

**TUMWATER GENERAL GOVERNMENT COMMITTEE
MINUTES OF VIRTUAL MEETING
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CONVENE: 8:01 a.m.

PRESENT: Chair Michael Althausen and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Attorney Karen Kirkpatrick, Community Development Director Michael Matlock, Finance Director Troy Niemeyer, Planning Manager Brad Medrud, Communications Manager Ann Cook, Economic Development Manager Austin Ramirez, and Housing and Land Use Planner Erika Smith-Erickson.

**APPROVAL OF MINUTES:
GENERAL
GOVERNMENT
COMMITTEE,
OCTOBER 11, 2023:**

MOTION: Councilmember Dahlhoff moved, seconded by Chair Althausen, to approve the minutes of October 11, 2023 as published. A voice vote approved the motion unanimously.

Councilmember Cathey joined the meeting.

**2025 COMPREHENSIVE
PLAN PERIODIC UPDATE -
LANDS FOR PUBLIC
PURPOSES & UTILITIES:**

Planner Smith-Erickson briefed members on two elements of the Comprehensive Plan Periodic Update - Lands for Public Purposes Element and Utilities Element.

The State Growth Management Act (GMA) requires cities to demonstrate each element in the Comprehensive Plan meets the relevant 15 planning goals in the GMA. For both elements, the update focuses on urban growth goals to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner, and ensuring public facilities and services necessary to support development are adequate for the next 20 years.

The Lands for Public Purposes Element includes: (1) Inventory of existing capital facilities owned by public entities; (2) Forecast of the future needs for such capital facilities; (3) Proposed locations and capacities of expanded or new capital facilities; (4) Lands for Public Facilities Element Maps showing the locations of the existing capital facilities owned by public entities; and (5) Essential Public Facilities and siting.

Capital facilities include:

- Transportation Systems
- Solid Waste Management

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- Sewage Treatment Facilities and Sanitary Sewer Systems
- Stormwater Systems and Facilities
- Water Systems and Facilities
- Parks, Recreation, and Open Space
- Fire Protection and Emergency Medical Services
- Police Protection
- School Facilities
- Library Services
- City Facilities

2016 Capital facilities maps in the element include:

- Sewage Treatment Facilities and Sanitary Sewer System
- Stormwater Systems and Facilities
- Water Systems and Facilities
- School Facilities, Library Services , City Facilities

The Lands for Public Purposes Element includes Essential Public Facilities that are difficult to site such as:

- Airports
- State Education Facilities
- Large Scale State or Regional Transportation Facilities
- Correctional Facilities
- Solid Waste Handling Facilities
- Inpatient Facilities
- Mental Health Facilities
- Sewage Treatment Facilities
- Emergency Communication Towers and Antennas

The City is required to establish a process or amend its existing process for identifying essential public facilities and the sites for those facilities. The current code includes the uses and zoning codes. The City must identify and site the expansion of essential public facilities. A process was created by Thurston Regional Planning Council to provide guidance for the implementation of the Countywide Planning Policies that recommends a regional process for the siting of essential public facilities. Tumwater Municipal Code 18.56.140 directs the siting essential public facilities and identifies requirements, minimum conditions, and standards for siting those facilities.

The Utilities Element addresses the general location, proposed location, and capacity of all existing and proposed private utilities, such as natural gas, electricity, telephone, utility pipelines, cable television, cellular, and broadband internet. A utilities map of

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existing facilities is included in the element.

Some of the 2025 topics to address as part of the update for Lands for Public Purposes Element include:

- Address Organics Management Facility Siting (ESSHB 1799)
- Update inventory and projected needs for public buildings, facilities, and services over the 20-year planning period
- Use the updated City and urban growth area 20-Year population forecasts
- Update provisions for protection of the quality and quantity of groundwater used for public water supplies

Chair Althausen asked how the update of the element addresses the shift away from installing natural gas in new development, the installation of more electric vehicle charging stations, and shifting more to electrical uses to address climate change. Manager Medrud advised that the state requirement for the update of the element is to identify the facilities to accommodate particular uses and not necessarily how the facilities are operated or managed. Climate change as it relates to existing and future uses will be addressed as part of the new Climate Change Element required as part of the periodic update in terms of addressing City services.

Chair Althausen cited the example of a hypothetical situation where more residents decide to switch from natural gas to heat pumps to obtain federal incentives or help reduce emissions. He asked whether the element would account for those types of situations in terms of the capacity of the electric grid to accommodate an increase in usage. Manager Medrud said it is likely the element would include references to situations occurring both at the state and federal level, as well staff attempting to obtain information from private utilities as to how the companies are addressing growth in electric service caused by climate change.

