



CITY OF
TUMWATER

**PLANNING COMMISSION
MEETING AGENDA**

**Online via Zoom and In Person at
Tumwater City Hall, Sunset Room, 555
Israel Rd. SW, Tumwater, WA 98501**

**Tuesday, June 11, 2024
7:00 PM**

1. Call to Order
2. Roll Call
3. Changes to Agenda
4. Commissioner's Reports
5. Manager's Report
 - [a.](#) Ongoing 2024 Planning Commission Meeting Schedule
 - [b.](#) Ongoing Comprehensive Plan Update Master Schedule
6. Public Comment
- [7.](#) 2025 Comprehensive Plan Periodic Update – Lands for Public Purposes and Utilities
- [8.](#) 2025 Comprehensive Plan Periodic Update – Conservation
9. Next Meeting Date - 06/25/2024
10. Adjourn

Meeting Information

The public are welcome to attend in person, by telephone or online via Zoom.

Watch Online

https://us02web.zoom.us/webinar/register/WN_sDqeTSwpRdCldtb7DWu8Wg

Listen by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID 848 1038 7502 and Passcode 013516.

Public Comment

The public is invited to attend the meeting and offer comment. The public may register in advance for this webinar to provide comment:

https://us02web.zoom.us/webinar/register/WN_sDqeTSwpRdCldtb7DWu8Wg

After registering, you will receive a confirmation email containing information about joining the webinar.

The public may also submit comments prior to the meeting by sending an email to: cdd@ci.tumwater.wa.us. Please send the comments by 1:00 p.m. on the date of the meeting. Comments are submitted directly to the Commission Members and will not be read individually into the record of the meeting.

If you have any questions, please contact Planning Manager, Brad Medrud at (360) 754-4180 or bmedrud@ci.tumwater.wa.us.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

What is the Planning Commission?

The Tumwater Planning Commission is a citizen advisory commission that is appointed by and advisory to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Actions by the Planning Commission are not final decisions; they are Commission recommendations to the City Council who must ultimately make the final decision. If you have any questions or suggestions on ways the Commission can serve you better, please contact the Community Development Department at (360) 754-4180.

Decorum Statement

Welcome to the Planning Commission meeting. We thank you for attending.

The City Council encourages community engagement in local government and provides a variety of ways to participate.

The Chair of the Planning Commission will be responsible for conducting orderly and efficient meetings within the scheduled time. To accomplish that, the Chair will maintain order and decorum and can regulate inappropriate debate, repetitious discussion, and disruptive behavior when needed.

The Chair will recognize those that wish to speak and may limit the time allowed for individual comments. City staff will record questions and comments during the meeting. If an issue or question cannot be addressed during the meeting, City staff will address the issue or respond to the question by following up with the individual.

We respectfully request that attendees refrain from disruptions during the meeting and comply with decorum rules.

Thank you for participating.

DRAFT TUMWATER PLANNING COMMISSION - 2024 MEETING SCHEDULE

Note: Schedule is tentative and subject to change; Updated 6/3/24

<u>MEETINGS</u>	<u>AGENDA ITEMS</u>
January 9, 2024	<u>Briefing</u> : FP – Floodplain Overlay Amendments (O2023-017) – Erika <u>Work Session</u> : 2025 Comprehensive Plan Update Transportation– Brad/Erika <u>Work Session</u> : 2024 Hazards Mitigation Plan (R2024-001) – Brad/Erika
January 23, 2024	<u>Hearing</u> : 2024 Hazards Mitigation Plan (R2024-001) – Brad/Erika <u>Work Session</u> : FP – Floodplain Overlay Amendments (O2023-017) – Erika <u>Discussion</u> : Attorney General’s Advisory Memorandum – Brad
February 13, 2024	<u>Hearing</u> : FP – Floodplain Overlay Amendments (O2023-017) – Erika <u>Discussion</u> : 2025 Comprehensive Plan Update Approaches to Joint Meetings – Brad
February 27, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Open House Summary – Brad/Erika
March 12, 2024	[Meeting Cancelled]
March 26, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Community Survey Summary – Brad/Erika <u>Work Session</u> : 2025 Comprehensive Plan Update Document Format – Brad/Erika
April 9, 2024	<u>Joint Tour with City Council</u> : 2025 Comprehensive Plan Update Housing – Brad/Erika
April 23, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Housing – Brad/Erika
May 14, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Conservation – Brad/Alex
May 28, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Land Use – Brad/Erika
June 11, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Conservation – Brad/Alex <u>Work Session</u> : 2025 Comprehensive Plan Update Lands for Public Purposes/Utilities – Brad/Erika
June 25, 2024	<u>Joint Work Session with City Council</u> : 2025 Comprehensive Plan Update Development Code – Brad/Erika <u>Work Session</u> : 2025 Comprehensive Plan Update Land Use – Brad/Erika
July 9, 2024	<u>Joint Work Session with City Council</u> : 2025 Comprehensive Plan Update Climate – Brad/Alyssa
July 23, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Lands for Public Purposes/Utilities – Brad/Erika
August 13, 2024	<u>Joint Work Session with Tree Board</u> : Urban Forestry Amendments – Tree and Vegetation Preservation Regulation Update (O2023-006) – Brad <u>Joint Work Session with Tree Board</u> : Urban Forestry Amendments – Street Tree Plan (O2023-005) – Brad <u>Joint Work Session with Tree Board</u> : Urban Forestry Amendments – Landscaping Regulation Update (O2023-004) – Brad <u>Work Session</u> : 2025 Comprehensive Plan Update Housing – Brad/Erika
August 27, 2024	<u>Joint Tour with City Council</u> : 2025 Comprehensive Plan Update Transportation – Brad/Mary Heather
September 10, 2024	<u>Joint Work Session with City Council</u> : 2025 Comprehensive Plan Update Economic Development – Brad <u>Work Session</u> : 2025 Comprehensive Plan Update Transportation – Brad/Mary Heather
September 24, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Development Code – Brad/Erika
October 8, 2024	<u>Work Session</u> : Intercity Transit – Brad <u>Work Session</u> : 2025 Comprehensive Plan Update Conservation – Brad/Alex

MEETINGS	AGENDA ITEMS
October 22, 2024	<u>Joint Work Session with City Council</u> : 2025 Comprehensive Plan Update Land Use and Development Code – Brad/Erika
November 12, 2024	<u>Work Session</u> : 2025 Comprehensive Plan Update Climate – Brad/Alyssa <u>Work Session</u> : 2025 Comprehensive Plan Update Lands for Public Purposes/Utilities – Brad/Erika <u>Discussion</u> : Election of New Planning Commission Chair and Vice Chair
November 26, 2024	<u>Discussion</u> : 2025 Work Program <u>Work Session</u> : 2025 Comprehensive Plan Update Economic Development Plan – Brad <u>Work Session</u> : 2025 Comprehensive Plan Update Tumwater – Thurston County Joint Plan – Brad
December 10, 2024	<u>Joint Work Session with City Council</u> : 2025 Work Program – Brad/Erika
December 24, 2024	[May Cancel Meeting]

Notes:

January 14, 2025 – Work Session: 2025 Comprehensive Plan Update Land Use – Brad/Erika

January 28, 2025 – Work Session: 2025 Comprehensive Plan Update Housing – Brad/Erika

Work Session: 2025 Comprehensive Plan Update Development Code – Brad/Erika

February 11, 2025 – Work Session: 2025 Comprehensive Plan Update Climate – Brad/Alyssa

Work Session: 2025 Comprehensive Plan Update Tumwater – Thurston County Joint Plan – Brad

February 25, 2025 – Work Session: 2025 Comprehensive Plan Update Transportation – Brad/Mary Heather

Work Session: 2025 Comprehensive Plan Update Development Code – Brad/Erika

March 11, 2025 – Work Session: 2025 Comprehensive Plan Update User Guide – Brad/Erika

March 25, 2025 – Briefing: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

April 8, 2025 – Briefing: 2025 Development Code Update (Ordinance No. O2025-0XX) – Brad/Erika

April 22, 2025 – Joint Work Session with City Council: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

May 13, 2025 – Joint Work Session with City Council: 2025 Development Code Update (Ordinance No. O2025-0XX) – Brad/Erika

May 27, 2025 – Work Session: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

