



## City of Tumwater GMA Update Work Program Comprehensive Plan and Development Regulations

Work Program approved by the City Council on February 17, 2015  
 Staff Contact: Tim Smith, Planning Manager; tsmith@ci.tumwater.wa.us

Tumwater must take action to review and update its Comprehensive Plan and development regulations by June 30, 2016. The State Growth Management Act (GMA) requires that any needed revisions be made to ensure the plan and regulations comply with State mandates. Tumwater was last required to complete a comprehensive update to its plan and regulations in 2004.

The process to review and update the Comprehensive Plan and development regulations will be incorporated into the City's annual review cycle. Each year the City establishes a long range planning work program that typically includes a docket of amendments to the Comprehensive Plan and development regulations suggested by the public, City Council, Planning Commission and staff. For the 2015 and 2016 amendment dockets, the City will consider the changes to the Comprehensive Plan and development regulations outlined below in accordance with the following schedule.

<b>2016 GMA Update Work Program Schedule</b> <b>Comprehensive Plan and Development Regulations</b> Legend: "SP" = Spring; "SU" = Summer; "F" = Fall "W" = Winter "EPF" = Essential Public Facility					
TIMEFRAME	Sp- 2015	Su- 2015	F- 2015	W- 2016	Sp- 2016
Public Engagement					
Comp Plan Element Updates					
Land Use					
Housing					
Transportation					
Utilities					
Park, Recreation and Open Space					
Lands for Public Purposes/EPFs					
Conservation					
Capital Facilities					
Joint Plan					
Development Regulations Updates					
Title 18 - Zoning					
Title 16 - Environment					
Title 17 - Land Division					
Title 3 - Revenue (Impact Fees)					

The majority of changes to the plan are general in nature unless otherwise noted, such as to meet a new statutory requirement or to incorporate planning projects that were completed since the last update and are not yet in the Comprehensive Plan. Examples are the Sustainable Thurston Plan, Thurston Region Hazard Mitigation Plan and the Tumwater Shoreline Master Program. Staff reviewed and considered the GMA update checklists provided by the Washington State Department of Commerce during the development of this work program.

Tumwater's GMA Update Work Program was reviewed by the Tumwater Planning Commission and the City Council's General Government Committee in February 2015. The City Council approved the work program at the February 17, 2015 City Council meeting.

### ***PUBLIC ENGAGEMENT STRATEGIES***

- Take work program to Planning Commission, General Government Committee and City Council for review, input and approval (Jan-Feb 2015)
- Follow public participation/intergovernmental coordination procedures contained in the Tumwater Land Use Plan throughout update process
- Prepare and post community survey on City website
- Planning Commission review and hearings on proposed changes to plan
- Council approval of proposed changes to plan
- Council adoption of ordinance to finalize update process by June 30, 2016

### ***LAND USE PLAN***

Staff Lead: Tim Smith, Planning Manager

Consultant: No

Previous Update: 2004, with minor amendments considered annually

#### Changes

- Insert vision statement from Strategic Plan
- Revise planning period: 2015 - 2035 instead of 2002 – 2022
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans and Economic Development Plan which have all been adopted by the City since the 2004 update
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update Tumwater Community Profile
- Update Tumwater land use patterns and distribution information currently dated 2002
- Update City-Wide Future Land Use Map including removal of Shoreline Environment as a land use designation and re-designating properties south of airport from LI to ARI
- Update description of design review to reflect recent work of the subarea plans and the new guidelines currently being developed

- Update goals and policies to address applicable goals and policies of the Sustainable Thurston Plan. Examples are:
  - Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.
  - Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- Add a goal and supporting policies that addresses new State requirements for Low Impact Development
- Update Tumwater and UGA 20-Year Population Forecasts
- Update Existing Land Use and Existing Residential Density Charts; Commercial/Industrial Vacant Land Supply Analysis; Net Buildable Industrial Land Table; Total Dwelling Units Buildout Table
- Update neighborhood chapters to incorporate current information describing existing development patterns
- Update Airport Neighborhood with references to new Port of Olympia Development Guidelines which have replaced the Port of Olympia Airport Comprehensive Plan
- Update other information as appropriate

## ***HOUSING PLAN***

Staff Lead: Gary Cooper, Project Senior Planner

Consultant: No

Previous Update: 2008

### Changes

- Update discussion of GMA goals as needed, including references to new Shoreline Master Program, subarea plans and Economic Development Plan which have all been adopted by the City since the 2008 update
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update housing patterns, trends and projections to 2035
- Update information on Federal, State and local financing programs
- Update housing services provided by public and private service agencies
- Update information on Housing Needs Gap as described in sections 4.6, 5.7 and Table 4-1.
- Update housing goals and policies to address applicable goals and policies of the Sustainable Thurston Plan, Regional Housing Plan, and Capitol Boulevard and Brewery District Plans. One example is a new goal that supports increasing housing along urban corridors and centers
- Address Cottage Housing and Accessory Dwelling Units as an affordable housing strategy
- Consider policies to support rental/residential inspections programs
- Incorporate provisions of the Hazard Mitigation Plan as appropriate

- Update regulatory barrier assessment, City-wide housing needs, and existing and future housing needs to year 2035

### ***TRANSPORTATION PLAN***

Staff Lead: Jay Eaton, Public Works Director

Consultant: Yes

Previous Update: 2007

#### Changes

- Update to goals and policies
- Update existing conditions and operations currently dated 2005
- Update subarea plan recommendations to address Capitol Boulevard Corridor Plan and Brewery District Plan
- Update planned improvements and future operations to 2035 (currently 2025)
- Update transportation improvement program
- Update financial analysis

