LU-5.3		Ensure coordination with the Parks, Recreation, and Open Space Plan (Element).	
	LU-5.2		Establish land use patterns that provide for multimodal links within the City.			LU-5.4		Established pedestrian and bicycle trail links with various parts of Tumwater and within the business area.	
	LU-5.3		Provide incentives for urban plazas and access to transit stops when new construction or major renovation is proposed.			LU-5.5		Encourage provision of urban plazas and access to transit stops when new construction or major renovation is proposed. Incentives for providing such amenities should be sought.	
	LU-5.4		Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.			LU-5.6		Allow densities and mixes of uses that reduce the number and lengths of vehicle trips and increase the opportunity to use public transit and non-motorized modes of travel.	
	LU-5.5		Reinforce the link between land use and public transportation by encouraging development to occur at higher densities along designated transit corridors, nodes, and near commercial and employment centers.			LU-5.7		Reinforce the link between land use and public transportation by encouraging development to occur at urban residential densities along designated transit corridors, nodes, and near commercial centers.	
	LU-5.6		Provide development incentives for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.			LU-5.9		Provide development incentives, such as increased density, increased square footage, or increased height for proposed land developments located adjacent to transportation corridors when amenities for transit users, bicyclists, and pedestrians are included.	
	LU-5.7		Require land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.			LU-5.10		Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	LU-5.8		Require public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.			LU-5.11		Encourage public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.	
	LU-5.10		Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.			LU-5.13		Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.	
	LU-5.11		Ensure alternative transportation modes are included in land developments.			LU-5.14		Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.	
LU-6			Ensure physical limitations of the land are observed during the development process.		LU-8			Ensure physical limitations of the land are observed during the development process.	
	LU-6.1		Ensure new development is in conformance with standards and requirements for critical areas.			LU-8.1		Ensure new development is in conformance with standards and requirements for critical areas within the Conservation Element.	
	LU-6.2		Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.			LU-8.2		Reserve the right to prohibit or set conditions on development based on anticipated adverse environmental impact.	
	LU-6.3		Integrate design features of existing natural systems into the layout and siting of new development. Preserve trees and significant ecological systems, whenever possible and practical.			LU-9.3		Integrate design features of existing natural systems into the layout and siting of new residential dwelling units. Preserve trees and significant ecological systems, whenever possible and practical.	
	LU-6.4		Ensure new development is in conformance with the standards of the City's Protection of Trees and Vegetation Ordinance.			LU-8.4		Ensure new development is in conformance with the standards of the City's Protection of Trees and Vegetation Ordinance.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Residential Land Use Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-7			Support development of residential uses.		LU-9			Identify what conditions should be applied to development in residential areas.	
	LU-7.1		Ensure an adequate supply of residential land that would support the development of housing affordable to all income groups.			LU-9.1		Ensure an adequate supply of residential land that would support the development of housing affordable to all income groups.	
	LU-7.2		Protect residential development from excessive noise, odors, dirt, glare, pollution, and other nuisances emanating from commercial and industrial uses.			LU-9.2		Protect residential developments from excessive noise, odors, dirt, glare, and other nuisances emanating from commercial and industrial uses.	
	LU-7.3		Ensure multifamily residential development occurs in integrated centers to ensure multimodal access to services.			LU-9.3		Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.	
	LU-7.4		Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.			LU-9.4		Permit experimentation in development regulations with newer forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems can be achieved.	
		LU-7.4.1	Do not permit private residential gated communities.				LU-9.4.1	Do not permit private residential gated communities.	
		LU-7.4.2	Promote nearby access to healthy food for residential developments.				LU-9.4.2	Promote nearby access to healthy food for residential developments.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Commercial Land Use Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-8			Support development of commercial uses in appropriate areas.		LU-10			Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.	
	LU-8.1		Ensure adequate supply of developable commercial land along primary transportation corridors.	Move “invest in commercial redevelopment” to the Economic Development Plan.		LU-10.3		Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.	
	LU-8.2		Concentrate high intensity commercial uses in integrated centers rather than dispersed throughout the City to ensure multimodal access and prevent strip development.			LU-10.4		Encourage developers to concentrate non-residential land uses in integrated centers in order to insure convenient access and prevent strip development.	