June 10, 2025 – Work Session: 2025 Development Code Update (Ordinance No. O2025-0XX) – Brad/Erika

June 24, 2025 – Work Session: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

July 8, 2025 – Hearing 1: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

July 22, 2025 – Hearing 1: 2025 Development Code Update (Ordinance No. O2025-0XX) – Brad/Erika

August 12, 2025 – Hearing 2: 2025 Comprehensive Plan Update (Ordinance No. O2025-0XX) – Brad/Erika

August 26, 2025 – Hearing 2: 2025 Development Code Update (Ordinance No. O2025-0XX) – Brad/Erika

September 9, 2025 –

September 23, 2025 –

October 14, 2025 –

October 28, 2025 –

November 11, 2025 – Discussion: Election of New Planning Commission Chair and Vice Chair

November 25, 2025 – Discussion: 2026 Work Program

December 9, 2025 – Joint Work Session with City Council: 2026 Work Program

Notes:

The following will need to be scheduled on the Planning Commission meeting schedule:

- Thurston County Code Title 22 – Tumwater Urban Growth Area Zoning – The City completed a draft review of what needs to be updated in Title 22 and it is waiting for Thurston County to schedule it in its work program – Brad
- Planning Commissioner Training – Brad
- Mayor Sullivan Meet and Greet and Q&A with Advisory Boards and Commissions – Brad

Ongoing Comprehensive Plan Update Master Schedule

Note: Schedule is tentative and subject to change; Updated June 3, 2024

Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
February 12, 2024	Tuesday, February 13, 2024	Joint Meeting Format								Planning Commission	
	Wednesday, February 14, 2024				Community Outreach					General Government Committee	Community Survey #1 Ends
February 19, 2024											
February 26, 2024	Tuesday, February 27, 2024	Open House Summary									
March 4, 2024											Develop Document Format
March 11, 2024	Tuesday, March 12, 2024										
	Wednesday, March 13, 2024									General Government Committee	
March 18, 2024											Joint PC/CC Housing Tour Prep
March 25, 2024	Tuesday, March 26, 2024	Community Survey Summary Document Format								Planning Commission	
April 1, 2024											
April 8, 2024	Tuesday, April 9, 2024	Joint Tour with CC - Housing	Joint Tour with PC - Housing					Joint Tour with CC/PC - Housing			
	Wednesday, April 10, 2024				Community Survey Summary Housing (1)						
April 15, 2024											
April 22, 2024	Tuesday, April 23, 2024	Housing (1)									
April 29, 2024											
May 6, 2024	Monday, May 6, 2024										Start Work on Housing Open House
May 6, 2024	Wednesday, May 8, 2024				Document Format						Climate Consultant Start
May 13, 2024	Tuesday, May 14, 2024	Conservation (1)									
May 20, 2024											
May 27, 2024	Tuesday, May 28, 2024	Land Use (1)									
	Wednesday, May 29, 2024						Housing – CC Chambers/Online Opens for 2 weeks				

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Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
June 3, 2024											
June 10, 2024	Tuesday, June 11, 2024	Conservation (2) Lands for Public Purposes (1) Utilities (1)									
	Wednesday, June 12, 2024				Conservation (1) Land Use (1)						
June 17, 2024											
June 24, 2024	Tuesday, June 25, 2024	Joint Meeting with CC - Development Code (1) Land Use (1)	Joint Meeting with PC - Development Code (1)						Joint Meeting PC/CC – Development Code (1)		
July 1, 2024											
July 8, 2024	Tuesday, July 9, 2024	Joint Meeting with CC – Climate (1)	Joint Meeting with PC – Climate (1)						Joint Meeting PC/CC - Climate		Joint CC/PC Transportation Tour Prep
	Wednesday, July 10, 2024				Lands for Public Purposes (1) Utilities (1)						Start Work on Climate Open House
July 15, 2024											Climate - Consultant coordination with Communications
July 22, 2024	Tuesday, July 23, 2024	Lands for Public Purposes (2) Utilities (2))						Joint Meeting PC/CC – Economic Development		Climate - Consultant coordination with Communications
July 29, 2024											
August 5, 2024	Tuesday, August 6, 2024										Climate – Community Advisory Workgroup (TCMC)
	Wednesday, August 7, 2024										Climate - Community Engagement Events
August 12, 2024	Tuesday, August 13, 2024	Housing (2)	[Recess]					Joint Tour with CC/PC - Transportation			Climate – Remaining Items
	Wednesday, August 14, 2024				[Recess]		Climate – CC Chambers/Online Opens for 2 weeks				

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August 19, 2024											
August 26, 2024	Tuesday, August 27, 2024	Joint Tour with CC - Transportation	Joint Tour with PC - Transportation								
September 2, 2024	Tuesday, September 3, 2024										Start Work on Development Code Open House
September 9, 2024	Tuesday, September 10, 2024	Joint Meeting with PC – Economic Development (1) Transportation (1)	Joint Meeting with PC – Economic Development (1)								
	Wednesday, September 11, 2024				Development Code (1) Transportation (1)						
September 16, 2024	Wednesday, September 18, 2024										
September 23, 2024	Tuesday, September 24, 2024	Development Code (1)									
September 30, 2024	Wednesday, October 2, 2024						Land Use/Development Code – CC Chambers/Online Opens for 2 weeks				Climate Action Policy Team (Development Code Draft 1)
October 7, 2024	Tuesday, October 8, 2024	Conservation (3)									
	Wednesday, October 9, 2024				Housing (2) Conservation (2)						
October 14, 2024											
October 21, 2024	Tuesday, October 22, 2024	Joint Meeting with CC – Land Use (3) and Development Code (3)	Joint Meeting with PC – Land Use (3) and Development Code (3)						Joint Meeting CC/PC – Land Use (2) and Development Code (2)		
October 28, 2024											
November 4, 2024											Climate Action Policy Team (Draft 2)
November 11, 2024	Tuesday, November 12, 2024	Climate (2) Lands for Public Purposes (3) Utilities (3)									

Ongoing Comprehensive Plan Update Master Schedule

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Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
	Wednesday, November 13, 2024				Land Use (2) Lands for Public Purposes (2) Utilities (2)						
November 18, 2024											Climate Stakeholder (Draft 2)
November 25, 2024	Tuesday, November 26, 2024	Economic Development (2) Tumwater – Thurston County Joint Plan and Title 22 (1)									
December 2, 2024											
December 9, 2024	Tuesday, December 10, 2024	Joint Meeting with CC – 2025 Work Program	Joint Meeting with PC – 2025 Work Program Climate (3)						Joint Meeting CC/PC – 2025 Work Program		
	Wednesday, December 11, 2024				Economic Development (2) Transportation (2) Tumwater – Thurston County Joint Plan and Title 22(1)						
December 16, 2024											
December 23, 2024											
December 30, 2024											
January 6, 2025	Wednesday, January 8, 2025				Land Use (3)						
January 13, 2025	Tuesday, January 14, 2025	Land Use (4)									
January 20, 2025											
January 27, 2025	Tuesday, January 28, 2025	Housing (3) Development Code (4)									
February 3, 2025											
February 10, 2025	Tuesday, February 11, 2025	Climate (4) Tumwater – Thurston County Joint Plan and Title 22 (2)									
	Wednesday, February 12, 2025				Housing (3) Development Code (3)						
February 17, 2025											

Ongoing Comprehensive Plan Update Master Schedule

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Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
February 24, 2025	Tuesday, February 25, 2025	Transportation (2) Development Code (5)									
March 3, 2025											
March 10, 2025	Tuesday, March 11, 2025	User Guide									
	Wednesday, March 12, 2025				Transportation (2) Climate (4) User Guide						
March 17, 2025											
March 24, 2025	Thursday, March 27, 2025	Briefing - Comprehensive Plan - Ordinance									
March 31, 2025											
	Tuesday, April 1, 2025										
April 7, 2025	Tuesday, April 8, 2025	Briefing - Development Code - Ordinance									
April 14, 2025	Tuesday, April 15, 2025										
April 21, 2025	Tuesday, April 22, 2025	Joint Meeting - Comprehensive Plan Ordinance with CC	Joint Meeting - Comprehensive Plan Ordinance with PC								
April 28, 2025											
May 5, 2025											
May 12, 2025	Tuesday, May 13, 2025	Joint Meeting - Development Code Ordinance with CC	Joint Meeting - Development Code Ordinance with PC								
May 19, 2025	Tuesday, May 19, 2025										60-Day WSDOT Transportation Plan Certification
May 26, 2025	Tuesday, May 27, 2025	Work Session - Comprehensive Plan Ordinance									
June 2, 2025	Tuesday, June 3, 2025										
June 9, 2025	Tuesday, June 10, 2025	Work Session - Development Code Ordinance									
June 16, 2025	Tuesday, June 17, 2025										

