

**2022 ANNUAL CITY OF TUMWATER  
COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS AND  
CORRESPONDING REZONES**

**PRELIMINARY DOCKET  
(ORDINANCE NO. 2022-003)**

**STAFF REPORT**

**GENERAL GOVERNMENT COMMITTEE BRIEFING**

**Introduction**

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), proposed map and text amendments to the City's Comprehensive Plan and corresponding rezones can only be considered once per calendar year.

The first part of the review process for the 2022 Comprehensive Plan amendments is a review of the preliminary docket to determine which items will move on to the final docket for staff review and consideration by the Planning Commission and City Council later this year.

The preliminary docket includes two private applications for a map amendment filed by the Monday, December 6, 2021 deadline for the 2022 Comprehensive Plan amendments from citizens or property owners, and the remaining four proposed amendments are City-sponsored Comprehensive Plan text and map amendments.

Private Map Amendments

1. Wells Littlerock Comprehensive Plan Land Use Map Amendment (TUM-21-1848) and Corresponding Rezone (TUM-21-1804)
2. Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment (TUM-21-1873) and Corresponding Rezone (TUM-21-1872)

City Sponsored Text and Map Amendments

3. Neighborhood Character – Review Comprehensive Plan Housing and Land Use Elements
4. Thurston Climate Mitigation Plan – Update greenhouse gas emission (GHG) targets in the Conservation Element to address HB 2311
5. Essential Public Facilities Amendments

6. Comprehensive Plan Map Amendment and Corresponding Rezone to Change Triangle West of the Dennis Street SW and Linderson Way SW Intersection

The Planning Commission recommendation is that all the proposed amendments in the preliminary docket go forward for further study as part of the final docket.

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**A. 2022 PRIVATELY SPONSORED COMPREHENSIVE PLAN MAP AMENDMENTS AND CORRESPONDING REZONES****1. Wells Littlerock Comprehensive Plan Land Use Map Amendment (TUM-21-1848) and Corresponding Rezone (TUM-21-1804)**

- Proposal**
1. Amend the City-Wide Land Use Map to change the current Comprehensive Plan land use map designation of the property from Single Family Medium Density Residential (SFM) Comprehensive Plan map designation to Multi-Family Medium Density Residential (MFM).
  2. Amend the City-Wide Zoning Map to change the current zone district of the property from Single Family Medium Density Residential (SFM) to Multifamily Medium Density Residential (MFM).

