

TUMWATER PLANNING COMMISSION
MINUTES OF MEETING
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CONVENE: 7:01 p.m.

PRESENT: Chair Elizabeth Robbins and Commissioners Grace Edwards, Terry Kirkpatrick, Brandon Staff, and Michael Tobias.

Excused: Commissioner Anthony Varela.

Staff: Planning Manager Brad Medrud and Housing & Land Use Planner Erika Smith-Erickson.

CHANGES TO AGENDA: There were no changes to the agenda.

COMMISSIONER'S REPORTS: Commissioner Tobias referred to the recent fire of the former South Pacific Restaurant located off Capitol Boulevard. He inquired as to the responsible party for clean up of the burned site. Manager Medrud responded that an arson investigation has been initiated. The property owner is responsible for securing the site. Several steps are in progress to address the circumstances of the fire and clean up of the site.

Commissioner Edwards said she is looking forward to the City's 4th of July celebrations.

MANAGER'S REPORT: Manager Medrud reported the Commission's next meeting is a joint meeting with the City Council. Staff proposes cancelling the July 23, 2024 meeting. The Commission agreed with the proposal to cancel the July 23, 2024 meeting.

PUBLIC COMMENT: **Chris Kautsky** reported she is a resident of Tumwater and a member of a group advocating for saving the Davis Meeker oak tree. She wants to ensure the Commission considers preserving the oak tree and perhaps adopting an ordinance to protect the tree. The Growth Management Act (GMA) was designed to encourage growth and increase density in areas where infrastructure could be provided efficiently and cost-effectively by local government, which preserves and protects critical areas and reduces the number of residents in the wildlife urban interface and spares natural resources from disorganized random development. In practice, the GMA set lofty goals that have undermined the types of values society places on money and the need to increase the tax base. Property rights and market forces make the goals very difficult to realize. The Land Use Element of the Comprehensive Plan is the most critical component to implement within the Comprehensive Plan. The Commission should take time to consider Tumwater and what makes the community unique. Tumwater is a small city with citizens preferring the small size. The Commission should work for community identity by drafting and adopting a strong Land Use Element backed by enforceable ordinances. The easy option is boilerplate and rewriting existing language. The Commission should

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preserve the City's identity, protect the City's beautiful landscape, critical and environmental habitats, and historic and cultural resources, especially the Davis Meeker Garry oak tree that the community is advocating to save. This pushback gives the power to the dollar by limiting the opportunities for variances adopting unbalanced mitigation strategies and green lighting projects that are in opposition to Comprehensive Plan goals. The Commission should consider what the community would look like in 2050. For example, working from home is the new normal. All state buildings will become vacant. The City does not need another brewery eyesore. The City should be ready with zoning in place and clear guidance for City planners to encourage redevelopment over new development, especially in promoting quality affordable housing. It may appear idealistic and difficult, but European countries are able to manage growth in a healthy way. Her grandfather grew up in a small village in a rural area of Tuscany and it is still possible to walk the hills today where he was once a shepherd and sit in the same house where he lived. She questioned what Tumwater will be like when her children's grandchildren come to visit. She would like to believe the City would not become a giant sprawling mess resulting from the need to raise tax revenue and satisfy the whims of developers. She appreciates all members for taking on the difficult task of preserving the City's history and for looking to the future.

Chair Robbins thanked Ms. Kautsky for attending and sharing her thoughts.

Ms. Kautsky commented on the importance of the Davis Meeker tree and how it has galvanized people to become more involved.

