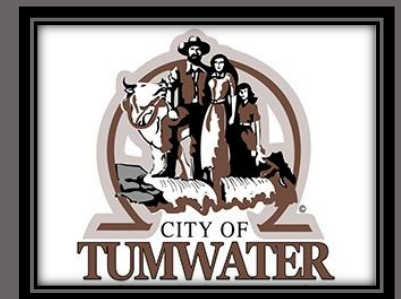


# 2022 Comprehensive Plan Map & Text Amendments and Associated Rezones

## Final Docket

September 13, 2022  
Planning Commission Worksession



# 2022 Proposed Amendments

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

# 2022 Private Amendment

## **Proposed Private Map Amendment and associated rezone:**

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

# 1. Wells Littlerock

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

# 1. Amendment Summary

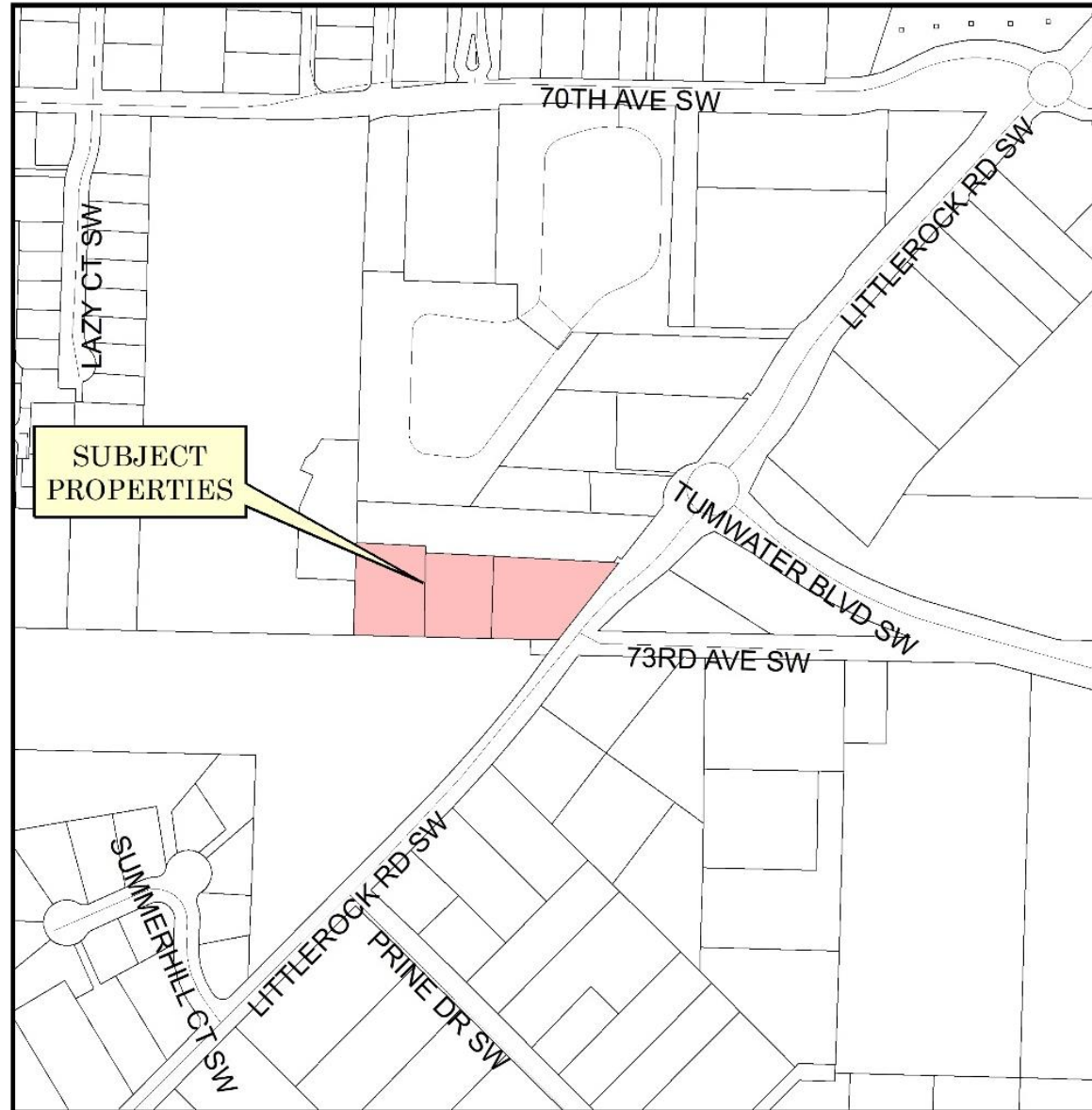
**Current Comprehensive Plan map designation and zone district:**