### ***UTILITIES PLAN***

Staff Lead: David Ginther, Senior Planner

Consultant: No

Previous Update: 2004

#### Changes

- Update discussion of GMA goals as needed
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update general location, proposed location and capacity for gas, electric, cable TV and telecommunications to year 2035
- Add new section on broadband/high speed internet service benefits and needs
- Update overall utility policies as appropriate
- Incorporate provisions of the Hazard Mitigation Plan as appropriate

### ***PARK, RECREATION AND OPEN SPACE PLAN***

Staff Lead: Chuck Denney, Parks and Recreation Director

Consultant: No

Previous Update: 2007

#### Changes

- Update to program and plan elements based on community survey
- Update to financing strategies including use of impact fees
- Incorporate principles of Sustainable Thurston Plan as appropriate

## ***LANDS FOR PUBLIC PURPOSES/ESSENTIAL PUBLIC FACILITIES PLAN***

Staff Lead: Gary Cooper, Project Senior Planner

Consultant: No

Previous Update: 2004

### Changes

- Update inventory and projected needs for public buildings, facilities and services over the 20-year planning period
- Update Tumwater and UGA 20-Year Population Forecasts
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update chart of zone districts that allow essential public facilities to incorporate new Capitol Boulevard Corridor and Brewery District zones
- Add Regional Transit Authority facilities to the list of essential public facilities (required by State law in 2010)

## ***CONSERVATION PLAN***

Staff Lead: Mike Matlock, Community Development Director

Consultant: No

Update Timeline: September 2015 to April 2016

Previous Update: 2010

### Changes

- Update to address new Shoreline Master Program
- Update to address City's plan to develop a Habitat Conservation Plan for the effective management of affected listed species and prairie eco-systems across private and public lands in Tumwater
- Update other sections of the plan as appropriate

## ***CAPITAL FACILITIES PLAN***

Staff Lead: Jay Eaton, Public Works Director

Consultant: No

Previous Update: 2013, with a minor amendment completed in 2014. This plan is reviewed and updated every two years.

### Changes

- Update construction projects for the next six years

## ***ECONOMIC DEVELOPMENT PLAN***

A three-year process to prepare the current Economic Development Plan was completed in 2010, which replaced the 1990 plan. No revisions to the current Economic Development Plan are anticipated at this time.

## ***JOINT PLAN***

Staff Lead: David Ginther, Senior Planner

Consultant: No

Previous Update: 2004, with minor updates considered annually

### Changes

- Revise planning period: 2015 - 2035 instead of 2002 – 2022
- Update description of joint planning area including the Urban Growth Boundary
- Update discussion of GMA goals, including references to new Shoreline Master Program, subarea plans and Economic Development Plan which have all been adopted by the City since the 2004 update
- Update discussion of County-Wide Planning Policies to incorporate recent revisions
- Update goals and policies to address applicable goals and policies of the Sustainable Thurston Plan. Examples are:
  - Create vibrant city centers and activity nodes along transit corridors that support active transportation and housing, jobs, and services.
  - Create safe and vibrant neighborhoods with places that build community and encourage active transportation.
- Add a goal and supporting policies that addresses new State requirements for Low Impact Development
- Update land supply analysis, Tumwater and UGA 20-Year Population Forecasts, buildable land and dwelling unit estimate at buildout
- Update land use designations including the removal of Shoreline Environment as a land use designation
- Update Future Land Use Maps as needed
- Update subarea chapters to incorporate current information describing existing development patterns and to reflect new boundaries resulting from annexations
- Update Chapters 4 through 8 to reference and incorporate updates to the following elements as applicable to the unincorporated Urban Growth Area:
  - Chapter 4: Lands for Public Purposes/Essential Public Facilities
  - Chapter 5: Utilities
  - Chapter 6: Housing
  - Chapter 7: Parks, Recreation and Open Space
  - Chapter 8: Transportation
- Update other information as appropriate



## ***DEVELOPMENT REGULATIONS***

Staff Lead: Tim Smith

Consultant: No

Previous Update: Regulations are updated continually. The amendments listed below are needed to address changes in State law, with the exception of the first item which is needed for consistency with related amendments to the Comprehensive Plan.

- **Chapter 18.34, Airport Related Industry Zone District.** Update sections and figures in Chapter 18.34 of Title 18 (zoning) which reference the Port of Olympia Airdustrial Park Land Use Plan which has been replaced by the Port of Olympia Development Guidelines in 2011.
- **Chapter 16.32, Fish and Wildlife Habitat Protection.** Modify definition of “fish and wildlife habitat conservation areas” in Chapter 16.32 of Title 16 (environment) so that such areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. **New in 2012. RCW 36.70A.030(5).**
- **Chapter 17.14, Preliminary Land Divisions.** Modify the timeline for preliminary subdivision approvals in Title 17 (land divisions) to be consistent with State law that was amended in 2012. Approvals under RCW 58.17.140 are valid for a period of seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and nine years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or after December 31, 2007. [RCW 58.17.140 and RCW 58.17.170. Amended 2012 by HB 2152.
- **Chapters 3.50 and 3.52, Impact Fees.** The timeframe for expending or encumbering impact fees has been extended to ten years. RCW 82.02.070 and RCW 82.02.080; amended in 2011. WAC 365-196-850. Currently, TMC 3.50.080.D (transportation, fire protection facilities, schools) and 3.52.100.D (parks) require that impact fees be expended or encumbered within six years of receipt.