Commissioner Tobias asked about the issue surrounding the oak tree. Ms. Kautsky said the Davis-Meeker oak tree is located off Old Highway 99 next to the airport. The tree is the only living object on the Tumwater Historic Register. In May, the Mayor issued a request for proposals and accepted a bid under her administrative authority. The mayor did not complete the proper channels by obtaining a permit from the Historic Preservation Commission to remove the tree from the register and to seek a state permit from the Department of archeology and Historic Preservation, as well as seeking input from the community. The community recently learned that the tree would be removed. A group has been formed to advocate against the removal of the tree. The group is pursuing all avenues through the City government to preserve the tree. The request to the Commission is consider the rarity of listing a living object on the historic register, especially the Davis-Meeker tree as the tree was likely planted by indigenous people likely from the Cowlitz Tribe as the tribe marked the Cowlitz Trail. The trail was used as a trade route from Vancouver Canada to Vancouver Washington. When European settlers arrived along the northern Oregon Trail, many arrived traveling along the Cowlitz Trail with many likely resting under the

Davis-Meeker oak tree. The Cowlitz Tribe also believes the tree serves as a grave marker for elders. The tree is valuable to Native indigenous people and to the community. The tree was recognized by the City and placed on the historic register. During roadwork in the 80s, the highway was diverted around the oak tree to preserve the tree. The group does not appreciate how the Mayor used her administrative authority and did not govern collaboratively with the community. Today, a pair of rare Kestrels is nesting in the tree. Until the chicks fledge, the tree is protected by federal law enabling time for the group to advocate for the protection of the tree.

Sue Sikora said she is a member of the Save the Oak Tree Group. She has observed the work of the Commission over the last several meetings and complimented the good work completed by the Commission. In terms of helping the tree, the City’s ordinances are problematic and lack guidance on how to manage the tree. She suggested the Commission allocate some time for a discussion on how the Commission might consider helping the City Council with ordinances or any other possible actions that might help protect the oak tree. Many Councilmembers are willing to consider changes to ordinances to preserve the tree. She is hopeful the Commission can serve as a resource to assist the Council. She cited the Commission’s role and how it serves as an advisory board to the Council on land use, comprehensive planning issues, and other items the Council believes may need Planning Commission review, to include environmental concerns in the context of protecting natural resources.

Chair Robbins thanked Ms. Sikora for her comments and affirmed the role of the Commission serving in an advisory capacity to the Council.

Commissioner Staff said he is a descendant of the Bush family and is familiar with the tree and the efforts to save the tree. He oversees the health and preservation of the Bush butternut tree. He sought membership on the Commission because he considers Tumwater as his family’s heritage.

2025
COMPREHENSIVE
PLAN PERIODIC
UPDATE – LAND
USE ELEMENT:

Manager Medrud presented the updated and revised version of the goals and policies within the Land Use Element. Implementation actions from the existing element were incorporated within the updated version, as well as updating some language based on comments received.

Manager Medrud reviewed proposed revisions:

Growth Management Goals:					
New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy or Action
LU-1			Ensure the Land Use Element is coordinated with	New overarching goal	None

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LU-1.1	<p>other City, neighboring jurisdictional, and regional plans.</p> <p>Engage residents in planning for the City</p>	Change to LU-1.3	Engage in planning on a neighborhood level with residents of the City (Reference Appendix A: Neighborhood Appendix)
LU-1.1.1	<p>Structure public involvement in the planning process so decisions made regarding the growth and development of the City engage all parts of the community, reflect general community goals, and are sensitive to special interests of effected parties.</p>	Addresses former Implementation Policy #10.	Continue public involvement in the planning process so decisions made regarding the growth and development of the City are reflective of general community goals and sensitive to special interests of effected parties.
LU-1.2	<p>Coordinate the Land Use Element and Citywide Land Use Map with the rest of the Comprehensive Plan and all adopted City plans and regulations.</p>	Focus on City plans and regulations.	Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.
LU-1.2.1	<p>Implement the following City plans and maps through the Land Use Element:</p> <ol style="list-style-type: none"> 1. Tumwater Historic District Master Plan 2. Shoreline Master Program 3. Economic Development Plan 4. Zoning Code and Map 5. Capital Facilities Plan and Transportation Improvement Plans 6. Tumwater – Thurston County Joint Plan 	Also addresses former Implementation Policies #9, #14, #15, and #16.	<p>Ensure consistency between the Land Use Element and Tumwater Historic District Master Plan.</p> <p>IP #9 – Review and modify, as necessary, existing plans to ensure consistency with the Land Use Element.</p> <p>IP #14 – Implement the</p>