- Single Family Medium Density Residential (SFM)

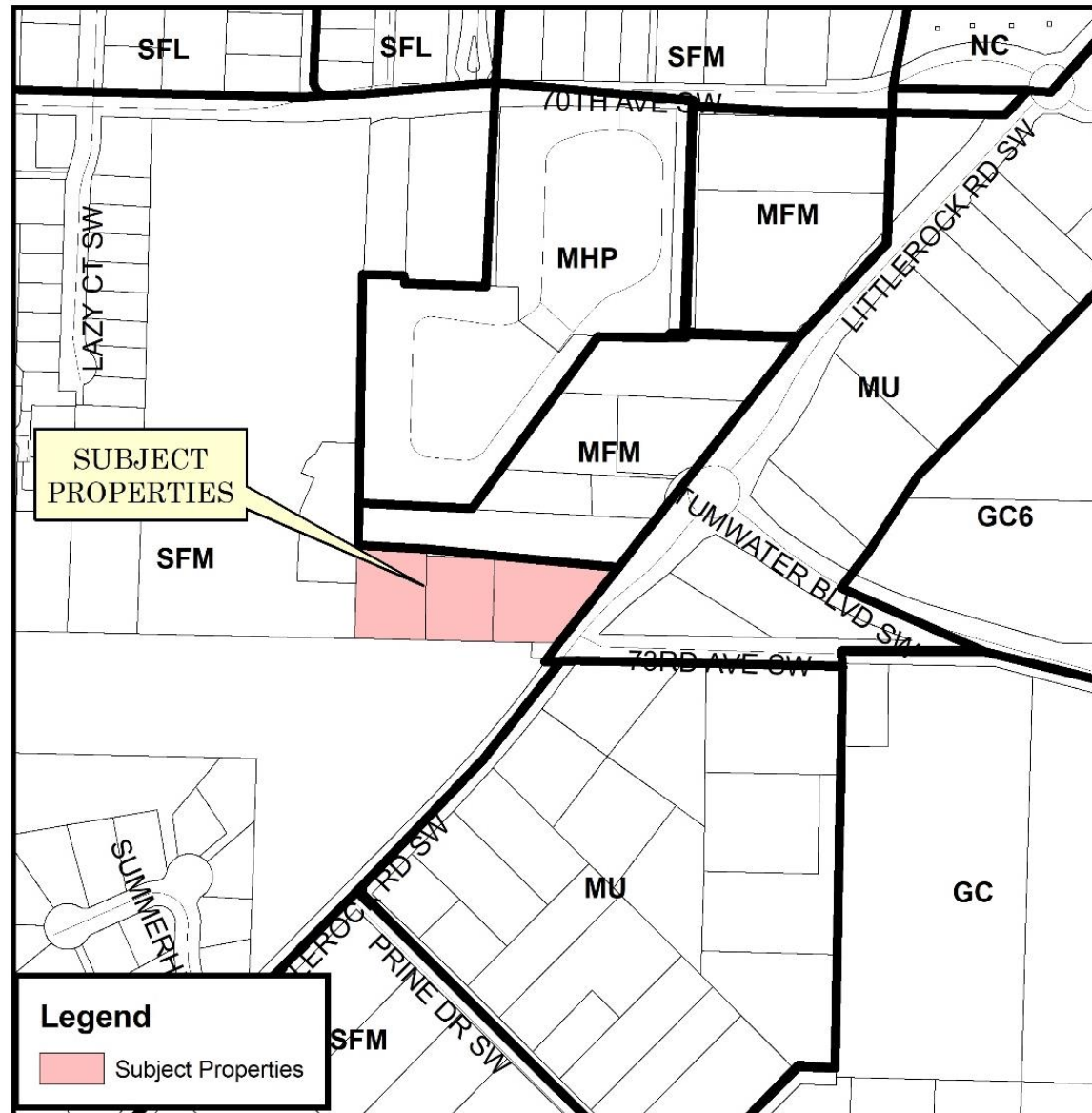
**Proposed Comprehensive Plan map designation and zone district:**