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Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
June 23, 2025	Tuesday, June 24, 2025	Work Session - Comprehensive Plan Ordinance									
June 30, 2025											
July 7, 2025	Tuesday, July 8, 2025	Hearing - Comprehensive Plan Ordinance (1									
July 14, 2025)									
July 21, 2025	Tuesday, July 22, 2025	Hearing – Development Code Ordinance (1)									
July 28, 2025											
August 4, 2025											
August 11, 2025	Tuesday, August 12, 2025	Hearing - Comprehensive Plan Ordinance (2)									
	Wednesday, August 13, 2025										
August 25, 2025	Tuesday, August 26, 2025	Hearing – Development Code Ordinance (2)									
September 1, 2025											
September 8, 2025	Wednesday, September 10, 2025				Briefing - Comprehensive Plan Ordinance						
September 15, 2025											
September 22, 2025	Thursday, September 25, 2025										
September 29, 2025											
October 6, 2025											
October 13, 2025	Tuesday, October 14, 2025		Work Session - Comprehensive Plan Ordinance								
	Wednesday, October 15, 2025				Briefing - Development Code Ordinance						
October 20, 2025											
October 27, 2025	Tuesday, October 28, 2025		Work Session – Development Code Ordinance								
November 3, 2025											
November 10, 2025	Tuesday, November 11, 2025			Consideration - Comprehensive Plan Ordinance							
November 17, 2025											
November 24, 2025	Tuesday, November 25, 2025			Consideration - Development Code Ordinance							

Ongoing Comprehensive Plan Update Master Schedule

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Week	Day	Planning Commission	City Council Work Session	City Council Regular Meeting	General Government Committee	Public Works Committee	Open Houses	City Council & Planning Commission Tours	Joint City Council & Planning Commission Work Sessions	Community Engagement Updates	Other Outreach
December 1, 2025	Tuesday, December 2, 2025										
December 8, 2025											
December 15, 2025	Tuesday, December 16, 2025										
December 22, 2025											
December 29, 2025											

To Be Scheduled:

Tumwater – Thurston County Joint Plan and Title 22 (3)

TO: Planning Commission
FROM: Brad Medrud, Planning Manager
DATE: June 11, 2024
SUBJECT: 2025 Comprehensive Plan Periodic Update – Lands for Public Purposes and Utilities

1) Recommended Action:

This is a discussion item about the Lands for Public Purposes and Utilities Elements for the 2025 Comprehensive Plan periodic update.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

The intent of this work session is to start the discussion of the Lands for Public Purposes and Utilities Elements by reviewing proposed amendments to goals, policies, and implementation actions.

4) Alternatives:

None.

6) Attachments:

- A. Staff Report
- B. Lands for Public Purposes Goals, Policies, and Actions
- C. Utilities Goals, Policies, and Actions

MEMORANDUM



Date: June 11, 2024
To: Planning Commission
From: Brad Medrud, Planning Manager, and Erika Smith-Erickson, Housing and Land Use Planner

2025 Comprehensive Plan Update – Lands for Public Purposes and Utilities Elements

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate many State required changes addressing housing, climate change, and other topics.

The intent of the Planning Commission meeting on Tuesday, June 11, 2024, is to start the discussion of the Lands for Public Purposes and Utilities Elements goals, policies, and implementation actions.

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1 – Growth Management Act – Lands for Public Facilities and Utilities Goals

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City’s Comprehensive Plan and development regulations.

The following is a summary of how the updated Lands for Public Purposes and Utilities Elements will show how they meet the two goals related to growth.

- 8. **Urban Growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

The Lands for Public Purposes Element ensures that services provided by the public sector, such as water, sewer, stormwater, fire, and police protection, are consistent with the City of Tumwater’s Comprehensive Plan and can support the community’s growth and development as anticipated over the 20-year planning period the identification of specific sites and phasing of facilities where appropriate occurs every two years during the six-year Capital Facilities Plan update process.

Utilities Element ensures that utility services provided by the private sector, such as natural gas, electricity, or telecommunication services, are consistent with the City of Tumwater’s Comprehensive Plan and can support the community’s growth and development as anticipated over the twenty-year planning period.

- 10. **Public Facilities and Services.** *Ensure that those public facilities and services necessary to support development shall be adequate.*

The Lands for Public Purposes Element, as required by the Growth Management Act, will need to provide an inventory of the general location of all existing and proposed capital facilities and a description of the current capacity and the expected future capacity of each capital facility.

The Utilities Element, as required by the Growth Management Act, must include an inventory of the general location of all existing and proposed utility facilities and a description of the current capacity and the expected future capacity of each utility.

2 – Current Lands for Public Facilities Element

A – Background

As required by the Growth Management Act, the City's Comprehensive Plan includes a Lands for Public Facilities Element that addresses an inventory of existing capital facilities owned by public entities, including green infrastructure, that shows the locations and capacities of the capital facilities; a forecast of the future needs for such capital facilities; the proposed locations and capacities of expanded or new capital facilities; and a requirement to reassess the Land Use Element if probable funding falls short of meeting existing needs to ensure that the Land Use Element, Lands for Public Facilities Element, and financing plan within the six-year Capital Facilities Plan are coordinated and consistent.

The 2016 Lands for Public Facilities Element of the Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The 2016 Lands for Public Facilities Element covered the 20-year planning period from 2015 to 2035. Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies. The Lands for Public Facilities Element of the Comprehensive Plan was fully updated in 2016 and last amended in 2019.

The goals, policies, and actions of the current Lands for Public Facilities Element are found in Appendix B of the staff report. A complete list of all the sections of the Lands for Public Facilities Element is found in Appendix C of the staff report.

The Lands for Public Facilities Element Maps show the locations of the existing capital facilities owned by public entities.

B – Link to Current Lands for Public Facilities Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

3 – Current Utilities Element

A – Background

As required by the Growth Management Act, the City's Comprehensive Plan includes a Utilities Element that addresses electrical, telecommunications, and natural gas systems. The City is

required to identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within the Utilities Element the general location, proposed location, and capacity of all existing and proposed utilities.

The 2016 Utilities Element of the Tumwater Comprehensive Plan was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions.

The 2016 Utilities Element covered the 20-year planning period from 2015 to 2035. Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies. The Utilities Element of the Comprehensive Plan was last fully updated in 2016.

The goals, policies, and actions of the current Utilities Element are found in Appendix D of the staff report. A complete list of all the sections of the Utilities Element is found in Appendix E of the staff report.

B – Link to Current Utilities Element

<https://www.ci.tumwater.wa.us/departments/community-development-department/tumwater-comprehensive-plan>

4 – Specific Topics Addressed as Part of the Update

Incorporate consideration of Diversity, Equity, and Inclusion throughout the Plan.

1. Environmental Justice
 - Special consideration for environmental justice in goals and policies (E2SHB 1181).

Comprehensive Plan Update

2. Lands for Public Purposes Element
 - 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.
 - Update chart of zone districts that allow essential public facilities.
 - Update the process or criteria for identifying and siting essential public facilities including the reentry and rehabilitation facilities as defined in State law.
 - Update to include regional transit authority facilities in the list of essential public facilities.

- Update to allow an expansion of the area in the City that would allow for essential public facilities such as inpatient facilities including substance abuse facilities as part of Planning Commission's 2022 Comprehensive Plan amendment cycle recommendations. These essential public facilities uses include, but not limited to, intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities.
 - Update the identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.
 - Where applicable, update the review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the State.
 - Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
 - Address Organics Management Facility Siting (ESSHB 1799).
 - Water Plan.
 - Group A water system plans must include climate resilience element if initiated after June 30, 2024.
 - Sewer Plan.
 - Stormwater update.
 - NPDES Stormwater Permit.
 - Update Maps
3. Utilities Element
- 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 Maps.