**Applicant** Glenn Wells

**Owner** Marvin L. Beagles

**Location** Three adjacent parcels located to the south of 7223 Littlerock Road SW

**Parcel Number** Thurston County Assessor Parcel Numbers 1270-44-30901, 1270-44-30902, and 1270-44-30903

**Property Size** 2.76 acres

**Background**

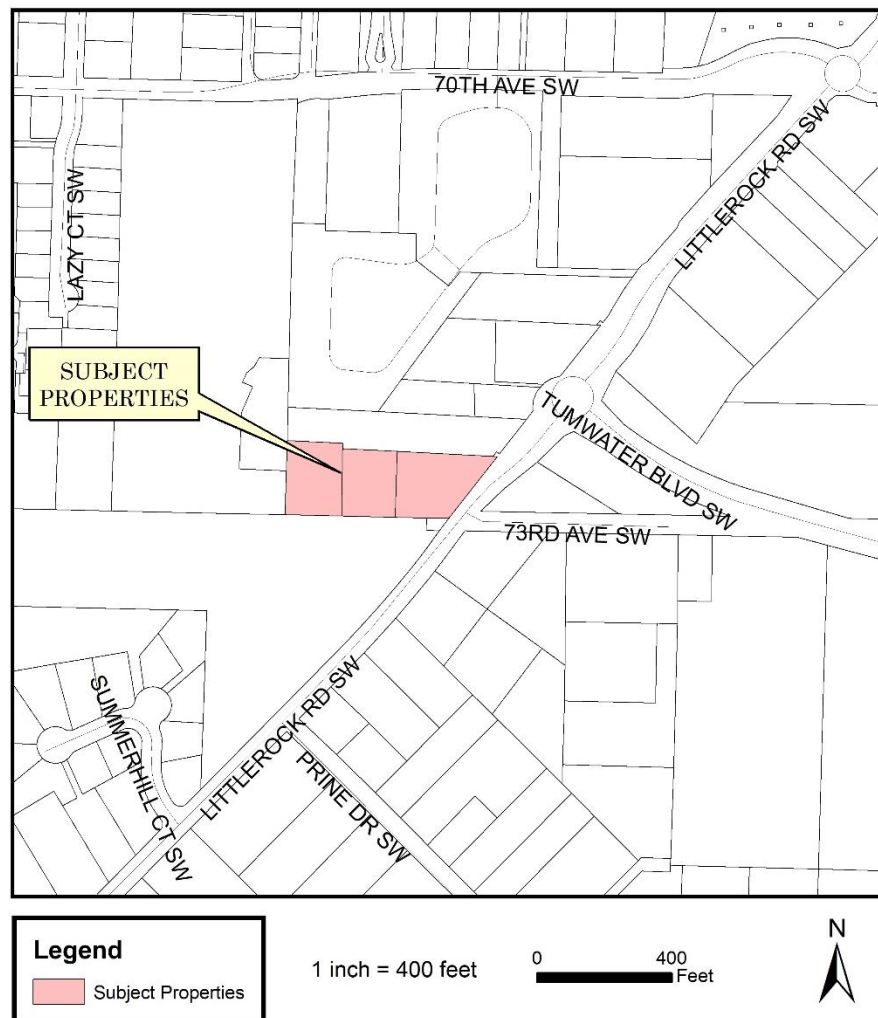
- In accordance with Tumwater Municipal Code 18.60.025(A)(5), applications for 2022 Comprehensive Plan Amendments and associated rezones were due by the first Monday in December (December 6, 2021).
- The City published notice on September 30, 2021 that applications for 2022 Comprehensive Plan Amendments and associated rezones would be due Monday, December 6, 2021.
- The City received the rezone application (TUM-21-1804 (Rezone)) on November 17, 2021.
- Staff sent out a letter of incompleteness for the rezone application (TUM-21-1804 (Rezone)) on December 6, 2021.

- The City received the Comprehensive Plan map amendment application (TUM-21-1848 (CPA)) on December 6, 2021.
- Staff sent out a letter of completeness for the Comprehensive Plan map amendment and rezone applications (TUM-21-1804 (Rezone)/TUM-21-1848 (CPA)) on December 10, 2021.

## Maps

### Figure 1 (Parcels and Ownership)

Figure 1 – Wells Littlerock Comprehensive Plan Map Amendment and Associated Rezone  
Parcel Map  
1270-44-30901, 1270-44-30902, and 1270-44-30903



Map Date: 1-3-2022  
MXD: Wells Littlerock Rezone 2022  
DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

Figure 2 (2019 Aerial)

Figure 2 – Wells Littlerock Comprehensive Plan Map Amendment and Associated Rezone  
Aerial Map (2019)  
1270-44-30901, 1270-44-30902, and 1270-44-30903



