

THURSTON COUNTY COMMUNITY PLANNING

PLANNING COMMISSION – FEBRUARY 7, 2024



Intro to Joint Planning and the Tumwater Development Code Update

AGENDA

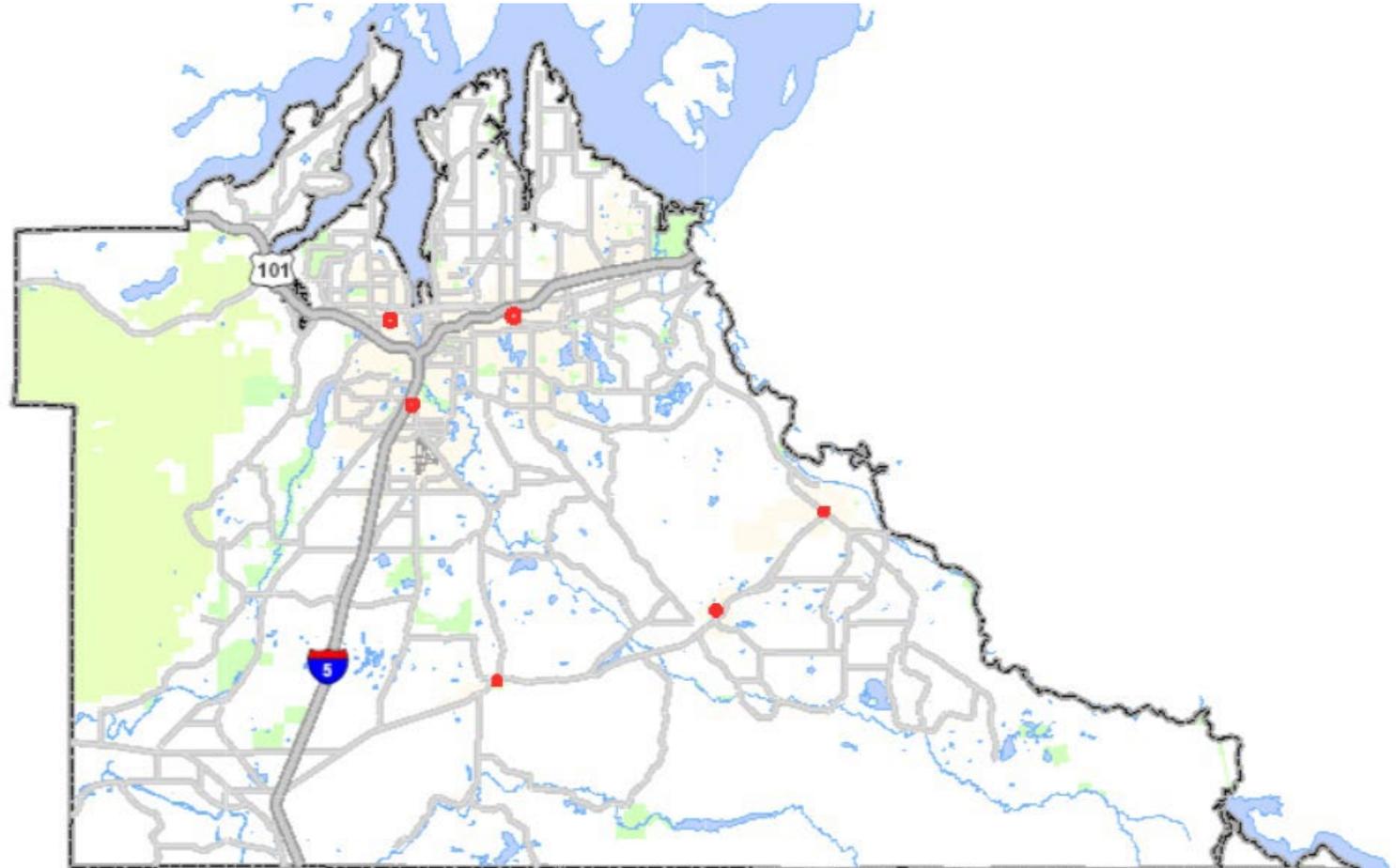
- Overview of Growth Management Act
- Joint Planning and Process
- UGA Boundaries
- Tumwater Development Code
- Next Steps