5 – Goals, Policies, and Implementation Actions Review

A – Introduction

Goals and policies describe how the City proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

Example from the current Utilities Element:

Goal U-1: Increase efficiency when planning for and siting utilities.

Policy

Action

U-1.1 Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.

U-1.1.1 Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound’s aerial facilities with the City of Tumwater.

How key terms are used in goals, policies, and actions:

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”.
- “Should” means implementation of the policy is expected but its completion is not mandatory.
- “May” means the actions described in the policy are either advisable or are allowed.
- “Ensure” means actions described in the policy are guaranteed.
- “Must” means implementation of the policy is an obligation.
- “Require” means implementation of the policy is compulsory.
- “Support” means to advocate for implementation of the policy.
- “Promote” means to help bring about implementation of the policy.
- “Encourage” means to foster or help implementation of the policy.
- “Consider” means to take into account.
- “Coordinate” means to bring into a common action, movement, or condition.
- “Implement” means to carry out or accomplish.
- “Integrate” means to form, coordinate, or blend into a functioning or unified whole.

- “Make” means to enact or establish.
- “Engage” means to do or take part in something.

B – Policy Strength Continuum

When developing goals and policies, it is important to understand the policy strength continuum. The Puget Sound Regional Council developed the following example.

Passive	Policy Strength	Active
<p>Statements of Inclination</p> <p>Conveys intent, but establishes no target or definition of success</p>	<p>Statements of Principle</p> <p>Describes clear targets or conditions of success</p>	<p>Statements of Impact</p> <p>Go further, describing specific situations where protecting critical areas is a priority</p>
<p>Example</p> <p>The City shall encourage the creation of a new City Center.</p>	<p>Example</p> <p>The City shall endeavor to designate 100-acres for a new City Center.</p>	<p>Example</p> <p>Work with the development community and local agencies to create a new City Center based on framework established by the City Center Plan.</p>

For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so.

C – Initial Review

Attachment B is the initial staff review of the Lands for Public Purposes and Utilities Elements goals, policies, and actions.

Additional work needs to be completed with City staff on the scope and content of the proposed new goals, policies, and actions, but Attachment B is included to allow the Planning Commission to review and provide comment on the proposed format staff will be using to present all amendments to goals, policies, and actions in the updated Comprehensive Plan.

There will be a follow up discussion on the Lands for Public Purposes and Utilities Elements goals, policies, and actions with the Planning Commission on July 23, 2024.

Appendix A – Guidance

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage.

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

The Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

Appendix B – Current Lands for Public Purposes Element Goals, Policies, and Actions

4.1 Lands for Public Purposes Goals, Policies, and Actions

Goal LPP-1 Provide sufficient and efficient services to Tumwater and the Urban Growth Area.

Policy Action

LPP-1.1 Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.

LPP-1.2 Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.

LPP-1.3 Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.

Goal LPP-2 Make recommendations for improvements in the provision of public services.

Policy Action

LPP-2.1 Support actions to expand and improve Tumwater’s multimodal transit network.

LPP-2.1.1 Support the creation of an advisory body or bodies focused on non-motorized transit options in Tumwater or the region as a whole to give bicyclists and pedestrians a stronger voice in the planning process.

LPP-2.2 Improve waste management services and decrease waste production in the City.

LPP-2.2.1 Cooperate with the County Solid Waste System and other local agencies to locate and build a new Waste and Recovery Center, HazoHouse, and other waste management facilities as needed.

LPP-2.2.2 Encourage reuse and recycling to minimize solid waste production in the City.

LPP-2.2.3 Encourage innovative and alternative technologies for converting solid waste to energy or fuel where financially practical and environmentally safe.

LPP-2.3 Assist school districts with the creation of new facilities to accommodate growing student populations.

LPP-2.3.1 Coordinate with the Tumwater and Olympia School Districts to arrange the acquisition of land for new school facilities.

LPP-2.3.2 Ensure that the land around sites of future school facilities is compatible with the intended usage by considering factors the City can influence such as the level of transit accessibility to the site,

provision of public services, and the zoning of the surrounding area.

- LPP-2.4 Encourage the use of technological advancements to improve City services.
 - LPP-2.4.1 Support the modernization of library services to incorporate increasingly popular media forms such as electronic books and other related services.
 - LPP-2.4.2 Consider establishing public Wi-Fi accessibility in City-owned buildings, particularly City Hall.
- LPP-2.5 Support the fulfillment of citizen requests for public facilities in line with the Parks, Recreation, and Open Space Plan.
 - LPP-2.5.1 Create facilities the public has identified as needs in surveys and public comment.

Appendix C – Structure of Current Version of the Lands for Public Purposes Element

The Lands for Public Purposes Element of the Comprehensive Plan was fully updated in 2016 and amended in 2019. The current Lands for Public Purposes Element consists of the following parts:

1. Introduction
 - 1.1 Introduction
 - 1.2 County-Wide Planning Policies
 - 1.3. Sustainable Thurston
 - 1.3.1 Priority Goals
 - 1.3.2 Leadership & Participation Goals
 - 1.3.3 Community Goals
 - 1.3.4 Economy Goals
 - 1.3.5 Housing Goals
 - 1.3.6 Schools & Transportation Goals
 - 1.3.7 Water Infrastructure Goals
 - 1.3.8 Public Safety Goals
 - 1.3.9 Solid Waste Goals
 - 1.3.10 Environmental Goals
 - 1.4 Population And Demand
 - 1.5 Urban Growth Area
2. Capital Facilities Inventory
 - 2.1 Transportation System
 - 2.1.1 Streets and Roads
 - 2.1.2 Regional Transit Facilities and Services
 - 2.1.3 Transit Service and Facilities Inventory
 - 2.1.4 Pedestrian and Bicycle System
 - 2.2 Solid Waste Management
 - 2.2.1 Pathways to Zero Waste
 - 2.3 Sewage Treatment Facilities and Sanitary Sewer System
 - 2.4 Stormwater Systems and Facilities
 - 2.5 Water Systems and Facilities

- 2.6 Parks, Recreation, and Open Space
- 2.7 Fire Protection and Emergency Medical Services
 - 2.7.1 Administration
 - 2.7.2 Suppression
 - 2.7.3 Emergency Medical Services
 - 2.7.4 Training
 - 2.7.5 Fire Prevention
 - 2.7.6 Summary
- 2.8 Police Protection
 - 2.8.1 Administration
 - 2.8.2 Patrol
 - 2.8.3 Traffic
 - 2.8.4 Investigation
 - 2.8.5 Crime Prevention
 - 2.8.6 Summary
- 2.9 School Facilities
- 2.10 Library Services
- 2.11 City Facilities

- 3. Essential Public Facilities Siting and Expansion
 - 3.1 Growth Management Act
 - 3.2 County-Wide Planning Policy
 - 3.3 Siting Process for Essential Public Facilities in Tumwater

- 4. Goals, Policies, and actions
 - 4.1 Lands for Public Purposes Goals, Policies, and Actions

Lands for Public Purposes Maps

Sewage Treatment Facilities and Sanitary Sewer Systems

Stormwater Systems and Facilities

Water Systems and Facilities

Fire District Map

School Facilities

Library Services

City Facilities

Appendix D – Current Utilities Element Goals, Policies, and Actions

8.1 Utilities Goals, Policies, and Actions

Goal U-1: Increase efficiency when planning for and siting utilities.

Policy **Action**

U-1.1 Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.

U-1.1.1 Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound’s aerial facilities with the City of Tumwater.

U-1.2 Be aware of public service obligations when local review of utility improvements occur.

U-1.3 Utilize transportation rights-of-way for utility corridors whenever feasible.

U-1.4 Provide timely notification to all affected utilities prior to road construction.

U-1.5 Approve utility permits when the project to be served is approved whenever feasible and as quickly as possible.

U-1.6 Coordinate with Thurston County, and the Cities of Lacey and Olympia to ensure consistency of the respective utility plans in order to facilitate orderly utility service.

Goal U-2: Increase energy generation from renewable resources to reduce the region’s carbon footprint.

Policy **Action**

U-2.1 Explore incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).