1 inch = 400 feet

0 400  
Feet



Map Date: 1-3-2022

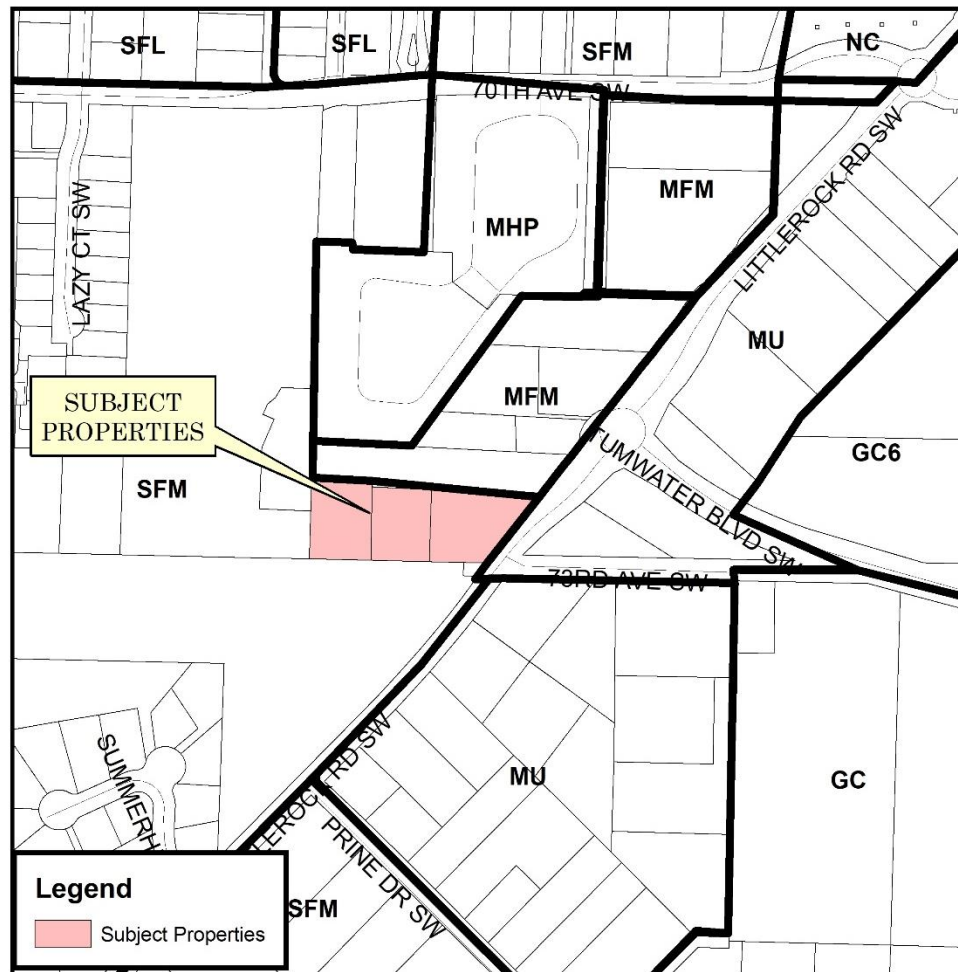
MXID: Wells Littlerock Rezone 2022

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Figure 3 (Zoning)

Figure 3 – Wells Littlerock Comprehensive Plan Map Amendment and Associated Rezone  
Zoning Map  
1270-44-30901, 1270-44-30902, and 1270-44-30903



**Designations**  
 GC General Commercial  
 NC Neighborhood Commercial  
 MFM Multi Family Medium Density (9-15/acre)  
 MHP Manufactured Home Park  
 MU Mixed Use  
 SFL Single Family Low Density (4-7/acre)  
 SFM Single Family Medium Density (6-9/acre)

1 inch = 400 feet

0 400 Feet



Map Date: 1-4-2022  
 MXD: Wells Littlerock Rezone 2022  
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**2. Bath Littlerock Israel Comprehensive Plan Land Use Map Amendment (TUM-21-1873) and Corresponding Rezone (TUM-21-1872)**

<b>Proposal</b>	<ol style="list-style-type: none"><li>1. Amend the City-Wide Land Use Map to change the current Comprehensive Plan land use map designation of the property from Mixed Use (MU) Comprehensive Plan map designation to General Commercial (GC).</li><li>3. Amend the City-Wide Zoning Map to change the current zone district of the property from Mixed Use (MU) to General Commercial (GC)</li></ol>
<b>Applicant</b>	Peter Condyles
<b>Owner</b>	Dayabir Bath
<b>Location</b>	Two adjacent parcels located at 6940 Littlerock Road SW and 1850 Israel Road SW
<b>Parcel Number</b>	Thurston County Assessor Parcel Numbers 1270-44-11000 and 1270-44-11200
<b>Property Size</b>	1.97 acres

**Background**

- In accordance with Tumwater Municipal Code 18.60.025(A)(5), applications for 2022 Comprehensive Plan Amendments and associated rezones were due by the first Monday in December (December 6, 2021).
- The City published notice on September 30, 2021 that applications for 2022 Comprehensive Plan Amendments and associated rezones would be due Monday, December 6, 2021.
- The City received the rezone application (TUM-21-1804 (Rezone)) on November 17, 2021.
- Staff sent out a letter of incompleteness for the rezone application (TUM-21-1804 (Rezone)) on December 6, 2021.
- The City received the Comprehensive Plan map amendment and rezone applications (TUM-21-1872 (Rezone) and TUM-21-1873 (CPA)) on December 6, 2021.

- Staff sent out a letter of incompleteness for the Comprehensive Plan map amendment and rezone applications (TUM-21-1872 (Rezone) and TUM-21-1873 (CPA)) on December 14, 2021.
- Staff sent out a letter of completeness for the Comprehensive Plan map amendment and rezone applications (TUM-21-1872 (Rezone) and TUM-21-1873 (CPA)) on January 3, 2022.
- The two adjacent parcels (1270-44-11000 and 1270-44-11200) of 1.97 acres located at 6940 Littlerock Road SW and 1850 Israel Road SW were part of the proposed 2017 Sullivan Comprehensive Plan Map and Zoning Map amendments (TUM-16-1325) that were considered by the City Council on January 16, 2018 as part of Ordinance No. O2017-024.
- The 2017 amendment changed the Bath Littlerock Israel property, along with four other parcels (Parcels #1 - #6 of Exhibit “B” of Ordinance No. O2017-024), from Mixed Use Overlay (MUO) Comprehensive Plan map designation and zone district to Mixed Use (MU).
- The City Council decided not to support a further amendment of Parcels #1 - #6 of Exhibit “B” of Ordinance No. O2017-024, which included the Bath Littlerock Israel property, to General Commercial (GC).