Chair Althausen asked whether the new element would address the source of electricity, as the City pays extra to obtain green electricity for City facilities versus electricity produced from coal. Manager Medrud said staff would likely account for the different circumstances but was unclear as to whether the City's policies address that situation. Recent efforts by the City however, have likely laid the groundwork since the last update.

Councilmember Dahlhoff shared that she forwarded questions to Director Smith and Sustainability Coordinator Wood inquiring about net zero energy buildings. She is hopeful the update could include another step by including net zero policies with the ultimate

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goal of developing net zero buildings in the City. Manager Medrud said the suggestion is reasonable to include as part of the update. Many other programs also require net zero energy for the public sector. It is also important to be somewhat cautious as it may affect affordable housing goals. Some analysis would be necessary to ensure net zero energy policies do not affect affordable housing goals.

Councilmember Dahlhoff offered that based on emerging technologies and change in policies, some space could be afforded for some pilot programs with either private business or state agencies. Manager Medrud replied that policy language could be included to support the suggestion. It would also be important to include flexibility within policies as the plan covers a 20-year horizon. Technology changes may occur that were never anticipated and it would be important the plan could account for those types of changes.

Planner Smith-Erickson reported the 2025 update for Lands for Public Purposes Element also includes addressing the following:

- Allow expansion of the area in the City that would allow for essential public facilities such as inpatient facilities as part of Planning Commission's 2022 Comprehensive Plan amendment cycle recommendations
- Group A water system plans must include climate resilience element if initiated after June 30, 2024

Topics to address as part of the update of the Utilities Element include:

- Include all electrical, telecommunication, and natural gas systems and make a good faith effort to gather information from them (E2SHB 1181)
- Update general location, proposed location, and capacity of all existing and proposed gas, electric, cable television, and telecommunications to year 2045
- Update wireless telecommunication facilities information as needed
- Update the general location, proposed location, and capacity of all existing and proposed utilities
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate
- Update Map

New requirements to address include:

- Special consideration for environmental justice in goals and

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- policies (E2SHB 1181)
- Address Organics Management Facility Siting (ESSHB 1799)

Planner Smith-Erickson reviewed the structure of the Lands for Public Purposes Element and the Utilities Element. The internet link for both elements is located at Tumwater Comprehensive Plan | City of Tumwater, Washington on the City's website. Department of Commerce guidance materials to aid in the update include:

- Periodic Update Checklist for Fully Planning Cities (Commerce, March 2023)
- A Guide to the Periodic Update Process Under the Growth Management Act – Fully-Planning Counties & Cities (Commerce, 2022)
 - Commerce Periodic Update Materials:
 - Capital Facilities Planning - *Capital Facilities Planning Guidebook* (Commerce, October 2014)
 - Stormwater - *Building Cities in the Rain: Watershed Prioritization for Stormwater Retrofits* (September 2016)

Next steps are completion of the gap analysis and a briefing to the Public Works Committee on January 18, 2024.

**2025 COMPREHENSIVE
PLAN PERIODIC UPDATE
– ECONOMIC
DEVELOPMENT:**

Manager Ramirez briefed the committee on the update of the Economic Development Plan (EDP), an element in the Comprehensive Plan. The update will be a refocused and refreshed Economic Development Plan.

The current 2019 EDP includes 9 main goals with sub goals and prioritized goals. Following the pandemic, some goals have shifted and some are less relevant or more relevant. The updated plan will refocus on priorities given limited resources and acknowledgment of opportunities that are more time sensitive, as well as removing some completed goals. Several goals encompass ongoing activities within any economic development program. The plan includes many assumptions based on data in the plan. Data in the plan are outdated. Staff plans to work with a consultant to help refresh the data workbook to ensure the assumptions are evidence-based in alignment with feedback from the community and from the organization.

Councilmember Cathey asked whether the fourth goal: *Make strategic use of the brewery properties and surrounding Brewery District to strengthen the City's economic base*, includes privately owned land. Manager Ramirez said the goal refers to the entirety of

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the Brewery District and continued efforts to work as partners with privately owned sites. The Brewery District is much broader than just the site of the brewery properties. The Craft District was developed because of the lack of activity occurring in the Brewery District; however, the City continues to experience more investment in sites located adjacent to brewery properties along with more interest in redevelopment of those sites. Staff continues to work with the owners of the brewery properties to the extent possible to maintain a productive relationship.