	LU-8.3		Develop high intensity commercial areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.			LU-10.6		Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.	
	LU-8.4		Locate high intensity commercial uses close to arterial routes and freeway access.			LU-10.9		Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.	
	LU-8.5		Locate neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where these uses are small, not generate excessive traffic, and compatible with nearby residences.			LU-10.10		Encourage neighborhood commercial uses that supply nearby residents with everyday convenience shopping goods in the City to reduce traffic generation, where, generally, these uses are very small, not generate excessive traffic, and compatible with nearby residences.	
	LU-8.6		Support food trucks and food truck courts as commercial uses.			LU-10.11		Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Manufacturing, Industrial, and Warehouse Land Use Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-9			Support development of manufacturing, industrial, and warehouse uses in appropriate areas.		LU-10			Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.	
	LU-9.1		Ensure adequate supply of developable industrial land along primary transportation corridors.	Move “invest in commercial redevelopment” to the Economic Development Plan.		LU-10.3		Ensure adequate supply of developable land along primary transportation corridors and invest in commercial and industrial redevelopment.	
	LU-9.2		Group manufacturing, industrial, and warehouse uses into centers rather than dispersed throughout the City. These centers shall have a landscaped, urban park quality.			LU-10.5		Group commercial, industrial, and manufacturing uses into centers rather than dispersed throughout the City. These centers shall have a landscaped, urban park quality.	
	LU-9.3		Develop manufacturing, industrial, and warehouse areas following an integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.			LU-10.6		Rest future development of commercial, manufacturing, and light industrial areas in Tumwater on a comprehensive, integrated planning scheme incorporating performance standards regarding green belts, and buffering, landscaping, parking facilities, and other items of site design as appropriate.	
	LU-9.4		Locate new manufacturing, industrial, and warehouse development in areas and patterns that minimize pollution and heavy trucking through residential and business areas.			LU-10.7		Use land use regulations to guide new industrial development into areas and patterns that minimize heavy trucking through residential and business areas.	
	LU-9.5		Ensure manufacturing, industrial, and warehouse structures, where practical, are low profile and provide screening landscaping including trees and shrubs.			LU-10.8		Ensure commercial and industrial structures, where practical, are low profile and provide landscaping including lawns, trees, and shrubs.	
	LU-9.6		Locate manufacturing, industrial, and warehouse uses close to arterial routes and freeway access and rail facilities.			LU-10.9		Locate commercial and industrial land uses close to arterial routes and freeway access and rail facilities.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Parks and Open Space Land Use Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-10			Retain open space, parks, trails, and support development of recreational opportunities within Tumwater.		LU-7			Encourage retention of open space, parks, trails, and development of recreational opportunities within Tumwater.	
	LU-10.1		Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element).			LU-7.1		Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element).	
	LU-10.2		Ensure coordination of the Land Use Element with open space retention and natural area preservation standards of the Conservation Element.			LU-7.2		Ensure coordination of the Land Use Element with open space retention and natural area preservation standards of the Conservation Element.	
	LU-10.3		Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas.			LU-7.3		Preserve environmentally sensitive lands, farmlands, mineral resources, and prairies, by developing compact urban areas.	
	LU-10.4		Provide a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.			LU-7.4		Provide a variety of open spaces including landscaped buffers, small parks, plazas, and other community areas to balance higher density development and enhance quality of living.	
		LU-10.4.1	Specify the amount of area that must be dedicated for open space and require configuration useful for the purpose desired in the City's Zoning Ordinance to make certain that areas of developments dedicated to open space provide the functions intended.				LU-7.4.1	Specify the amount of area that must be dedicated for open space and require configuration useful for the purpose desired in the City's Zoning Ordinance to make certain that areas of developments dedicated to open space provide the functions intended.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Essential Public Facilities Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-11			Provide for the location of essential public facilities as defined under State law.					[New goal]	
	LU-11.1		Ensure that the Comprehensive Plan and implementing regulations do not preclude the siting of essential public facilities and coordinated with and advance other planning goals.					[New policy]	
	LU-11.2		Ensure that where possible, essential public facility sites are used jointly for public benefit.					[New policy]	
	LU-11.3		Ensure that affected agencies and citizens, adjacent jurisdictions, and other interested parties are given adequate notice and opportunity for meaningful participation in decisions on siting essential public facilities.					[New policy]	
	LU-11.4		Utilize the following siting criteria for siting new or expansion of existing essential public facilities: 1. Proximity to major transportation routes and essential infrastructure; 2. Land use compatibility with surrounding areas; 3. Potential environmental impacts; 4. Effects on resource and critical areas; 5. Public costs and benefits including operation and maintenance; 6. Current capacity and location of equivalent facilities; 7. The existence, within the City, of reasonable alternatives to the proposed activity, and 8. Other criteria as determined relevant to the specific essential public facility.					[New policy]	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-12			Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.		LU-13			Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.	