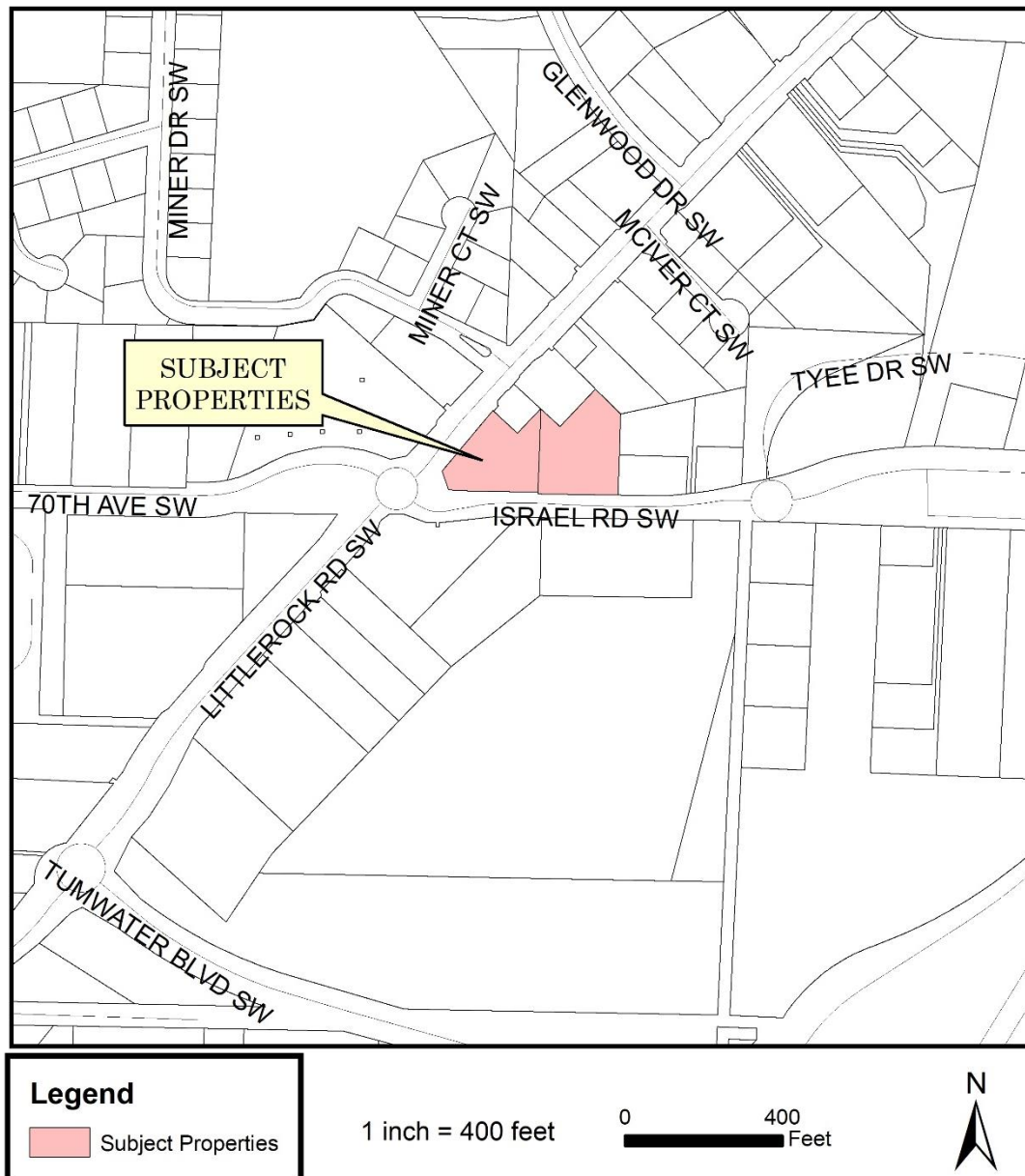


## Maps

### Figure 4 (Parcels and Ownership)

Figure 4 – Bath Littlerock Israel Comprehensive Plan Map Amendment and Associated Rezone  
Parcel Map