GROWTH MANAGEMENT ACT

- What are Urban Growth Areas?
- What is the Purpose of Joint Plans?
- One Tool for Developing Joint Plans: County-wide Planning Policies

THURSTON COUNTY AND JOINT PLANNING CITIES

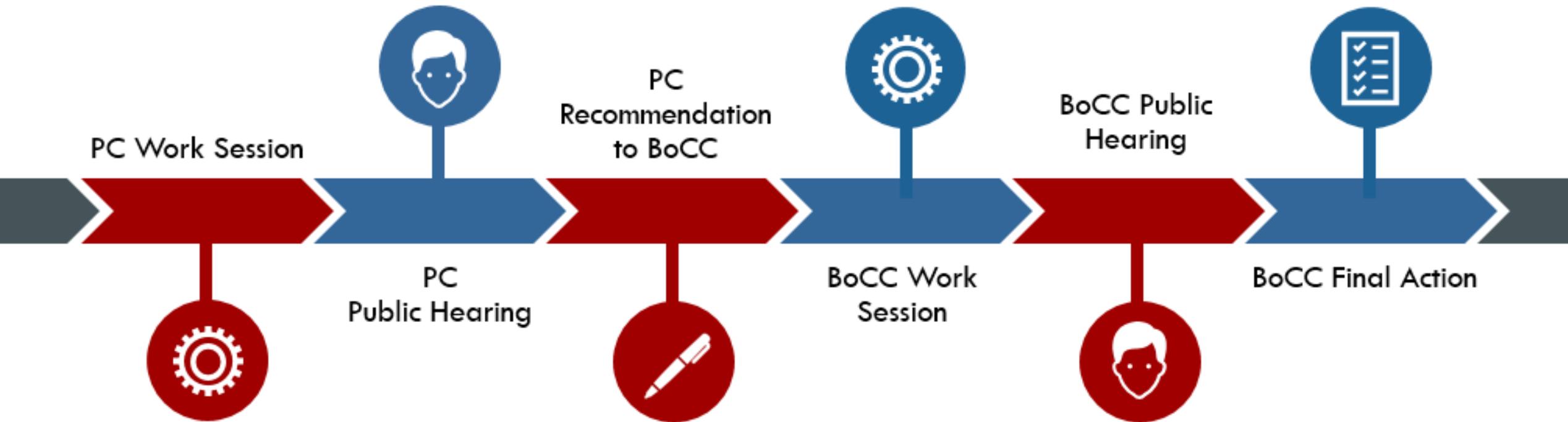
- Tumwater (2021)
- Olympia (2023)
- Lacey (2023)
- Yelm (2023)
- Tenino (2026)
- Rainier (2026)



DEVELOPMENT OF THE JOINT PLAN

- Most recent Comprehensive Plans of City and County
- Public outreach
- City drafts the Joint Plan, County reviews
 - All County departments review Joint Plan chapters
 - Reviewed by Prosecuting Attorney's office