U-2.1.1 Encourage developers and homeowners to take advantage of existing national incentive programs (e.g., the tax credit program for the installation of solar systems in homes).

U-2.2 Investigate large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).

U-2.3 Adopt uniform building codes and permitting practices in jurisdictions to make the installation of solar panels, or other distributed generation technologies, easier and faster.

Goal U-3: Enhance the region’s electricity distribution, monitoring, and storage

infrastructure to support adoption of cleaner technologies and practices.

Policy

Action

- U-3.1 Monitor system, or grid-scale, energy storage innovations, and learn from the experiences of communities that begin to deploy them.
- U-3.2 Support energy suppliers' equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.
- U-3.3 Collaborate with energy providers to test innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for deployment of such storage solutions.
- U-3.4 Support voluntary programs for adding vehicle chargers to homes, businesses, and public parking infrastructure.
- U-3.5 Promote integration of electric vehicle infrastructure into residential building codes and public and private facilities, including allowances in zoning regulations for charging stations in locations where they are needed.
- U-3.6 Create local projects to increase the existing electric vehicle fleet.
- U-3.7 Encourage a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.
- U-3.8 Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.
- U-3.9 Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more reliable during hazard events.

Goal U-4: Increase energy efficiency and conservation to reduce the region's carbon footprint.

Policy

Action

- U-4.1 Develop new incentives for green buildings, (e.g., Leadership in Energy & Environmental Design – LEED programs).
- U-4.2 Offer incentives for the use of roof-mounted solar water heaters.
- U-4.3 Continue conversion of public fleets to hybrid, natural gas, and electric vehicles. Lead by example.
- U-4.4 Consider adopting policies that require residential and commercial properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.

Goal U-5: Ensure vital utilities are created, operated, and maintained in a safe manner.

Policy **Action**

- U-5.1 Encourage the undergrounding of utilities to increase public safety.
 - U-5.1.1 Consider strengthening the standards for the undergrounding of utilities and utility corridors.
 - U-5.1.2 Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.
- U-5.2 Encourage pipeline safety through public awareness and regulations.
 - U-5.2.1 Consider adopting code language, which limits high-risk uses near pipelines to protect both the public and the pipelines themselves.
 - U-5.2.2 Consider strategies to educate the public on pipeline safety and pipeline locations within the city.

Appendix E – Structure of Current Version of the Utilities Element

The Utilities Element of the Comprehensive Plan was last fully updated in 2016. The current Utilities Element consists of the following parts:

1. Introduction
 - 1.1 Introduction
 - 1.2 Utility Regulations
 - 1.2.1 State Regulation
 - 1.2.2 Federal Regulation
 - 1.2.3 Franchise Agreements
 - 1.3 County-Wide Planning Policies
 - 1.4 Sustainable Thurston Goals
 - 1.4.1 Priority Goals
 - 1.4.2 Economy Goals
 - 1.4.3 Housing Goals
 - 1.4.4 Energy Goals
 - 1.4.5 Solid Waste Goals
 - 1.4.6 Environment Goals
 2. Natural Gas
 - 2.1 Regulatory Context
 - 2.1.1 Natural Gas Policy Act 1978
 - 2.1.2 The Clean Air Act Amendment Of 1990
 - 2.1.3 The Clean Air Rule
 - 2.1.4 Olympic Region Clean Air Agency
 - 2.2 System Analysis
 - 2.2.1 Residential Rates
 - 2.2.2 Industrial Rates
 3. Electricity
 - 3.1 Regulatory Context
 - 3.1.1 The Western Electricity Coordinating Council
 - 3.1.2 The Northwest Power Pool
-

- 3.1.3 The Northwest Power And Conservation Council
 - 3.1.4 Washington Energy Independence Act
 - 3.1.5 Western Interstate Energy Board
 - 3.2 Electricity Supply
 - 3.2.1 Understanding Electricity Transmission And Distribution
 - 3.3 System Analysis
 - 3.3.1 Electricity Rates
 - 3.3.2 Electricity Usage

 - 4. Natural Gas And Fuel Pipelines
 - 4.1 Olympic Pipeline
 - 4.2 Williams Northwest Pipeline
 - 4.3 Puget Sound Energy Natural Gas Pipelines

 - 5. Telecommunication
 - 5.1 Broadband
 - 5.1.1 Digital Subscriber Line (DSL)
 - 5.1.2 Cable
 - 5.1.3 Wireless
 - 5.1.4 Satellite
 - 5.1.5 Mobile
 - 5.1.6 Fiber Optic
 - 5.2 Television

 - 6. Meeting Future Demand
 - 6.1 System-Level Impacts Of Energy Efficiency

 - 7. Potential Impacts Of Climate Change

 - 8. Utilities Goals, Policies, And Actions
 - 8.1 Utilities Goals, Policies, And Actions
-

Lands for Public Purposes Element – Goals, Policies, and Implementation Action Review

May 30, 2024

General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LPP-1			Provide necessary and efficient services to Tumwater and its Urban Growth Area.		LPP-1			Provide sufficient and efficient services to Tumwater and the Urban Growth Area.	
	LPP-1.1		Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.			LPP-1.1		Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.	
	LPP-1.2		Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.			LPP-1.2		Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.	
	LPP-1.3		Through the Tumwater and Thurston County joint planning process, direct the timing and location of development with the provision of adequate facilities and services within City and its Urban Growth Area.	Implementation Action #7 from the Land Use Element		LPP-1.3		Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.	
LPP-2			Support improvements in the provision of public services.		LPP-2			Make recommendations for improvements in the provision of public services.	
	LPP-2.1		Work with regional partners to expand and improve Tumwater’s multimodal transit network in conjunction with the Transportation Plan.			LPP-2.1		Support actions to expand and improve Tumwater’s multimodal transit network.	
	LPP-2.2		Improve waste management services and decrease waste production in the City.	Can we also strive to increase diversion of solid waste from landfills?		LPP-2.2		Improve waste management services and decrease waste production in the City.	
		LPP-2.2.1	<i>Promote reuse, composting, and recycling to minimize solid waste production in the City.</i>	<i>Need to identify how: what programs, etc.</i>			LPP-2.2.2	<i>Encourage reuse and recycling to minimize solid waste production in the City.</i>	
	LPP-2.3		Work with the Tumwater and Olympia School Districts to site facilities that accommodate changing student populations.			LPP-2.3		Assist school districts with the creation of new facilities to accommodate growing student populations.	
	LPP-2.4		Use technological advancements to improve City services.	Need more detail.		LPP-2.4		Encourage the use of technological advancements to improve City services.	

Lands for Public Purposes Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Moved from Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
			Through the Tumwater and Thurston County joint planning process, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.	Implementation Action #7 from the Land Use Element			7	Through the Tumwater and Thurston County joint planning process and the County-Wide Planning Policies for Thurston County, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.	

Lands for Public Purposes Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Moved to Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Lands for Public Purposes Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				<i>Recommend deletion. Should be a part of the Transportation Plan.</i>			LPP-2.1.1	<i>Support the creation of an advisory body or bodies focused on non-motorized transit options in Tumwater or the region as a whole to give bicyclists and pedestrians a stronger voice in the planning process.</i>	
				<i>Recommend deletion. Completed.</i>			LPP-2.2.1	<i>Cooperate with the County Solid Waste System and other local agencies to locate and build a new Waste and Recovery Center, HazoHouse, and other waste management facilities as needed.</i>	
				<i>Recommend deletion.</i>			LPP-2.2.3	<i>Encourage innovative and alternative technologies for converting solid waste to energy or fuel where financially practical and environmentally safe.</i>	
				<i>Recommend deletion. Completed.</i>			LPP-2.4.1	<i>Support the modernization of library services to incorporate increasingly popular media forms such as electronic books and other related services.</i>	
				<i>Recommend deletion. Completed.</i>			LPP-2.4.2	<i>Consider establishing public Wi-Fi accessibility in City-owned buildings, particularly City Hall.</i>	
				<i>Recommend deletion. Should be a part of the Parks, Recreation, and Open Space Plan.</i>		LPP-2.5		<i>Support the fulfillment of citizen requests for public facilities in line with the Parks, Recreation, and Open Space Plan.</i>	
				<i>Recommend deletion. Should be a part of the Parks, Recreation, and Open Space Plan.</i>			LPP-2.5.1	<i>Create facilities the public has identified as needs in surveys and public comment.</i>	