1270-44-11000 and 1270-44-11200



Map Date: 1-3-2022

MXD: Wells Littlerock Rezone 2022

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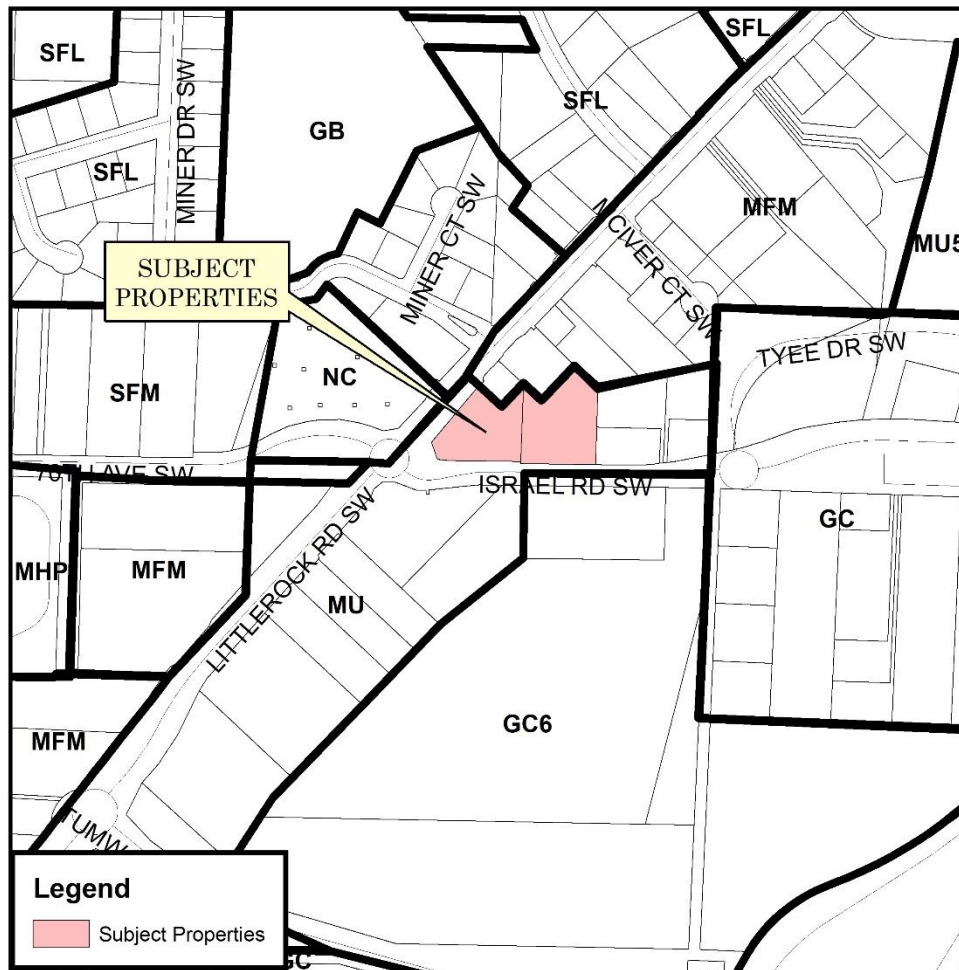
Figure 5 (2019 Aerial)

Figure 5 – Bath Littlerock Israel Comprehensive Plan Map Amendment and Associated Rezone  
Aerial Map (2019)  
1270-44-11000 and 1270-44-11200



Figure 6 (Zoning)

Figure 6 – Bath Littlerock Israel Comprehensive Plan Map Amendment and Associated Rezone  
Zoning Map  
1270-44-11000 and 1270-44-11200



**Designations**  
 GB Green Belt  
 GC General Commercial  
 NC Neighborhood Commercial  
 MFM Multi Family Medium Density (9-15/acre)  
 MHP Manufactured Home Park  
 MU Mixed Use  
 SFL Single Family Low Density (4-7/acre)  
 SFM Single Family Medium Density (6-9/acre)

1 inch = 400 feet

0 400 Feet



Map Date: 1-3-2022

MXD: Wells Littlerock Rezone 2022

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**B. 2022 CITY SPONSORED COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS AND CORRESPONDING REZONES****3. Neighborhood Character – Review Comprehensive Plan Housing and Land Use Elements**

**Proposal** 1. Review the Comprehensive Plan Housing and Land Use Elements and determine if there are amendments needed to address “neighborhood character.”