- Multi-Family Medium Density Residential (MFM)

# 1. Map of Amendment Area



# 1. Map of Amendment Area



# 1. Map of Amendment Area



# 2022 Text Amendments

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

## 2. Neighborhood Character

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

## 2. Neighborhood Character

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

# 3. GHG Targets

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

# 3. GHG Targets

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

# 4. Essential Public Facilities

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

# 4. Essential Public Facilities

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

# 5. Dennis/Linderson Triangle

**Proponent:** City of Tumwater

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

**Parcel Numbers:** Portion of 1270-32-40303

**Area Size:** Portion of 5.73 Acres

**Current Use:** Vacant

# 5. Amendment Summary

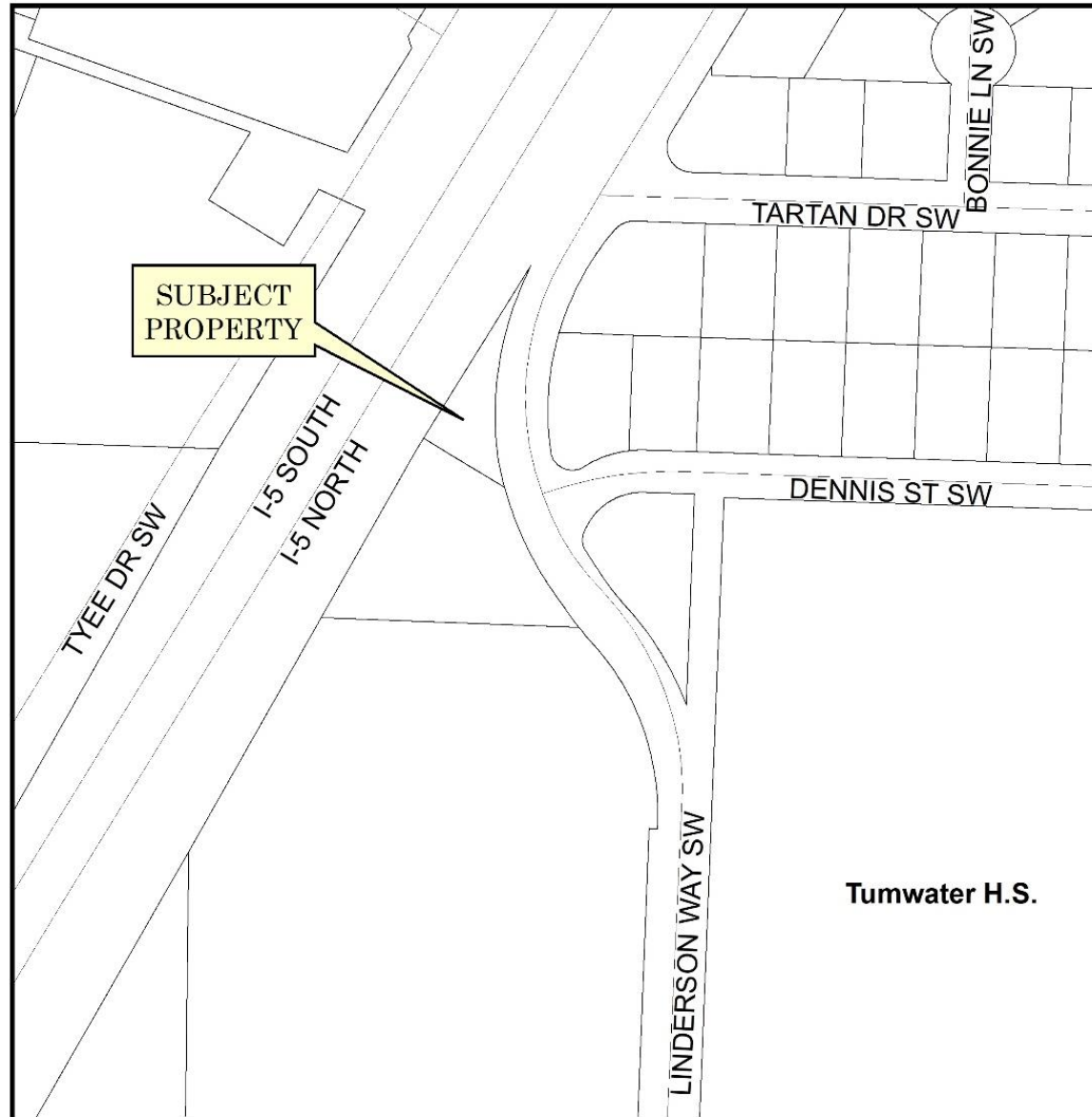
**Current Comprehensive Plan map designation and zone district:**