	LU-12.1		Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.			LU-13.1		Promote safe operation of Olympia Regional Airport by encouraging compatible land uses and activities and discouraging uses or activities that will impede safe flight operations or endanger the lives of people on the ground.	
	LU-12.2		Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations.			LU-13.2		Coordinate protection of Olympia Regional Airport with Thurston County by developing consistent implementing regulations.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Historic Preservation Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LU-13			Promote preservation of sites of historical and cultural significance.		LU-12			Promote preservation of sites of historical and cultural significance.	
	LU-13.1		Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.			LU-12.1		Ensure coordination of the Land Use Element with Tumwater and Thurston County historic preservation programs.	
	LU-13.2		Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.			LU-12.2		Make land use decisions that protect designated state and national landmarks listed by the State Office of Archaeology and Historic Preservation.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Goals, Policies, and Actions Moved from Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Goals, Policies, and Actions Moved to Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Moved to Conservation Element.	LU-6			Reduce impacts from flooding; encourage efficient stormwater management; and ensure the groundwater of Tumwater is protected and preserved.	
				Moved to Conservation Element.		LU-6.1		Ensure new development is in conformance with requirements and standards of the <i>Northern Thurston Groundwater Protection Plan</i> .	
				Moved to Conservation Element.		LU-6.2		Ensure new development is in conformance with requirements and standards of the <i>Drainage Design and Erosion Control Manual for Tumwater</i> , as amended.	
				<i>Moved to Conservation Element.</i>			LU 6.2.1	<i>Implement specific Sustainable Thurston goals identified in Land Use Element Section 1.6, Sustainable Thurston Goals (Reference Appendix C: Sustainable Thurston)</i>	
				Moved to Conservation Element.		LU-6.3		Ensure coordination with the <i>Percival Creek Comprehensive Drainage Basin Plan</i> .	
				Moved to Conservation Element.		LU-6.4		Ensure new development is in conformance with aquifer protection standards of the Conservation Element.	
				Moved to Conservation Element.		LU-6.5		Ensure implementation of the <i>Natural Hazards Mitigation Plan for the Thurston Region</i> to reduce or eliminate the human and economic costs of natural disasters for the overall good and welfare of the community.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Moved to Conservation Element.			LU-8.1.1	Consider implementation of the state geological study and mapping program for the City. This study should address geologic, erosion, landslide, seismic, and volcanic hazard areas.	
				Moved to new Climate Element.		LU-2.10		Reduce the City’s carbon footprint where possible and move towards a carbon-neutral community.	
				Moved to new Climate Element.	LU-11			Ensure new and existing development is energy efficient.	
				Moved to new Climate Element.		LU-11.1		Recognize potential energy efficiencies associated with mixed-use developments and centers.	
				Moved to new Climate Element.		LU-11.2		Encourage building design, orientation, and land use arrangements that take advantage of natural landforms, existing vegetation, and climatic features for reducing energy demands for heating and cooling purposes.	
				Moved to new Climate Element.		LU-11.3		Aggressively pursue conservation or system improvements as a potential means to defer the siting and development of new facilities where appropriate.	
				Moved to new Climate Element.		LU-11.4		Recognize savings in energy usage for heating and cooling purposes associated with common wall construction.	
				Moved to new Climate Element.		LU-11.5		Encourage existing and new development to use landscaping to take advantage of the sun's warming rays in winter and to provide shade in summer.	
				Moved to new Climate Element.		LU-11.6		Recognize potential energy savings through optimally using solar energy and orient development sites accordingly.	