**Sponsor** City of Tumwater

**Background**

Staff proposes to review the Comprehensive Plan Housing and Land Use Elements to evaluate the use of the term “neighborhood character” in support of the Tumwater Housing Action Plan.

**4. Thurston Climate Mitigation Plan – Update greenhouse gas emission (GHG) targets in the Conservation Element to address HB 2311**

**Proposal** 1. Review the Comprehensive Plan Conservation and Land Use Elements and determine if there are amendments needed to address HB 2311.

**Sponsor** City of Tumwater

**Background**

The proposed review of Comprehensive Plan policies would support the Thurston Climate Mitigation Plan.

**5. Essential Public Facilities Amendments**

**Proposal** 1. Review the Comprehensive Plan Land Use Element and determine if there are amendments needed to address essential public facilities.

**Sponsor** City of Tumwater

**Background**

The proposed review of the Comprehensive Plan Land Use Element and determine if there are amendments needed to address essential public facilities such as Inpatient facilities including substance abuse facilities (including but not limited to:

intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities).

**6. Comprehensive Plan Map Amendment and Corresponding Rezone to Change Triangle West of the Dennis Street SW and Linderson Way SW Intersection**

**Proposal**

1. Amend the City-Wide Land Use Map to change the current Comprehensive Plan land use map designation of the property from Single Family Medium Density Residential (SFM) to Multi-Family High Density Residential (MFH).
2. Amend the City-Wide Zoning Map to change the current zone district of the property from Single Family Medium Density Residential (SFM) to Multifamily High Density Residential (MFH).