- Single Family Medium Density Residential (SFM)

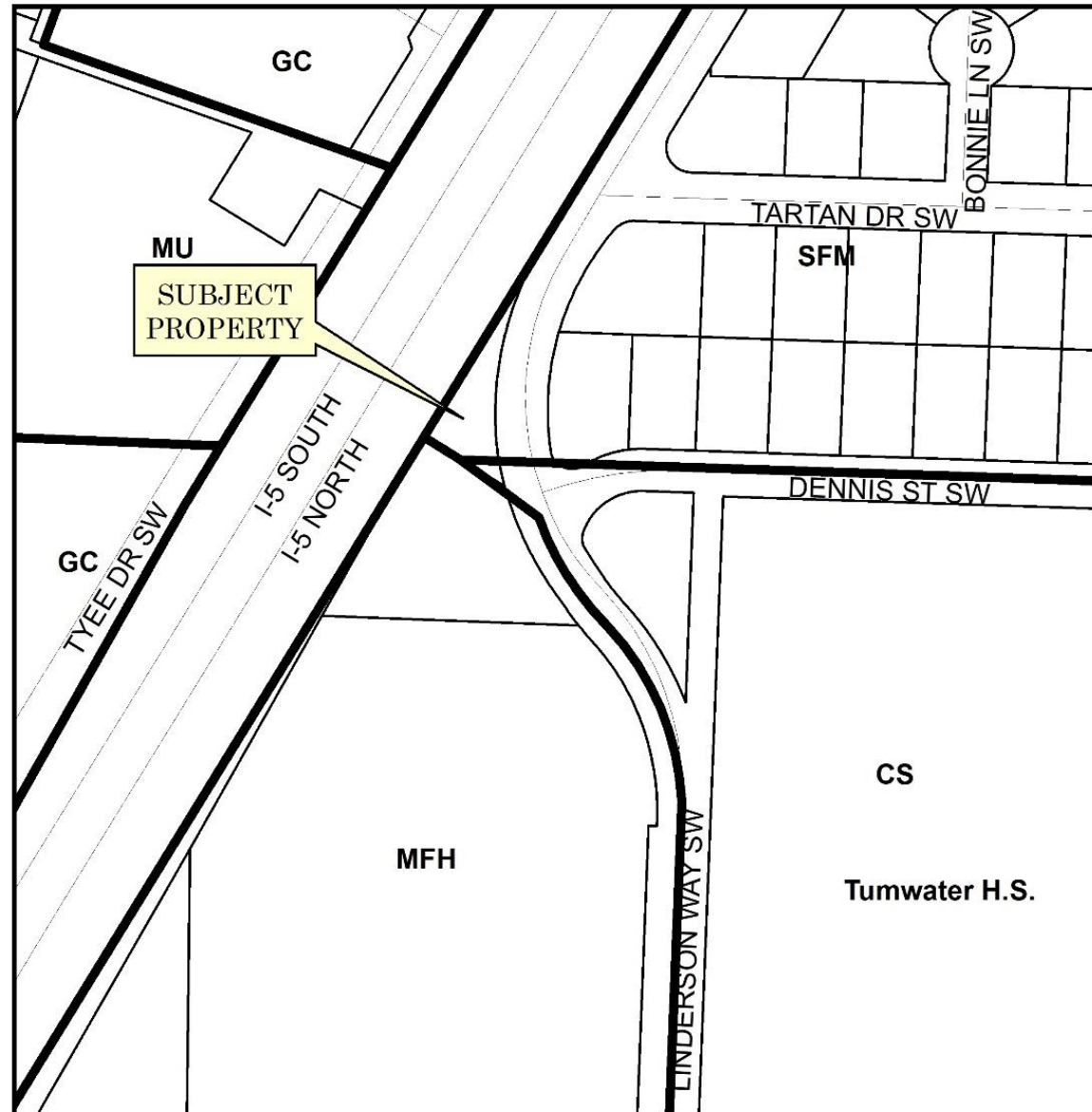
**Proposed Comprehensive Plan map designation and zone district:**

- Multifamily High Density Residential (MFH)