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7. Housing Action
Plan
8. Thurston Climate
Mitigation Plan
9. Urban Forestry
Management Plan

Housing Action
Plan strategies
through land
use actions by
the City.
IP #15 –
Implement the
strategies in the
most recent
version of the
Climate
Mitigation Plan
through land
use actions by
the City.
IP #16 –
Implement the
Urban Forestry
Management
Plan through
the municipal
code,
Development
Guidelines,
City employee
processes, and
community
education and
engagement.

Manager Medrud reported the revised goals recognize coordination between all City plans and regional planning goals. The prior element included a series of old policies and consistency with specific plans, which have been consolidated in the new proposed policy. In response to an inquiry about the missing Thurston Hazard Mitigation Plan, Manager Medrud advised that the plan would be included as well as included within the Climate Element. Staff explored overarching Comprehensive Plan goals, such as ensuring participation in the community within the development of regulations and policies, equity, climate change issues, and other broader aspects that are often part of other Comprehensive Plan elements. Individual implementation actions in each element would be included as appropriate. Staff continues to work on the structure of formatting the information as eight overarching goals were identified from discussions with the consultant working on the update of the Transportation Element. Staff continues to work on the interconnectiveness of some policies and implementation actions.

Chair Robbins referred to the intent to consolidate various plans within LU-1.2.1. She questioned whether it would be important to acknowledge other City or regional management plans, such as the recent wildland-urban interface regulations or other plans/actions developed or implemented in the near term. Manager Medrud agreed it would be appropriate to add an additional implementation action in addition to the other regional actions and initiatives.

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Commissioner Staff asked whether the element should address derelict properties with the advent of the burning of the old restaurant near the brewery. Manager Medrud advised that derelict properties are addressed by the City's code in addition to the Building Code and other City codes. The codes cover derelict and unsafe structures, as well as hazardous sites. The City has initiated an arson investigation for the incident. The Building Official is engaged in conversations with the fire department on the status of the investigation process. The property maintenance code also applies Citywide to any property.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
	LU-1.4		Review and update the Tumwater Town Center Plan	This is a reference to the Town Center. Need to confirm that this is still a goal of the City.	Encourage the creation of a new city center that is compatible with the Land Use Element.

Manager Medrud reported that one pending question surrounds the Tumwater Town Center Plan. Currently, the plan identifies the area of the Town Center as an area divided into different zoning districts, such as mixed use, office, residential, etc. Some development of the Town Center has occurred but not at a high level over the last 25 years in support of the plan. It will be important to revisit the plan to determine if development is still a goal to retain or modify. One complicating factor is that the southern half of the Town Center land is owned by the Port of Olympia with leasing options rather than outright ownership. He invited feedback from the Commission.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-2			Ensure development takes place in an orderly and cost-efficient manner to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, addresses equity and climate change, and reduce sprawl	Modified.	Ensure development takes place in an orderly and cost-efficient manner in order to best utilize available land and public services, conserve natural resources, protect critical areas, preserve open space, and reduce sprawl.

Manager Medrud reported on recent state legislation establishing

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specific timeframes for the City to review and follow-up with an applicant on the status of a development application. The legislation also included a series of new monitoring and reporting requirements. Staff has been implementing a new City-wide reporting system. The system was implemented in the Finance Department with plans to implement the new system within Planning and Permitting beginning at the end of the year. The implementation of the new system has been in progress the last four years. The new state requirements are in addition to the capabilities available within the new system. He encouraged Commissioners to offer any proposals to revise and update the new policy. Staff is scheduled to meet with Thurston Regional Planning Council staff to discuss housing, which will assist in revising the policy.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
	LU-2.2		Use innovative land use management techniques to create and maintain vibrant centers, corridors, and neighborhoods while accommodating growth and protecting critical areas.	Revised.	Encourage innovative land use management techniques such as density bonuses, cluster housing, zero-lot-line development, planned unit developments, and transfer of development rights to create vibrant centers, corridors, and neighborhoods while accommodating growth.