**Sponsor**

City of Tumwater

**Location**

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

**Parcel Number**

Portion of Thurston County Assessor Parcel Number 1270-32-40303

**Property Size**

Part of 5.73-acre parcel

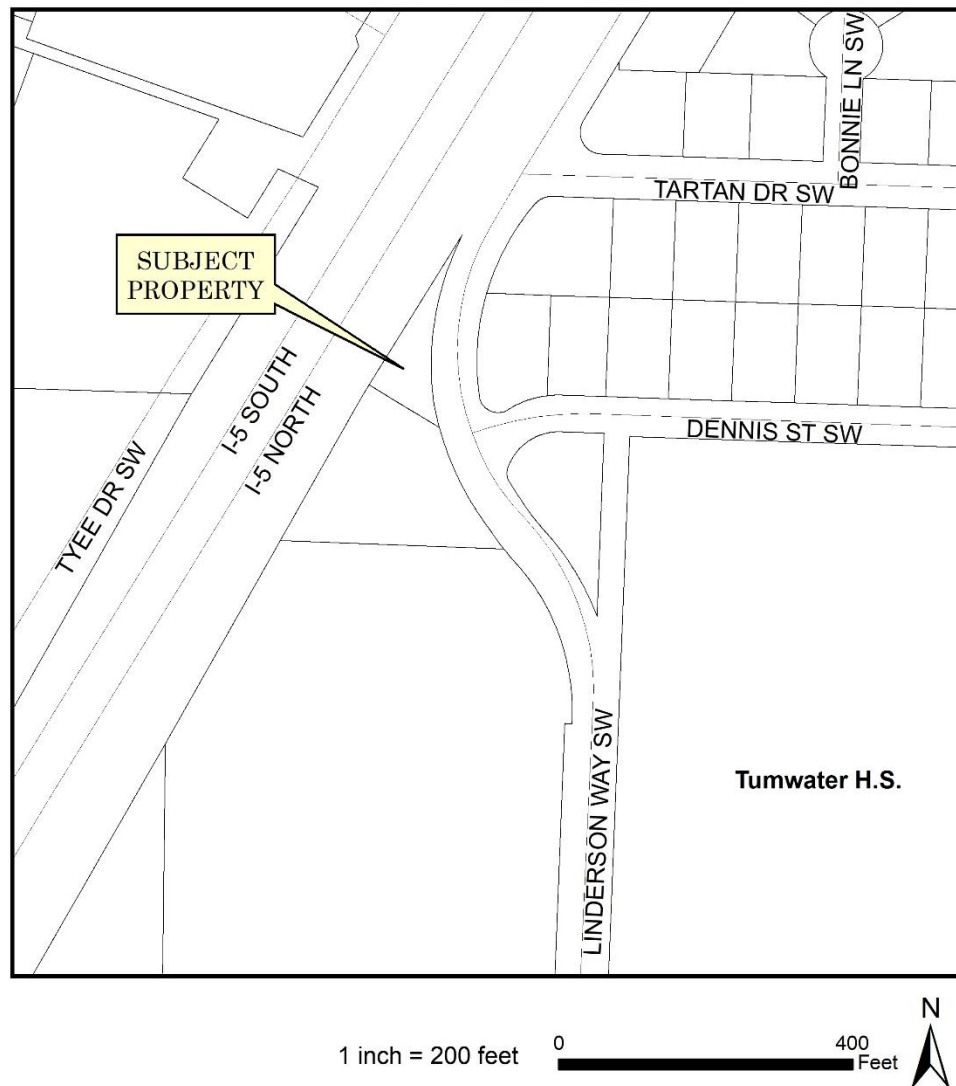
**Background**

- In 2019 Staff proposed a cleanup of the City-Wide Land Use Map and City-Wide Zoning Map
- Figure 10 contains a portion of the 1984 zoning map
- Linderson Way SW used to run along the freeway all the way to Israel Road
- When the road location was changed, the zoning was not changed

## Maps

### Figure 7 (Parcels and Ownership)

Figure 7 – Triangle west of the Dennis Street SW and Linderson Way SW  
Comprehensive Plan Map Amendment and Associated Rezone  
Parcel Map  
A Portion of 1270-32-40303



Map Date: 1-3-2022

MXD: Wells Littlerock Rezone 2022

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.



Figure 8 (2019 Aerial)

Figure 8 – Triangle west of the Dennis Street SW and Linderson Way SW  
Comprehensive Plan Map Amendment and Associated Rezone  
Aerial Map (2019)  
A Portion of 1270-32-40303



1 inch = 200 feet 0 400 Feet



Map Date: 1-3-2022

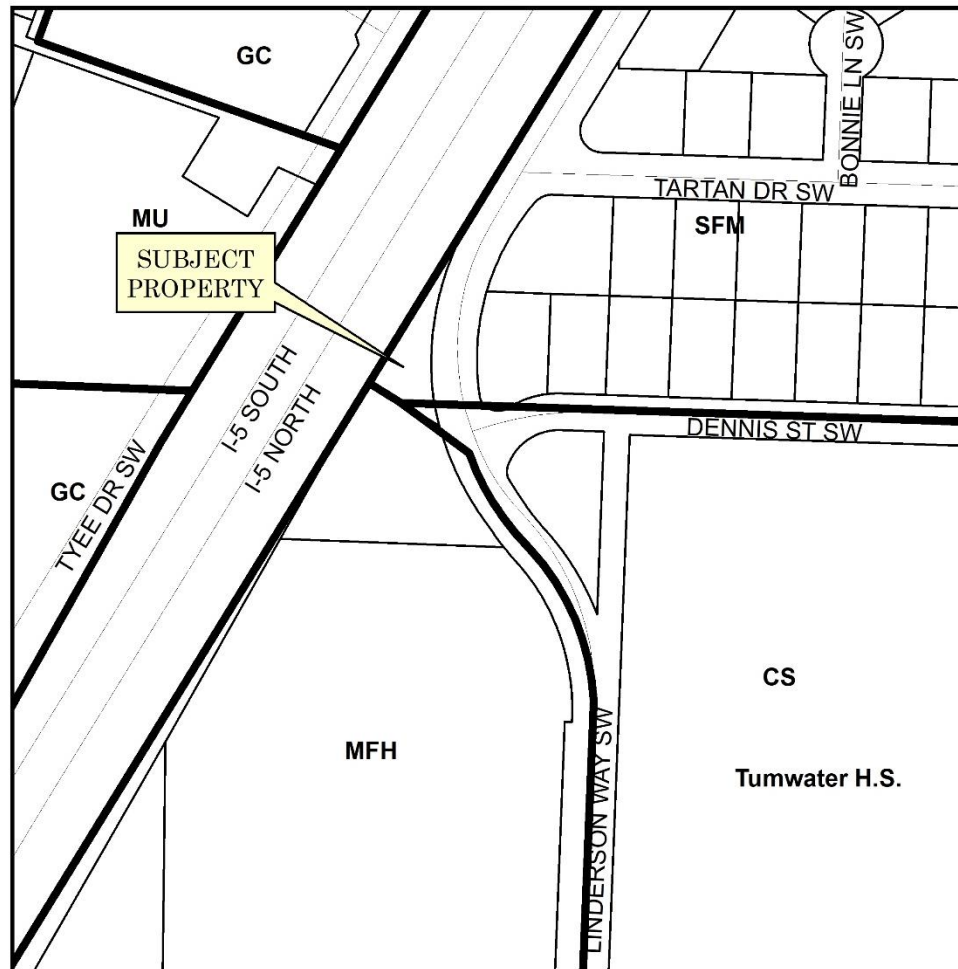
MXD: Wells Littlelock Rezone 2022

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

Figure 9 (Zoning)