				Moved to new Climate Element.		LU-11.7		Consider the impact of new development and landscaping on solar accessibility of adjoining lots and mitigate wherever feasible.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Moved to new Climate Element.		LU-11.8		Encourage development and integration of new energy technologies in the design of new development and redevelopment, which result in energy and cost savings.	
				Moved to new Climate Element.		LU-11.9		Develop a program to encourage energy retrofits of existing buildings to improve their energy efficiency.	
				Moved to new Climate Element.		LU-11.10		Coordinate the City’s energy efficiency programs with the strategies in the most recent version of the Thurston Climate Mitigation Plan.	
				Moved to Economic Development Plan		LU-10.1		Implement the goals, policies, and actions of the Economic Development Element through the Land Use Element.	
				Moved to Economic Development Plan		LU-10.2		Encourage industry clusters to create jobs, and increase revenue circulation locally.	
				Moved to Economic Development Plan		LU-10.12		Emphasize sustainable practices while encouraging economic development.	
				Moved to Transportation Plan.		LU-5.15		Expand bicycle and pedestrian data collection efforts.	
				Moved to Transportation Plan.		LU-5.16		Establish a regional bicyclist and pedestrian advisory body.	
				Moved to Transportation Plan.		LU-5.17		Support efforts of the local traffic safety campaigns to educate bicyclists and pedestrians of the laws pertaining to walking and biking.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Goals, Policies, and Actions Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				<i>Recommend deletion. Part of State stormwater management requirements.</i>			LU-1.10.1	<i>Implement low impact development through land use and stormwater planning.</i>	
				Recommend deletion. Part of Growth Management Act locating growth in urban areas.		LU-2.1		Encourage the highest intensity growth to locate within the City's corporate limits.	
				<i>Recommend deletion.</i>			LU-2.1.1	<i>Implement goals and associated policies and actions of the Economic Development Element. (Reference Goal LU-1.8.1)</i>	
				Recommend deletion. Part of Growth Management Act locating growth in urban areas.		LU-2.2		Reduce inappropriate conversion of undeveloped land into sprawling low-density development.	
				<i>Recommend deletion.</i>			LU-2.2.1	<i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>	
				<i>Recommend deletion.</i>			LU-2.5.1	<i>Implement Goals 5 and 6 of the Economic Development Element.</i>	
				Recommend deletion. Part of Growth Management Act locating growth in urban areas.		LU-3.4		Give preference to providing adequate public facilities to settled areas rather than extending new services to sparsely settled or undeveloped areas and to serving incorporated land before serving unincorporated areas.	
				<i>Recommend deletion.</i>			LU-3.4.1	<i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>	
				<i>Recommend deletion.</i>			LU-3.5.1	<i>Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)</i>	
				<i>Recommend deletion.</i>			LU-4.2.1	<i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Recommend deletion. State law requires manufactured housing to be treated the same a site built housing.		LU-4.3		Continue to allow manufactured housing on individual lots within the City, as well as within mobile and manufactured home parks, to encourage affordable housing.	
				Recommend deletion.			LU-4.3.1	Consider methods to provide sufficient land for manufactured housing in accordance with the Growth Management Act.	
				Recommend deletion.			LU-4.4.1	Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)	
				Recommend deletion.		LU-4.5		Encourage higher density residential uses in order to provide affordable housing. These uses should blend with the existing character of the community.	
				Recommend deletion.			LU-5.2.1	Ensure the eleven County-Wide Policy elements in the County-Wide Policy Plan are implemented. (Reference Goal LU-1.1.1)	
				Recommend deletion.			LU-5.4.1	Ensure coordination of the Land Use Element with the Parks, Recreation, and Open Space Plan (Element) and the Transportation Element.	
				Recommend deletion.			LU-5.5.1	Consider revision of the City's Development Standards to encourage provision of these amenities. Consider development of a citywide design standards program. (Reference Goal LU-2.3.1)	
				Recommend deletion. Part of Growth Management Act locating growth in urban areas.		LU-5.8		Ensure proposed capacity improvements to the City's transportation systems are designed to serve proposals that are contiguous to existing development, as a means to discourage the occurrence of "leap frog" development patterns	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				Recommend deletion.		LU-5.12		Encourage subdivision and commercial and retail project design that facilitates cost-effective transit and emergency service delivery.	