Planner Smith-Erickson noted that the City received public comments on neighborhood and city centers with respect to the overall design for the City. The comments were from a community survey focusing on community character.

Commissioner Tobias referred to language stating, "Will need to define "a regular basis" in more detail. Every three or five years?" and questioned the timing of review for different policies in terms of maintaining consistency with other policies. He suggested establishing a schedule of policy review for consistency. Manager Medrud noted that one method similar to the Housing Action Plan includes initiating necessary amendments to the Comprehensive Plan to add additional policies and updating language as needed. A similar approach would be appropriate for any updates to a plan.

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Chair Robbins asked whether there are situations that trigger a need for monitoring and update rather than updating the Comprehensive Plan if a need has been identified. Manager Medrud said staff prefers language that speaks to updating as necessary because of potential legislative changes and the lack of staff capacity. Staff lacks the capacity to conduct an entire review of all policies. Another consideration is the timing of the update of the Comprehensive Plan, which has been extended from five to ten years. Recently the Legislature extended this year’s 10-year update for another six months. It is important to identify a middle ground to initiate reviews. Some elements, such as the Housing Element, require a report in five years.

Planner Smith-Erickson noted that many of the City’s plans incorporate update timelines. She supports adding a general statement because other measures are available to update when needed.

Manager Medrud added that many of the reviews by staff have discovered many provisions in codes are questionable in terms of the effectiveness of the provision that often adds more complications. Staff is working on language to reduce complications to the extent possible. Because the City has updated so many codes related to environmental impacts, the SEPA process is often no longer needed as it was in the 1980s and 1990s.

Manager Medrud advised that no changes are proposed to Goal LU-3: Ensure adequate public services, facilities, and publicly owned utilities are available to proposed and existing development.

Equitable Community Goals – Housing, Transportation, and Open Space					
New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-4			Create land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.	No changes proposed.	Encourage land use patterns that increase the availability of affordable housing for all economic segments of the Tumwater population.
	LU-4.1		Coordinate residential uses and densities in the Land Use Element with the Housing Element.	Modified. Coordination with other Elements and Plans addressed in LU 1.2.	Coordinate the Land Use Element with the Housing Element and fully implement the goals, policies, and actions of the Housing Element.

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LU-4.2	Use innovative techniques to support the provision of affordable housing.	Modified.	Encourage innovative techniques for providing affordable housing resulting in an attractive product that will be an asset to the Tumwater community.
LU-4.3	Experiment with regulations that allow for new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.	Modified.	Permit implementing regulations to experiment in new forms of residential development where amenities of open space, privacy, and visual quality can be maintained or improved, and flexible solutions to land use problems such as density, diversity, equitability, and affordability can be achieved.
LU-4.4	Increase housing types and densities to meet the needs of a changing population with supporting design guidelines.	Modified. Combined LU-4.6 and LU 4.7.	Increase housing types and densities in corridors and centers to meet the needs of a changing population.

Manager Medrud referred to Goal LU-4 and indicated the first three policies are Growth Management Act requirements. The proposal includes separate policies addressing equitable policies for housing, transportation, and open space. Each policy focuses on the Land Use Element in terms of housing to ensure coordination between land use and housing for densities, inventive techniques to create more housing, and increasing housing types and densities to meet changing populations. The proposal includes some minor changes in language to existing policies to meet the intent and goals of the current Housing Element. He encouraged Commissioners to offer suggestions for any additional considerations.