Figure 9 – Triangle west of the Dennis Street SW and Linderson Way SW  
Comprehensive Plan Map Amendment and Associated Rezone  
Zoning Map

A Portion of 1270-32-40303



**Designations**  
 CS Community Services  
 MU Mixed Use  
 MFH Multi Family High Density (14-29/acre)  
 SFM Single Family Medium Density (6-9/acre)

1 inch = 200 feet  
 0 400 Feet  
 N

Map Date: 1-3-2022

MXD: Wells Little Rock Rezone 2022

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

The map displays a section of Los Angeles with various city zones and landmarks. Key features include:

- Zones:** GB (General Business), RS (Residential Single-Family), RM (Residential Medium-Density), RL (Residential Low-Density), RH (Residential High-Density), and CI (Community Industrial).
- Streets:** US 99, PSH No. 1, Freeway, Stanton Avenue, and Brighton Avenue.
- Landmarks:** Highland Park, Brighton Park, and various commercial and residential areas.
- Grid:** A grid of numbered blocks and lots, with some blocks labeled with numbers like 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
- Legend:** A legend in the bottom right corner defines various symbols and colors used on the map, including:
  - GB (General Business)
  - RS (Residential Single-Family)
  - RM (Residential Medium-Density)
  - RL (Residential Low-Density)
  - RH (Residential High-Density)
  - CI (Community Industrial)
  - Other symbols for streets, parks, and other features.

**Review and Approval Criteria**

Comprehensive Plan map and text amendments are subject to the criteria below from Tumwater Municipal Code (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.*
- 2. Text 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.*
- 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.*
- 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.*

**Proposed 2022 Comprehensive Plan Amendment Schedule (Note dates subject to change)**2022 Preliminary Docket Process*Planning Commission*

- January 11, 2022 – Planning Commission briefing – Completed
- January 25, 2022 – Planning Commission worksession - Completed

*City Council*

- February 9, 2022 – General Government Committee briefing
- February 22, 2022 – City Council worksession
- March 1, 2022 – City Council consideration

2022 Final Docket Process*Notice of Intent and SEPA Review*

- July 2022 – Submit Notice of Intent to Commerce

- July 2022 – SEPA Review

*Planning Commission*

- July 26, 2022 – Planning Commission briefing
- August 9, 2022 – Planning Commission worksession
- August 23, 2022 – Planning Commission hearing

*City Council*

- September 14, 2022 – General Government Committee briefing
- September 27, 2022 – City Council worksession
- October 4, 2022 – City Council consideration

**Public Notification**

A Notice of Public Hearing for the Planning Commission will be issued after the Planning Commission establishes a hearing date on the final docket. The notice will be posted in the proposed map amendment area, published as a press release, distributed to interested individuals and entities that have requested such notices, and published in *The Olympian*. Letters notifying all property owners within 300 feet of the exterior boundaries of the proposed map amendment area of the public hearing are expected to be sent out around at the same time.

**Staff Conclusions**

1. All the proposed Comprehensive Plan map and text amendments and corresponding rezones will need to meet the review and approval criteria found in TMC 18.60.025(B).
2. All the proposed Comprehensive Plan map and text amendments and corresponding rezones will need to be consistent with the goals of the Washington State Growth Management Act.
3. All the proposed Comprehensive Plan map and text amendments and corresponding rezones will need to be consistent with the goals of the Conservation Element of the Comprehensive Plan.
4. All the proposed Comprehensive Plan map and text amendments and corresponding rezones will need to be consistent with the goals of the Housing Element of the Comprehensive Plan.
5. All the proposed Comprehensive Plan map and text amendments and corresponding rezones will need to be consistent with the goals of the Land Use Element of the Comprehensive Plan.

6. The potential impacts of all the proposed 2022 Comprehensive Plan map and text amendments and corresponding rezones will need to be considered together with the criteria found in TMC 18.60.025(B) and proposed amendments should not create any inconsistencies when evaluated together.
7. Based on the above review and analysis, staff will need to conclude that all the proposed Comprehensive Plan map and text amendments and corresponding rezones 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**

1. The Planning Commission recommends that all the amendments go forward.

**Staff Contact**

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