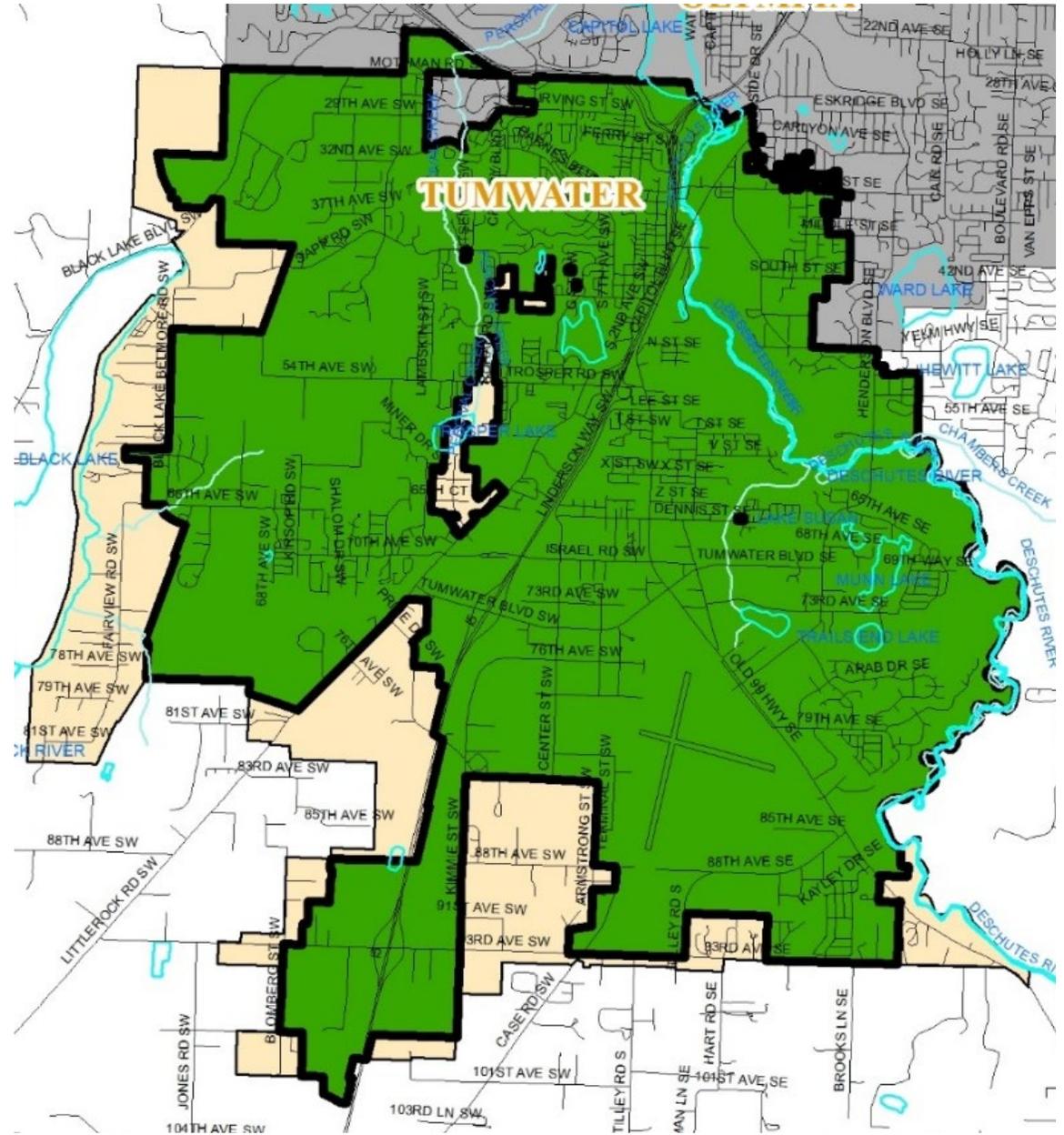
PROCESS OF THE JOINT PLAN



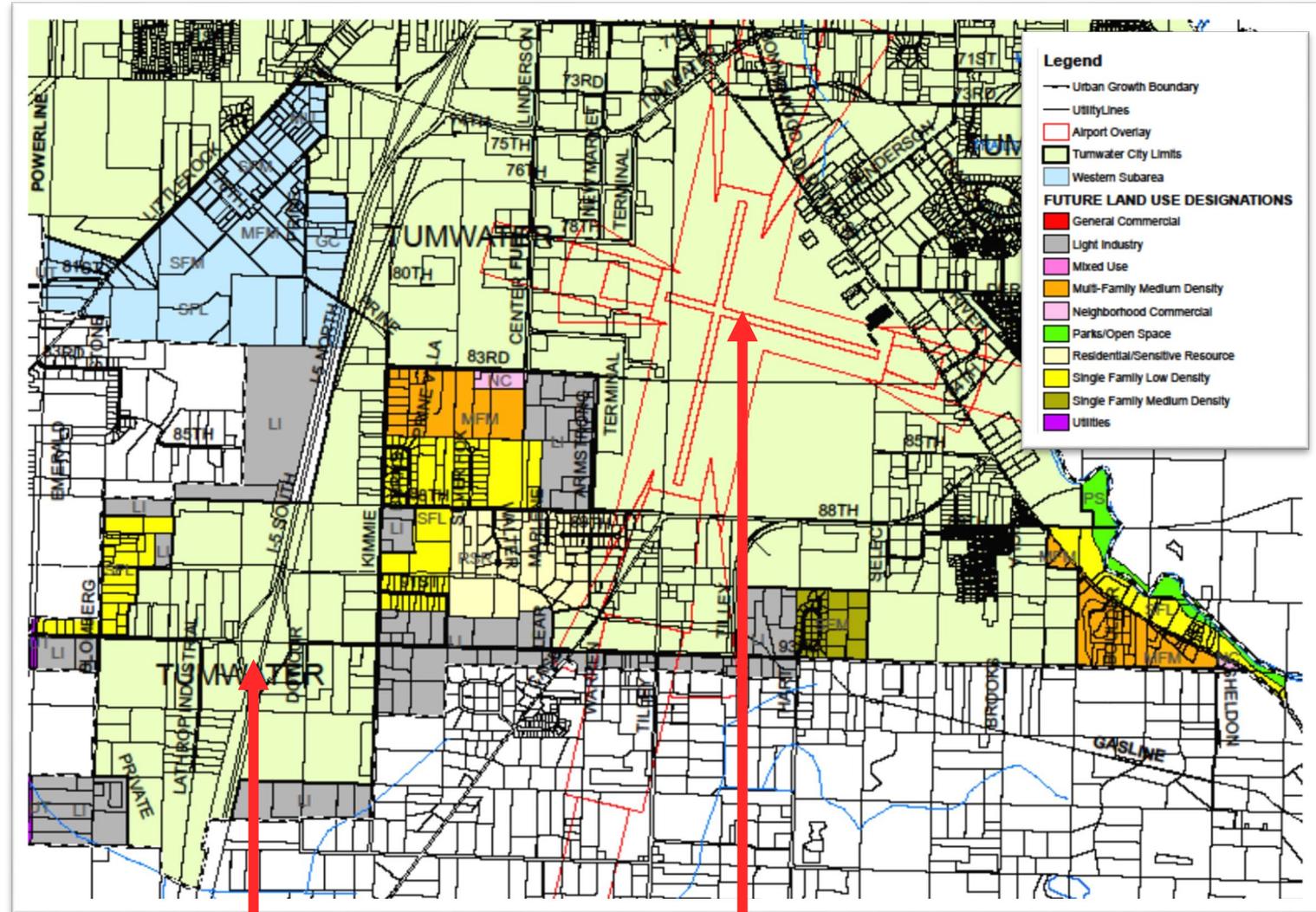
TUMWATER JOINT PLAN

- **Staff Review and Collaboration:** June-December 2020
- **Planning Commission Review**
 - Work Sessions: March-May 2021
 - Public Hearing: May 20, 2021
- **Board of County Commissioner Review**
 - Work Sessions and Public Hearing: August-November 2021
 - Adoption: November 30, 2021 by Resolution No. 16091