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Chair Robbins asked whether the policies also address cell towers and power transmission. Manager Medrud advised that cell towers and power transmission issues are addressed in the Lands for Public Purposes Element, as well as in Land Use Goal 3. Some particular elements are addressed in other goals within the Land Use Element. The Utilities Element addresses private providers of those types of services while Lands for Public Purposes Element addresses water, sewer, stormwater, etc.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-5			Ensure development patterns provide efficient multimodal and active transportation systems coordinated with City and regional transportation plans.	Modified.	Ensure development patterns encourage efficient multi-modal transportation systems coordinated with regional,

Manager Medrud reported Goal LU-5 emphasizes the importance of land use patterns supporting the multimodal transportation system, as well as addressing the purpose of the transportation system and the ease for people to choose different options for accessing land uses.

Commissioner Tobias said the proposed change speaks to ensuring development patterns rather than encouraging development patterns to provide efficient multi-modal transportation systems. He asked whether the proposed language exposes the City to liability if the City was unable or was not providing multi-modal and other active forms of transportation. Manager Medrud said the language does not create an issue but rather it positions the City in strengthening regulations that require new development to provide for different transportation options. The City currently requires bicycle parking dependent on the land use as well as connections between different land uses. Within the arena of transportation, prior work completed by Thurston Thrives, a countywide group focused on improving the health of the community through housing, environment, and transportation, identified through a community-wide survey of Lacey, Olympia, and Tumwater both formal and informal non-motorized connection possibilities. The work was completed in conjunction with development occurring near Olympia’s regional trail system. The development did not attempt to connect to the regional trail system. The group was seeking opportunities throughout the three cities and identified some measures that the City of Tumwater should consider when planning for transportation changes to ensure those types of connections are provided by private development when it occurs. Subsequently, the update of the Transportation Plan will consider including those types

of provisions.

Chair Robbins encouraged thinking beyond just vehicle transportation as efficient development also could provide the infrastructure of other efficient transportation options as well as other types of infrastructure (sewer, water, etc.) choices.

Commissioner Staff commented that the Destination Marketing Plan produced by Olympia and Beyond for Thurston County addresses connecting different communities. The Plan of over 400 pages was recently completed. He suggested scheduling a review of the plan to the Commission by the Executive Director. Manager Medrud agreed it would be an appropriate topic for review. He plans to obtain and forward a copy to the transportation consultant.

Chair Robbins offered a more simplistic description of Goal LU-5 of “Development patterns that emphasize the movement of people.” Manager Medrud replied that staff and the transportation consultant are developing some language for goals in the Transportation Plan that would serve the same purpose. When the draft of the Transportation Plan is available, it will provide the Commission with more support in making further revisions to the goals. Most of the policies are focused on how the City can ensure land development and land use can accomplish specific objectives.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
	LU-5.7		Require land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.	Modified.	Encourage land development proposals to utilize the capacity of the existing transportation system, especially transit and non-motorized modes.

Chair Robbins suggested additional discussion on Goal 5-7, specifically, utilizing the capacity of the existing transportation system. She referred to the growth management goal for funding of infrastructure when demand increases, which appears to be contrary to the proposed language. Manager Medrud said the policy does not speak to exceeding the capacity but utilizing existing capacity. However, within the City’s existing transportation infrastructure, the transit system is one element that could be expanded. Chair Robbins offered that if the policy only pertains to transit and non-motorized modes, the language should be revised to reflect those intentions, otherwise it appears to apply to all transportation modes. Manager

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Medrud explained that the policy speaks to existing capacity. If a proposal exceeds the transportation capacity in terms of cars or reducing the level of service of an intersection, the developer is responsible for improvements to meet requirements.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-5.8			Require public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.	Modified.	Encourage public and private development proposals to enhance the street side environment to maximize comfort for the transit user and the pedestrian.
	LU-5.10		Discourage transportation improvements, regardless of their financing mechanisms that would trigger development inconsistent with the Comprehensive Plans and zoning.	Modified.	Discourage transportation improvements, regardless of their financing mechanisms that would trigger premature development; that is, development inconsistent with applicable comprehensive plans and zoning.
	LU-5.11		Ensure alternative transportation modes are included in land developments.	Modified.	Ensure alternative transportation modes are included in comprehensive plans, subdivisions, and other land developments.