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
U-1			Increase efficiency when planning for and siting utilities.		U-1			Increase efficiency when planning for and siting utilities.	
	U-1.1		Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.			U-1.1		Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.	
		U-1.1.1	<i>Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound’s aerial facilities with the City of Tumwater.</i>				U-1.1.1	<i>Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound’s aerial facilities with the City of Tumwater.</i>	
	U-1.2		Be aware of public service obligations when local review of utility improvements occurs.			U-1.2		Be aware of public service obligations when local review of utility improvements occur.	
	U-1.3		Utilize transportation rights-of-way for utility corridors whenever feasible.	There is an opportunity here to say something to support PSE’s pole charging program where they attach EV charging to existing utility and light poles for adjacent parking and charging. A new action or policy?		U-1.3		Utilize transportation rights-of-way for utility corridors whenever feasible.	
	U-1.4		Provide timely notification to all affected utilities prior to road construction.			U-1.4		Provide timely notification to all affected utilities prior to road construction.	
	U-1.5		Approve utility permits when the project to be served is approved whenever feasible and as quickly as possible.	Review new state permitting requirements and revise as needed.		U-1.5		Approve utility permits when the project to be served is approved whenever feasible and as quickly as possible.	
	U-1.6		Coordinate with neighboring jurisdictions to ensure consistency of the respective utility plans to facilitate orderly utility service.			U-1.6		Coordinate with Thurston County, and the Cities of Lacey and Olympia to ensure consistency of the respective utility plans in order to facilitate orderly utility service.	
U-2			Increase energy generation from renewable resources to bring the region to net zero emissions by 2050.		U-2			Increase energy generation from renewable resources to reduce the region’s carbon footprint.	

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	U-2.1		Provide incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).			U-2.1		Explore incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).	
		U-2.1.1	Encourage developers and homeowners to take advantage of existing national, local, and utility incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	<i>Add implementation action related to the Solar Star program: “The City of Tumwater is committed to going solar. Thanks to a streamlined permitting process, Tumwater residents can quickly have solar panels installed on homes and businesses and begin seeing the benefits of clean, renewable energy. For more information about the basics of solar energy, your solar options, and questions to ask solar professionals visit the Department of Energy’s Homeowner’s Guide to Going Solar.”</i>			U-2.1.1	Encourage developers and homeowners to take advantage of existing national incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	
	U-2.2		Support large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).			U-2.2		Investigate large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).	
	U-2.3		Maintain uniform building codes and permitting practices to make the installation of solar panels, or other distributed generation technologies, easier and faster.			U-2.3		Adopt uniform building codes and permitting practices in jurisdictions to make the installation of solar panels, or other distributed generation technologies, easier and faster.	
U-3			Support enhancement of the region’s electricity distribution, monitoring, and storage infrastructure to support cleaner technologies and practices.		U-3			Enhance the region’s electricity distribution, monitoring, and storage infrastructure to support adoption of cleaner technologies and practices.	
	U-3.1		Monitor system, or grid-scale, energy storage innovations, and use the experiences of communities that begin to deploy them to inform City codes and permitting.			U-3.1		Monitor system, or grid-scale, energy storage innovations, and learn from the experiences of communities that begin to deploy them.	
	U-3.2		Support energy suppliers’ equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.			U-3.2		Support energy suppliers’ equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.	

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	U-3.3		Collaborate with energy providers to assess innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for the deployment of such storage solutions.			U-3.3		Collaborate with energy providers to test innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for deployment of such storage solutions.	
	U-3.4		Support adding vehicle chargers to homes, businesses, and public parking infrastructure.	Does this language work considering we have state requirements now for certain types of buildings?		U-3.4		Support voluntary programs for adding vehicle chargers to homes, businesses, and public parking infrastructure.	
	U-3.5		Promote equitable integration of electric vehicle infrastructure into new and existing facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	Should an implementation action for this eliminate the need to include allowances?		U-3.5		Promote integration of electric vehicle infrastructure into residential building codes and public and private facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	
	U-3.6		Support local projects to increase the existing electric vehicle fleet.	Needed with U-3.4? This is broader than just City actions in U-4.3.		U-3.6		Create local projects to increase the existing electric vehicle fleet.	
	U-3.7		Support a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	Consider adding a policy with Puget Sound Energy’s language “Support electric vehicle charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.”		U-3.7		Encourage a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	
	U-3.8		Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.			U-3.8		Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.	
	U-3.9		Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more dependable during hazard events.	Should this be in the Climate Element or reference the Climate Element?		U-3.9		Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more reliable during hazard events.	
U-4			Increase energy efficiency and conservation to reduce the region’s carbon footprint.		U-4			Increase energy efficiency and conservation to reduce the region’s carbon footprint.	
	U-4.1		Support new incentives for decarbonized green buildings.			U-4.1		Develop new incentives for green buildings, (e.g., Leadership in Energy & Environmental Design – LEED programs).	

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	U-4.2		Partner with Puget Sound Energy and other utility providers to promote energy efficiency programs and initiatives; Expedite permitting processes related to energy efficiency upgrades.	Source Puget Sound Energy		U-4.2		Offer incentives for the use of roof-mounted solar water heaters.	
	U-4.3		Electrify the City vehicle fleet to the greatest extent feasible.			U-4.3		Continue conversion of public fleets to hybrid, natural gas, and electric vehicles. Lead by example.	
	U-4.4		Adopt policies that require properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.			U-4.4		Consider adopting policies that require residential and commercial properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.	
U-5			Ensure vital utilities are created, operated, and maintained in a safe manner.		U-5			Ensure vital utilities are created, operated, and maintained in a safe manner.	
	U-5.1		Underground utilities to increase public safety.	Check to see if this is addressed in other Elements.		U-5.1		Encourage the undergrounding of utilities to increase public safety.	
		U-5.1.2	<i>Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.</i>				U-5.1.2	<i>Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.</i>	
	U-5.2		Encourage pipeline safety through public awareness and regulations.			U-5.2		Encourage pipeline safety through public awareness and regulations.	
		U-5.2.1	<i>Adopt regulations that limit high-risk uses near pipelines to protect both the public and the pipelines themselves.</i>				U-5.2.1	<i>Consider adopting code language, which limits high-risk uses near pipelines to protect both the public and the pipelines themselves.</i>	
		U-5.2.2	<i>Support education the public on pipeline safety and pipeline locations within the City.</i>				U-5.2.2	<i>Consider strategies to educate the public on pipeline safety and pipeline locations within the city.</i>	

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Moved from Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Moved to Other Elements

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes

Utilities Element – Goals, Policies, and Implementation Action Review

May 30, 2024

Goals, Policies, and Actions Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
				<i>Recommend deletion. Address as part of 2023 Development Code Housekeeping amendments</i>			U-5.1.1	<i>Consider strengthening the standards for the undergrounding of utilities and utility corridors.</i>	

TO: Planning Commission
FROM: Alex Baruch, Senior Planner, and Brad Medrud, Planning Manager
DATE: June 11, 2024
SUBJECT: 2025 Comprehensive Plan Periodic Update – Conservation

1) Recommended Action:

This is a discussion item about the Conservation Element for the 2025 Comprehensive Plan periodic update.

2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance material and information about the update.

The intent of this work session is to continue the discussion of the Conservation Element by reviewing its goals, policies, and implementation actions.

4) Alternatives:

None.

6) Attachments:

- A. Staff Report
- B. Goals, Policies, and Actions

MEMORANDUM



Date: June 11, 2024
To: Planning Commission
From: Alex Baruch, Senior Planner, and Brad Medrud, Planning Manager

2025 Comprehensive Plan Update – Conservation Element

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, the City is required to complete work on the periodic update by December 31, 2025. Work on the periodic update started last fall.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate many State-required changes addressing housing, climate change, and other topics.

The intent of the Planning Commission meeting on Tuesday, June 11, 2024, is to continue the discussion of the Conservation Element goals, policies, and implementation actions.

Contents

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1 – Growth Management Act – Conservation Goals

The state Growth Management Act (Chapter 36.70A Revised Code of Washington (RCW)) requires that the City demonstrate that each Element in its Comprehensive Plan meets the relevant fifteen planning goals contained within the Act. The fifteen goals guide the development and adoption of the City’s Comprehensive Plan and development regulations.