				Recommend deletion. Addressed in the Shoreline Management Plan.		LU-8.3		Ensure development within the jurisdiction of the Shoreline Management Act adheres to the flood control policies, land use controls, and regulations of the applicable environmental designation as described in the Tumwater Shoreline Master Program.	
				<i>Recommend deletion.</i>			LU-9.2.1	<i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>	
				<i>Recommend deletion.</i>			LU-9.3.1	<i>Consider revision of the City's Development Standards to encourage innovative land use management techniques. (Reference Goal LU-2.3.1)</i>	
				Recommend deletion. May consider as an implementation measure.		LU-10.11		Encourage businesses to allow food trucks at work sites to bring diverse meal options and fresh produce to workers.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

Old Implementation Policies

New Action	Initial Staff Proposed Language	Staff Notes	Old Action	Current Implementation Policy	Planning Commission Notes
			1	Change zoning designations, as may be appropriate, in certain areas of the City to be consistent with the overall City Land Use Map, the individual neighborhood maps, and policies.	
			2	Develop or modify existing zoning and land use regulations to achieve mixed-use areas, allow clustering and the use of innovative housing techniques, and address infill.	
			3	Protect Olympia Regional Airport from incompatible uses by applying development standards of the Airport Overlay Zone, Chapter 18.32 of the Tumwater Municipal Code. The Airport Overlay Zone addresses three primary issues further described below: height hazards, compatible land uses, and Airport Overlay Zone disclosure statements. Any changes to this chapter, as may be appropriate, should be made after consideration of the State Department of Transportation Aviation Division Publication “Airports and Compatible Land Use, Volume 1,” and other best available technical information to the extent practical within an urban area.	
			4a	Height Hazards. Prohibit structures and trees from penetrating airspace surfaces as defined by Title 14 of the Code of Federal Regulations Part 77, except as necessary and incidental to airport operations.	
			4b	Land Use Types and Intensities. Permit appropriate land uses compatible with airport and aviation uses. Encourage contiguous open space areas within the Airport Overlay Zone that provide functional open space needs for aircraft in cases of an emergency. Open space areas should be large and contiguous to other open space areas.	
			5	Disclosure Statement. Require a disclosure statement to be recorded with the Thurston County Auditor for subdivisions, short subdivisions, binding site plans, and building permits located within the Airport Overlay Zone. The disclosure statement should state the property is located within the Airport Overlay Zone in which a variety of aviation activities occurs. Such activities may include but are not limited to noise, vibration, chemicals, odors, hours of operation and other associated activities.	
			6	Develop urban design plans and development standards to address compatibility of new development, preserve neighborhood character, and create pedestrian-oriented transit supportive development.	

Land Use Element – Goals, Policies, and Implementation Action Review

June 12, 2024

New Action	Initial Staff Proposed Language	Staff Notes	Old Action	Current Implementation Policy	Planning Commission Notes
			7	Through the Tumwater and Thurston County joint planning process and the County-Wide Planning Policies for Thurston County, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.	
			8	Invest in public improvements to facilitate and complement private development including streetscape improvements, public open spaces, and other amenities.	
			9	Review and modify, as necessary, existing plans to ensure consistency with the Land Use Element.	
			10	Continue public involvement in the planning process so decisions made regarding the growth and development of the City are reflective of general community goals and sensitive to special interests of effected parties.	
			11	Modify the land use regulatory review, permitting, and approval system for consistency with the Growth Management Act and adopted plans to ensure predictability and allow processing of development permits in a timely and fair manner.	
			12	Work with the Port of Olympia and the Federal Aviation Administration to remove the restrictions on residential development on Port owned land in the Town Center to allow full implementation of the City of Tumwater Town Center.	
			13	Clarify the differences in the City of Tumwater’s definitions of warehouse distribution center and warehousing that is accessory to a manufacturing use.	
			14	Implement the Housing Action Plan strategies through land use actions by the City.	
			15	Implement the strategies in the most recent version of the Climate Mitigation Plan through land use actions by the City.	
			16	Implement the Urban Forestry Management Plan through the municipal code, Development Guidelines, City employee processes, and community education and engagement.	