

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

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



General Government Committee, September 13, 2023

Intent

- Discuss Growth Management Act Goals
- Present the current version of the Land Use Element
- Consider specific issues for the Element
- Consider how to incorporate diversity, equity, and inclusion
- Discuss state guidance materials



Growth Management Act Goals

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

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

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



Growth Management Act Goals

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

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



Growth Management Act Goals

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

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



Growth Management Act Goals

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

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



Growth Management Act Goals

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

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



Growth Management Act Goals

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

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



Growth Management Act Goals

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

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



State Requirements for the Land Use Element

In addition to meeting the Growth Management Act goals, the City's Land Use Element will need to address the following:

1. Designate the proposed general distribution and general location and extent of the uses of land
2. Include population densities, building intensities, and estimates of future population growth
3. Provide for protection of the quality and quantity of groundwater used for public water supplies.
4. Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities



State Requirements for the Land Use Element

4. Consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state
5. Review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound
6. Reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools



Structure of Current Land Use Element

1. Introduction

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



Structure of Current Land Use Element

1. Introduction

1.7 Ongoing Review Program

1.8 Amendments, Public Participation, and Intergovernmental Coordination

1.9 Overall Comprehensive Plan Connections

1.10 Tumwater Community Profile

1.11 Tumwater Land Use Patterns

1.12 Existing Land Use Distribution

1.13 Land Use Distribution



Designations and Definitions

2. Designations and Definitions

2.1 Introduction, including Citywide Future Land Use Map

2.2 – 2.15 Use Categories

2.16 Design Review

2.17 Maximum and Minimum Densities

2.18 Clustering

2.19 Modular and Manufactured Housing

2.20 Innovative Housing and Urban Planning Approaches Promoting Physical Activity



Goals, Policies, and Actions & Land Supply Analysis

3. Land Use Goals, Policies, and Actions

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

4. Land Supply Analysis

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



Other Parts of the Land Use Element

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



Current Land Use Element

Link to current Land Use Element:

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



Commerce Land Use Guidance Materials

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

The Commerce has provided guidance specific to the periodic update on their Periodic Update webpages:

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics



Urban Growth Area Guidebook

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




Urban Growth Area Guidebook

Reviewing, Updating and Implementing Your
Urban Growth Area

Periodic Update Checklist for Fully-Planning Cities

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





Washington State
Department of
Commerce

LOCAL GOVERNMENT DIVISION
GROWTH MANAGEMENT SERVICES

Periodic Update Checklist for Fully-Planning Cities

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

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

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

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

City

Staff contact, phone + email

Other Guidance Materials

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>



Phase I – Community Engagement

Summer 2023 – Fall 2023

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



Phase I – Gap Analysis

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

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



Phase I – Gap Analysis

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

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



Phase I – Initial Element Review GGC Briefings

1. Land Use and Housing Elements –September 13, 2023
2. Development Code Update – October 11, 2023
3. Climate and Conservation Elements –November, 8 2023
4. Economic Development Plan and the Lands for Public Purposes and Utilities Elements –December 13, 2023
5. Transportation Plan –January 10, 2024



Phase II – Plan Development

Winter 2024 – Fall 2024

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



Phase III – Legislative Process

Fall 2024 – June 30, 2025

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



Next Steps

- Scope of Development Code Amendments
 - General Government Committee – October 11, 2023
- Update Process Check In
 - City Council Work Session – October 24, 2023



Comments and Contact information

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

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- The periodic update email is compplan@ci.tumwater.wa.us
- All documents related to the periodic update will be located on the City's periodic update webpage
www.ci.tumwater.wa.us/2025CompPlan