The following is a summary of how the updated Conservation Element will need to meet the two goals related to conservation. The Environment goal (Goal #10) was updated by the state legislature in 2023.

- 8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

The Conservation Element has specific guidelines and policies that ensure the viability of natural resource industries and activities. Additionally, the Conservation Element will need to ensure the viability of natural resource industries in the City through the identification of such lands in the Conservation Element text and maps.

While the City has limited natural resource lands as defined by the Growth Management Act, it does have mineral resources and forestry lands. In addition, the City does not have Growth Management Act designated agricultural lands, it does have urban agricultural lands that will be discussed in the Conservation Element with supporting goals, policies, and implementation actions.

- 10. **Environment.** *Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. [Updated in 2023]*

The state legislature updated this goal in 2023 to add the requirement to enhance the environment. The Conservation Element contains specific policies relating to air and water quality, water availability, and protection and preservation of critical areas and will now need to address how to enhance the environment. Additionally, each land use designation in the Conservation Element will need to be of an appropriate intensity for where it is applied. Areas of environmental sensitivity will need to be designated as open space or a lower intensity designation than other areas of the City.

2 – Current Conservation Element

A – Background

While not required by the Growth Management Act, the City’s Comprehensive Plan includes a Conservation Element that addresses both natural resource lands, such as forestry and mineral resource lands, and critical areas, such as wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas in the City. Under the Growth Management Act, natural resources lands, such as agricultural,

forestry and mineral resource lands, are typically designated outside of cities and urban growth areas as those types of uses are more rural in nature.

The 2016 Conservation Element of the Tumwater Comprehensive Plan (Attachment C1) was prepared in accordance with the requirements of the Growth Management Act, adopted Thurston County-Wide Planning Policies, and Sustainable Thurston Policies and Actions and covered the 20-year planning period from 2015 to 2035. The Conservation Element of the Comprehensive Plan was last fully updated in 2016 and amended in 2021. Areas that are within Tumwater's Urban Growth Area are addressed through the Tumwater and Thurston County Joint Plan in accordance with adopted County-Wide Planning Policies.

The goals, policies, and actions of the current Conservation Element are found in Appendix B of the staff report.

The 2016 Conservation Element Maps (Attachments C2 to C8) show where resource lands are designated and the general extent of critical areas in the City. The actual boundaries of critical areas are determined on a project level using the methods found in TMC Title 16 *Environment*.

B – Structure

The current Conservation Element consists of the following chapters:

1. Introduction
2. Agricultural Lands
3. Forest Lands
4. Mineral Resource Lands
5. Wetland Areas
6. Critical Aquifer Recharge Areas
7. Frequently Flooded Areas
8. Geologically Hazardous Areas
9. Fish and Wildlife Habitat Conservation Areas
10. Conservation Goals, Policies, and Actions

Conservation Maps

- A. Critical Aquifer Recharge Areas Map
 - B. Forestry Lands Designation Map
 - C. Frequently Flooded Areas Map
 - D. Geologically Hazardous Areas Map
 - E. Mineral Resource Lands Map
-

- F. Shorelines of the State Map
- G. Wetlands Map

3 – Specific Topics Addressed as Part of the Element Update

- Incorporate consideration of Diversity, Equity, and Inclusion throughout.
 1. Environmental Justice
 - Special consideration for environmental justice in goals and policies (E2SHB 1181)
- Comprehensive Plan Update
 1. General
 - Create a new format for the Comprehensive Plan that will be shorter, leaner, and more user friendly. The updated Comprehensive Plan will consist of shorter individual Elements and Plans with appendices that contain the required technical information.
 - Create a new Comprehensive Plan Goal and Policy Guide for use by staff and policymakers.
 - Create a new User Guide to the Comprehensive Plan for the community.
 - Create a new Glossary for the Comprehensive Plan.
 - Revise planning period to 2025 – 2045.
 - Ensure that the updated Comprehensive Plan is internally consistent.
 - Ensure that all the Elements and Plans are consistent with County-Wide Planning policies, the Growth Management Act, coordinated with the Plans of adjacent jurisdictions, individual Elements and Plans, and the future land use map.
 - The County-Wide Planning Policies (2015) will not be revised for the 2025 periodic update.
 - Update City strategic priorities.
 - Update list of all adopted Plans.
 - Update all maps that are a part of the Comprehensive Plan.
 - Update discussion of Growth Management Act goals.
 - Add references to the updated Shoreline Master Program (2019), Thurston Climate Mitigation Plan (2021), and Urban Forestry Management Plan (2021).
 - Provide for a mutually agreeable Memorandum of Agreement between the City and tribes about collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period.

- Provide for consideration for preserving property rights. The City must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property.
 - Simplify, reduce, and update goals, policies, and actions.
2. Conservation Element
- Simplify the language of the goals and policies of the Conservation Element and focus on developing implementation actions that include identifying resources to implement the action and a timeline.
 - Use the City of SeaTac Environmental Element as an example of how to format the Element (Attachment D).
 - Discuss how habitat conservation plans are used for the effective management of affected listed species and prairie eco-systems across private and public lands in the City.
 - Update policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, include best available science to protect the functions and values of critical areas and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
 - Update policies on urban agriculture and mineral resource lands.
 - If forest lands of long-term commercial significance are designated inside the City, update policies and implementation actions related to authorizing transfer or purchase of development rights in coordination with the County.
 - Move the policies related to climate mitigation and greenhouse gas emission targets to the new Climate Element to address HB 2311 as part of Planning Commission’s 2022 Comprehensive Plan amendment cycle recommendations.
 - Address the Urban Forestry Management Plan.
 - Update Maps.
3. Critical Areas Regulations
- As part of the 2025 Development Code Update, TMC Title 16 *Environment* will be updated as required in the State Department of Ecology’s Critical Areas Checklist.

4 – Goals, Policies, and Implementation Actions Review

A – Introduction

Goals and policies describe how the City proposes to address identified needs. Goals are statements of desired outcomes or intended achievements. Policies are specific statements that guide actions and provide a framework for future decision-making. Actions are specific implementations of goals and policies.

Example from the current Conservation Element:

GOAL C-3: In accordance with the Growth Management Act, designate and protect natural resource lands including agricultural, forest, and mineral lands that have long-term significance to conserve and protect these areas.

<u>Policy</u>	<u>Action</u>
C-3.4	Work with community groups to support the continued viability of agriculture and encourage community support for it.
	C-3.4.1 Support the efforts of the Thurston Food System Council to develop a vibrant food system through access to healthy, local, affordable, culturally appropriate, sustainably produced food to assist the community in having reliable access to sufficient quantity of affordable nutritious food.

How key terms are used in goals, policies, and actions:

- “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”.
- “Should” means implementation of the policy is expected but its completion is not mandatory.
- “May” means the actions described in the policy are either advisable or are allowed.
- “Ensure” means actions described in the policy are guaranteed.
- “Must” means implementation of the policy is an obligation.
- “Require” means implementation of the policy is compulsory.
- “Support” means to advocate for implementation of the policy.
- “Promote” means to help bring about implementation of the policy.
- “Encourage” means to foster or help implementation of the policy.
- “Consider” means to take into account.
- “Coordinate” means to bring into a common action, movement, or condition.
- “Implement” means to carry out or accomplish.

- “Integrate” means to form, coordinate, or blend into a functioning or unified whole.
- “Make” means to enact or establish.
- “Engage” means to do or take part in something.

B – Policy Strength Continuum

When developing goals and policies, it is important to understand the policy strength continuum. The Puget Sound Regional Council developed the following example.

Passive	Policy Strength	Active
<p>Statements of Inclination</p> <p>Conveys intent, but establishes no target or definition of success</p>	<p>Statements of Principle</p> <p>Describes clear targets or conditions of success</p>	<p>Statements of Impact</p> <p>Go further, describing specific situations where protecting critical areas is a priority</p>
<p>Example</p> <p>The City shall encourage protection of prairie lands.</p>	<p>Example</p> <p>The City shall endeavor to support the maintenance of 100-acres of conservation land.</p>	<p>Example</p> <p>Work with nonprofits to support active maintenance of prairie conservation lands to protected habitat standards.</p>

For an example of how policies can be written to be more active and how implementation strategies can be established for policies, include identifying who will be responsible for implementing the policy and the timeframes to do so, see Attachment D – City of SeaTac Environment Element.