Chair Althaus pointed out that the goal related to the Brewery District also mirrors a strategy for achieving redevelopment of the old brewery because as more redevelopment and investment occurs to properties surrounding the old brewery, the area becomes more attractive for potential developers to consider the old brewery site for a redevelopment opportunity.

Councilmember Dahlhoff offered that the update of the goals should include more efforts on the third goal of *Grow the City's light industrial and manufacturing sectors* by updating the goal to reflect that the intent is attracting modern manufacturing and adding elements of clean and green rather than expanding zoning for light industrial and manufacturing uses. Manager Ramirez affirmed that the phrasing of the goal would be reviewed to ensure accuracy of the intent.

Councilmember Dahlhoff added that the goals should also reflect that the types of jobs available in the City should be inclusive for all demographics of the population.

Councilmember Cathey noted that another factor to consider for attracting light industrial and manufacturing sectors is the increase in water usage. She asked whether environmental factors are acknowledged in the plan, as water will continue to be an important issue for types of development. Manager Ramirez shared that he often discusses anticipated development with Director Smith as any new business seeks information from the City as to the availability of resources the business will need. During those conversations, there has been no indication that the City is not able to meet the needs of existing or anticipated users. However, new and redevelopment proposals are continually monitored to ensure adequate resources are available.

Councilmember Cathey stressed the important of including water resources as part of any economic development plan.

Manager Medrud noted that the adequacy of water availability is

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also addressed in the City's Water System Plan, which is updated by Water Resources and approved by the state as a purveyor of water. The information from the Water System Plan informs other elements of the Comprehensive Plan. Following the completion of the 2025 Comprehensive Plan Periodic Update, the City is scheduled to update the Water System Plan.

Manager Ramirez reviewed the timeline for the update of the plan. By spring, the first phase of the update includes completion of the data workbook, addition of new initiatives, and removal of completed initiatives or those no longer relevant. Some assumptions may change as the community and the market continue to deal with the consequences of the pandemic. Staff will solicit feedback on the draft Plan from stakeholders and partners with special consideration for environmental justice in goals, strategies, and actions. The second phase of the update from winter 2023/24 through fall 2024 incorporates feedback from the community outreach process into the draft plan. The draft plan will be presented to the Planning Commission and General Government Committee, as well as external/internal stakeholders. The third phase from fall 2024 through June 30, 2025 will culminate in the adoption of an updated Economic Development Plan and Comprehensive Plan by the Growth Management Act deadline of June 30, 2025.

Councilmember Cathey asked for some examples for factoring special consideration for environmental justice in goals, strategies, and actions as part of the update. Manager Ramirez cited the use of the Environmental Protection Agency's (EPA) standard definition for environmental justice, which is the department's fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. With any decision, policy, and regulation that affect people, it is an important principle to consider any action that could impact people in different ways whether intended or unintended. A specific example surrounds brownfield redevelopment and conducting town hall meetings, as well as reaching out to others who may not participate in town hall meetings or who have trouble attending meetings by tailoring outreach to meet them where they reside. Additionally, the City is committed and is working to meet the needs of all individuals, families, students, and visitors in safe, respectful, welcoming, and inclusive ways. Those efforts will be factored within all elements of the Comprehensive Plan.

Chair Althausen cited an example of environmental justice as the

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neighborhoods in south Seattle where communities of color reside because the area was historically redlined because it was the only area many communities of color could own property. The state then built a highway next to those neighborhoods, which has led to statistically verified higher rates of lung cancer and asthma and other ailments caused by the built environment imposed upon specific communities that lacked access to power and the ability to influence policies. For him, environment justice means recognizing those injustices and preventing similar future injustices by ensuring an inclusive and informed process.

Councilmember Cathey cited some environmental justice and equity actions of creating open space, adding parks, and planting trees to afford opportunities for shade and places for residents to recreate and exercise. Any new development should include those types of protections as well.

Manager Ramirez offered that environmental injustice is the concept of doing things with people and not too people. Too often, things happen to people without the opportunity to be part of the process or offer input during a process.

OTHER BUSINESS:

Following some questions on the timing of elections for the Chair and Vice Chair of the committee, City Attorney Kirkpatrick advised that elections for officers are scheduled in January/February 2024.

ADJOURNMENT:

With there being no further business, Chair Althausen adjourned the meeting at 8:53 a.m.