Commissioner Kirkpatrick suggested Goal LU-5-8 should have accompanying implementation actions as the goal speaks to action. The proposed language of “require” versus “encourage” should include implementation actions. Manager Medrud affirmed that staff would review the language.

Commissioner Tobias recommended some punctuation corrections to Policy LU-5-10, as the current language is indicative of the financing mechanism triggering the development. Manager Medrud affirmed staff would review the language.

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Commissioner Kirkpatrick asked whether Policy LU-5-11 could be interpreted to include sidewalks. Manager Medrud affirmed staff would revise the language that speaks to other improvements, such as bike lanes.

Chair Robbins questioned whether the policies are applicable only to a development proposal because it appears the goal is to connect usage of sidewalks, trails, and pathways to services and other locations.

Residential Land Use Goals					
New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-6			Ensure physical limitations of the land are observed during the development process.	No changes proposed.	Ensure physical limitations of the land are observed during the development process.

Manager Medrud reported no changes are proposed to Goal LU-6.

LU-7.3			Ensure multifamily residential development occurs in integrated centers to ensure multimodal access to services.	Modified.	Allow for multi-family residential development in the zoning code. Consideration should be given to encouraging this type of development near centers of community services.
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Manager Medrud reviewed Residential Land Use Goals under LU-7 to support development of residential uses, which was modified. Implementation actions appear to be more related to policy rather than an action.

Commissioner Kirkpatrick referred to LU-7-3 and suggested new multi-family residential developments should be encouraged in outlying areas lacking transit service as a way to promote the extension of transit service to those areas. Manager Medrud said the intent is to avoid developing islands that could eventually be served in lieu of encouraging development within areas that are currently served by transit services. Commissioner Kirkpatrick responded that it would be important for the City to direct the development of islands otherwise the City might only have transit service on Capitol Boulevard and Littlerock Road over the next 10 years.

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Commercial Land Use Goals					
New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-8			Support development of commercial uses in appropriate areas.	Modified. Separated commercial and industrially related goals.	Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.
LU-9			Support development of manufacturing, industrial, and warehouse uses in appropriate areas.	Modified. Separated commercial and industrially related goals.	Identify the City's policies and regulations pertaining to commercial and industrial areas and uses.

Manager Medrud reviewed some minor modifications to the Goal LU-8. Similar goals were added for manufacturing, industrial, and warehouse uses that were not previously addressed. The goals and policies were separated for industrial and commercial uses. Goal LU-8 pertains only to commercial uses and Goal LU-9 pertains only to industrial and warehouse uses.

Chair Robbins commented that it might be appropriate to include multi-modal choices within commercial and residential areas.

Commissioner Kirkpatrick added that many light industrial areas in the City include commercial uses with many industrial and commercial uses co-mingling.

Discussion ensued on ways to distinguish the type of traffic frequenting a bar versus an industrial use. Manager Medrud pointed out the importance of flexibility for using space in different ways, which in itself can be complicated. Chair Robbins suggested infrastructure should be developed if the purpose is to afford flexibility for different uses.

Commissioners and staff identified the Spuds Market as an example of a commercial use within an industrial area. The area around the market lacks sidewalks and access is limited by either vehicle or walking on the road or the grass. The area was originally designed for warehouse uses. While it was being designed and constructed, the City transitioned the allowance from small warehouses to large warehouses. The proposed development was not of a sufficient size and subsequently remained empty.