CITY OF TUMWATER AND ITS URBAN GROWTH AREA



SOUTHERN SUBAREA FUTURE LAND USE MAP



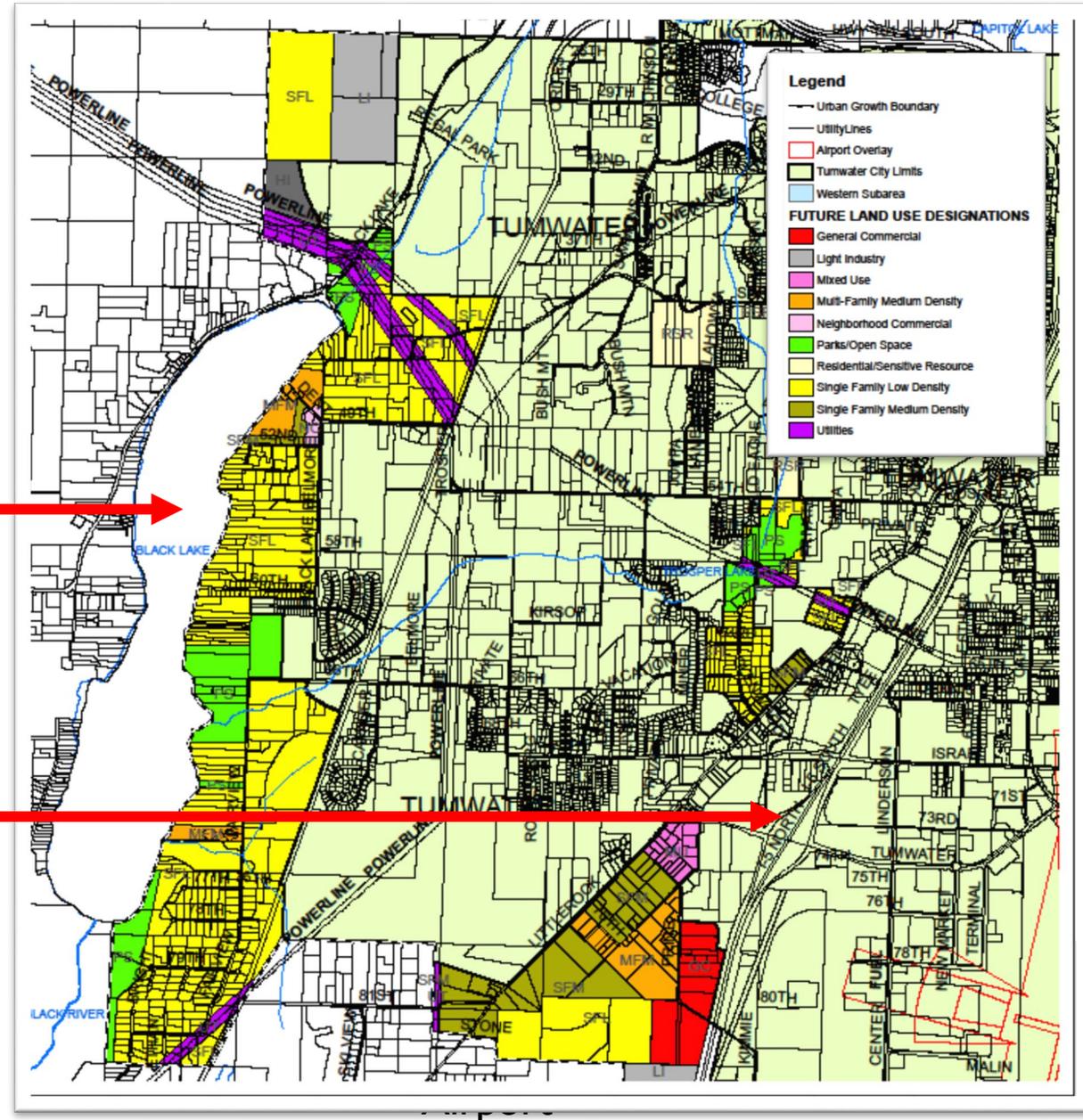
Interstate 5

Airport

WESTERN SUBAREA FUTURE LAND USE MAP

Black Lake →

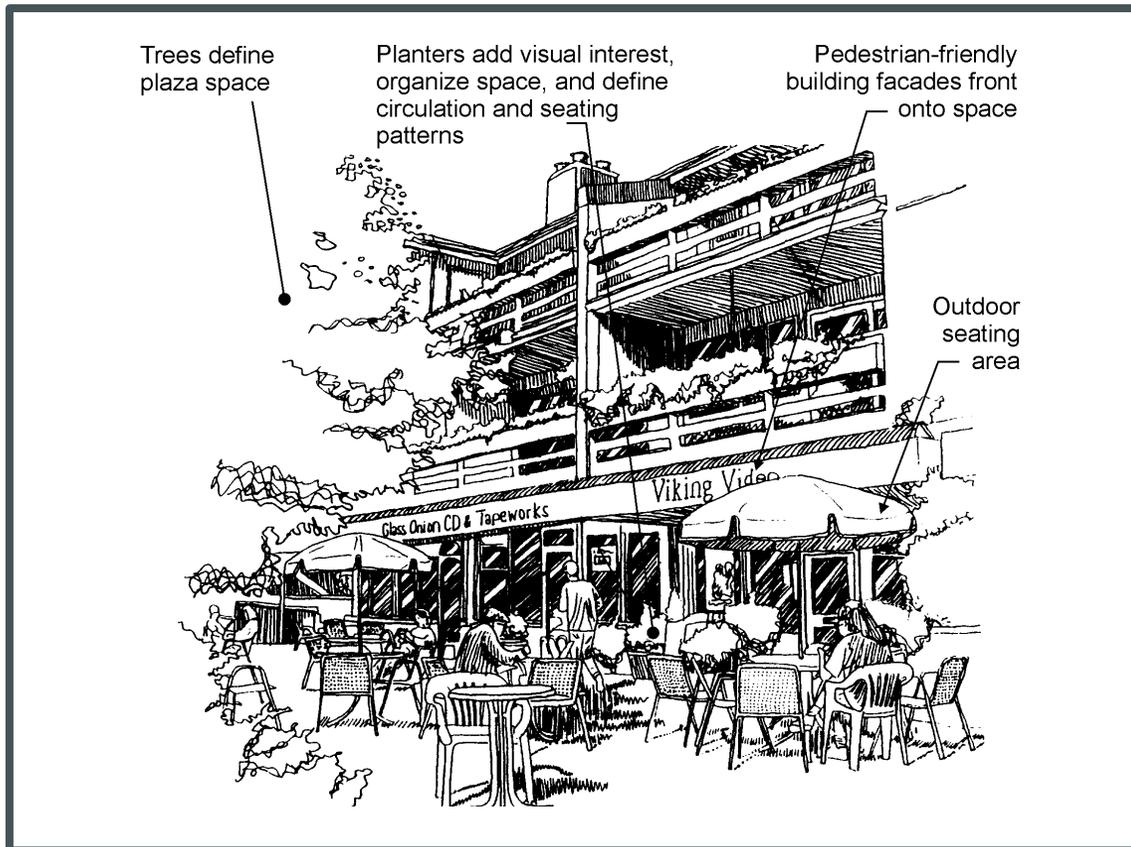
Interstate 5 →



TUMWATER DEVELOPMENT CODE

- Development code is based on Joint Plan Goals and Policies
- City provided their adopted code in 2023
- Some changes in the updated development code include:
 - More robust design guidelines

TUMWATER DESIGN GUIDELINES



- Adopted in Tumwater in 2016
- The most significant changes are the city's Design Guidelines
- Possible changes to Title 22 include design guidelines for:
 - Pedestrian and open space,
 - Parking lot design,
 - Landscaping features,
 - Architectural details

NEXT STEPS

- **March-April 2024:** Staff will provide a redlined draft of Title 22, Tumwater UGA code for PC review. Staff will present by section for ease of review and discussion
- **May-June 2024:** Public Hearing and Recommendation

QUESTIONS?

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