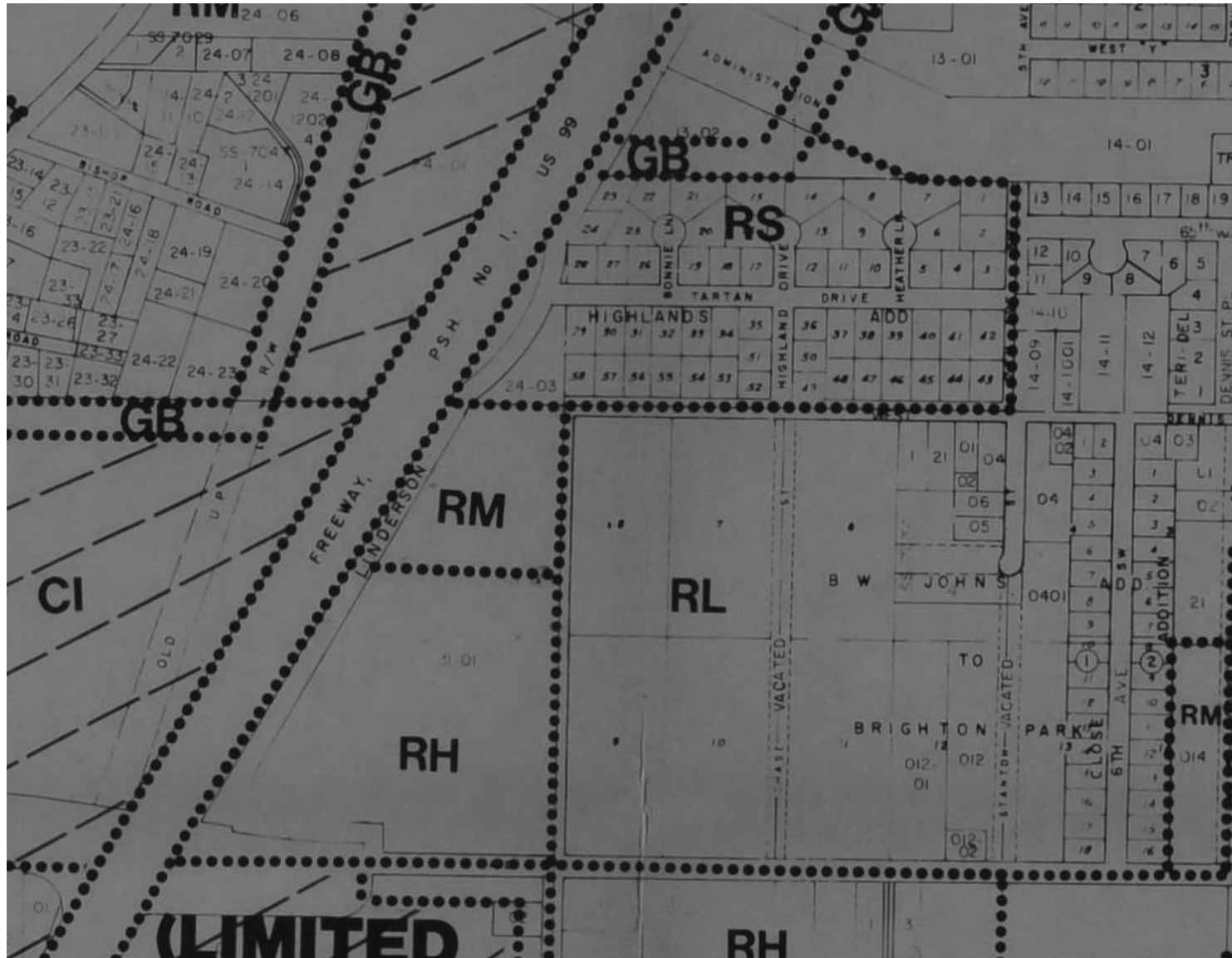
# 5. Map of Amendment Area



# 5. Map of Amendment Area



## 5. Map of Amendment Area



# 5. Map of Amendment Area



# Staff Recommendation

- Staff recommends that the Planning Commission discuss and schedule a public hearing on the ordinance for September 27, 2022

# Next Steps

## **Proposed Final Docket Review and Approval Process:**

- September 27, 2022 – Planning Commission Hearing
- October 12, 2022 – General Government Committee briefing
- October 25, 2022 – City Council worksession
- November 15, 2022 – City Council consideration