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Parks and Open Space Land Use Goals			Staff Notes	Current Goal, Policy, or Action
New Goal	New Policy	New Action		
LU-10		Retain open space, parks, trails, and support development of recreational opportunities within Tumwater.	Modified	Encourage retention of open space, parks, trails, and development of recreational opportunities within Tumwater.
Public Facilities Goals				
LU-11		Support development of public facilities in appropriate areas.	New goal.	[New goal]
LU-12		Provide for the location of essential public facilities as defined under State law.	New goal	{New goal}
	LU-12.2	Ensure that where possible, essential public facility sites are used jointly for public benefit.	New policy	{New policy}
	LU-12.4	Utilize the following siting criteria for siting new or expansion of existing essential public facilities: 1. Proximity to major transportation routes and essential infrastructure; 2. Land use compatibility with surrounding areas; 3. Potential environmental impacts; 4. Effects on resource and critical areas; 5. Public costs and benefits including operation and maintenance; 6. Current capacity and location of equivalent facilities; 7. The existence, within the City, of reasonable alternatives to the proposed activity, and 8. Other criteria as determined relevant to the specific	New policy	{New policy}

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essential public facility.

Manager Medrud advised that Goals LU-11 and LU-12 are new goals for Essential Public Facilities. The Land Use Element also includes Essential Public Facilities. Although the City had codes addressing essential public facilities, the City lacked policies. Essential Public Facilities are uses that society wants and needs but most residents do not want the uses near their neighborhoods. Sections of the City's code within the conditional use permitting requirements address Essential Public Facilities. The same language is also included in the Lands for Public Purposes Element. However, policies are lacking that speak to goals and objectives.

Commissioner Kirkpatrick questioned the intent of the language in LU-12.4 (2) *Land use compatibility with surrounding areas*. Manager Medrud explained that the policy stipulates what a developer must satisfy to develop an essential public facility such as close to major transportation, assurance of compatibility of surrounding uses, and addressing potential environmental impacts, etc. Although it is important to include it in the policy, he agreed staff would review and improve the intent of the language. The language is from the RCW. An example of compatibility with surrounding areas is not placing a noisy use next to a residential neighborhood.

Commissioner Kirkpatrick said LU-12.2 infers that an essential public facility has no public benefit. Discussion followed on the content and intent of language within several of the new policies. As noted by Chair Robbins, essential public facilities can also be a highway system, prisons, or schools. Staff agreed to review and revise the language to improve clarity.

New Goal	New Policy	New Action	Proposed Language	Staff Notes	Current Goal, Policy, or Action
LU-13			Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.	No changes are proposed.	Protect Olympia Regional Airport from incompatible land uses and activities that could affect present and future use of airport facilities and operations. Regulations and criteria should reflect the urban environment adjacent to the airport.

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No changes are proposed to LU-13 addressing the Olympia Regional Airport.

Commissioner Kirkpatrick noted that the draft includes two LU-13 goals with the second addressing Historic Preservation Goals. Staff affirmed the draft would be corrected.

Manager Medrud reported other policies or goals from other elements have been moved to the Land Use Element as well as to the Conservation Element, Economic Element, and the Transportation Plan. Some older implementation policies were moved to the Land Use Element and from the Lands for Public Purposes Element. The Commission will receive an updated version after incorporating updates and the land capacity analysis. He encouraged the Commission to contact him with any suggestions or comments.

The Commission is scheduled to review the Climate Element during the July 13, 2024 joint work session with the City Council. Commissioners were encouraged to consider any questions that should be part of the discussion with the Council. Drafting of the Climate Element is moving quickly as more resources are available. Manager Medrud said staff is not proposing a separate Commission meeting following the joint work session. The City is seeking to replace the vacant Economic Development Manager position. Input from the position is desired for drafting the update of the Economic Development Plan. Additionally, a joint tour with the City Council is scheduled on August 27, 2024 focusing on the Transportation Element. The Council's annual recess is scheduled during the first two weeks in August 2024.

Planner Smith-Erickson reported the virtual open house is open for the Housing Element, as well as a housing survey until September. Staff continues to network and participate in community events to receive feedback from the community.

**NEXT MEETING
DATE:**

The next meeting is scheduled on July 13, 2024 as a joint work session with the City Council.

ADJOURNMENT:

Commissioner Edwards, moved, seconded by Commissioner Staff, to adjourn the meeting at 8:29 p.m. A voice vote approved the motion unanimously.