C – Initial Review

Attachment B is the initial staff review of the Conservation Element goals, policies and actions.

Additional work needs to be completed with City staff on the scope and content of the proposed new goals, policies, and actions, but Attachment B is included to allow the Planning Commission to review and provide comment on the proposed format staff will be using to present all amendments to goals, policies, and actions in the updated Comprehensive Plan.

There will be a follow up discussion on the Conservation Element goals, policies and actions with the Planning Commission on June 11, 2024.

Appendix A – Guidance

The State Department of Commerce has provided guidance specific to the periodic update on their Periodic Update webpage.

<https://www.commerce.wa.gov/serving-communities/growth-management/periodic-update/>

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics

In addition, the Puget Sound Regional Council is conducting a series of workshops on a variety of topics related to the periodic update.

www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series

The Municipal Research Services Center has a Comprehensive Planning webpage.

<https://mrsc.org/getdoc/d7964de5-4821-4c4d-8284-488ec30f8605/Comprehensive-Planning.aspx>

Appendix B – Current Conservation Element Goals, Policies, and Actions

10.1 Introduction

This Chapter of the Conservation Element specifies goals, policies, and actions meant to set forth a direction to identify, protect, and conserve critical environmental areas and valuable natural resources in Tumwater. The goals, policies, and actions also serve to ensure coordination with separate Comprehensive Plan Elements, regional plans, Sustainable Thurston Policies, and County-Wide Planning Policies. Additionally, they serve as an action plan for implementing certain recommendations within the Conservation Element.

10.2 Conservation Goals, Policies, and Actions

Goal C-1: Recognize the significant role played by natural features and systems in determining the overall environmental quality and livability of Tumwater.

Policy Action

- C-1.1 Protect the ecological integrity of the natural environment while allowing for compatible growth and development.
- C-1.2 Promote conservation of natural resources and the environment in cooperation with residents, business owners, schools, affected jurisdictions, and tribes.
- C-1.3 Encourage and support active measures to protect and enhance Tumwater’s natural environment.
- C-1.4 Implement the mitigation goals, objectives, and initiatives contained in the most recent version of the adopted *Natural Hazards Mitigation Plan for Thurston County*.
- C-1.5 Maximize retention of a healthy tree cover and native vegetation and encourage restoration, replacement, and enhancement of unhealthy trees and disturbed vegetation.
- C-1.6 Reduce communitywide greenhouse gas emissions 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050 to ensure that local communities do their part to keep the global average temperature from rising more than 2°C.
- C-1.7 Implement the strategies contained in the most recent version of the accepted *Thurston Climate Mitigation Plan*.

Goal C-2: Designate and protect critical areas including wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas in accordance with the Growth Management Act to protect the functions and values of these areas as well as to protect against threats to health, safety, and property.

<u>Policy</u>	<u>Action</u>
C-2.1	Include best available science in developing policies and development regulations to protect the functions and values of critical areas and consider conservation or protection measures necessary to preserve or enhance anadromous fisheries, consistent with the Growth Management Act.
C-2.2	Use incentive programs, acquisition, appropriate regulations, and other techniques to preserve critical areas as permanent open space where development may pose hazards to health, property, or important ecological functions.
C-2.3	Require that prior to any development, critical areas are identified and protected.
C-2.4	Ensure the effectiveness of critical area mitigation by requiring adequate critical area studies and mitigation plans, the application of mitigation sequencing, financial assurances from developers to ensure mitigation success, and by improving City oversight of maintenance and monitoring of mitigation sites.
C-2.5	Require and enforce mitigation to ensure no net loss of critical area functions.
C-2.6	Support restoration of river and stream channels and associated wetland and riparian areas to enhance water quality, improve fish and wildlife habitat, and mitigate flooding and erosion.
C-2.7	Allow public access to wetlands, streams, and lakes for scientific, educational, and recreational use, provided the public access is carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.
C-2.8	Protect wetlands not as isolated units, but as ecosystems, and essential elements of watersheds.
C-2.9	Protect the quality and quantity of groundwater used for public water supplies.
C-2.10	Prevent land alterations that would increase potential flooding and minimize the alteration of natural surface water features that retain or carry floodwaters, such as wetlands, floodplains, rivers, streams, and lakes.
C-2.11	Require mitigation for adverse environmental impacts from engineered flood control measures.
C-2.12	Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.
C-2.13	Regulate development intensity, site coverage, and vegetation removal in geologically hazardous areas in order to minimize drainage problems, soil erosion, siltation, and landslides.
C-2.14	Minimize soil disturbance and maximize retention and replacement of native vegetative cover for any land uses permitted in erosion and landslide hazard areas.

- C-2.15 Encourage special building design and construction measures in areas with severe seismic hazards to minimize the risk of structural damage, fire, and injury to occupants during a seismic event and to prevent post-seismic collapse.
- C-2.16 Protect and preserve habitats for species, which have been identified as endangered, threatened, or sensitive by the state or federal government, giving special consideration: to conservation or protection measures necessary to preserve or enhance anadromous fisheries.
- C-2.17 Maintain habitats that support the greatest diversity of fish and wildlife through conservation and enhancement of critical areas.
- C-2.18 Implement salmon habitat protection and restoration priorities in approved Water Resource Inventory Area 13 and 23 plans.
- C-2.19 Coordinate with adjacent jurisdictions and tribes to identify, protect, and develop enhancement plans and actions for habitat networks and wetlands that cross-jurisdictional lines.
- C-2.20 Promote the enhancement or restoration of streams, rivers, lakes, and wetlands as adjacent development activities occur.
- C-2.21 Protect wildlife corridors to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat by enhancing vegetation composition and structure, and incorporating indigenous plant species compatible with the site.

Goal C-3: In accordance with the Growth Management Act, designate and protect natural resource lands including agricultural, forest, and mineral lands that have long-term significance to conserve and protect these areas.

Policy Action

- C-3.1 Recognize the importance of farmland conservation and local food production in maintaining the quality of life and long-term sustainability of Tumwater.
- C-3.2 Zone designated agricultural lands at very low densities to ensure the conservation of the resource for continued agricultural use.
- C-3.3 Limit non-agricultural development within designated agricultural areas to non-prime farmland soils where possible.
- C-3.4 Work with community groups to support the continued viability of agriculture and encourage community support for it.
 - C-3.4.1 Support the efforts of the Thurston Food System Council to develop a vibrant food system through access to healthy, local, affordable, culturally appropriate, sustainably produced food to assist the community in having reliable access to sufficient quantity of affordable nutritious food.

- C-3.5 Ensure that harvesting for conversion to other uses occurs in a manner compatible with land uses of the surrounding area and maintenance of water quality and environmentally critical areas.
- C-3.6 Allow mineral extraction industries to locate where prime natural resource deposits exist.
- C-3.7 Conserve designated mineral resource lands of long-term commercial significance for mineral extraction, and the use of adjacent lands should not interfere with the continued use of the designated mining sites that are being operated in accordance with applicable best management practices and other laws and regulations.
- C-3.8 Restore mineral extraction sites as the site is being mined. The site should be restored for appropriate future use and it should blend with the adjacent landscape and contours.

Conservation Element – Goals, Policies, and Implementation Action Review

June 11, 2024

Overarching Environment Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
C-1			Use best available science when developing and implementing environmental management policies and regulations.	<p>New goal.</p> <p>Refer to the PSRC Policy Strength Continuum to include conditions for success and specific examples.</p> <p>Best available science is defined in the Comprehensive Plan glossary.</p> <p>Best Available Science (BAS) – Washington State Law requires that the best available science should be used to inform decision makers and staff. Best available is scientific information that is acquired through a rigorous and valid scientific process.</p>	C-1			Recognize the significant role played by natural features and systems in determining the overall environmental quality and livability of Tumwater.	
	C-1.1		Wetlands, streams, shorelines of the state, fish and wildlife habitats, aquifers and critical aquifer recharge areas including wellhead protection areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas are designated as environmentally sensitive areas in accordance with the Growth Management Act to protect the functions and values of these critical areas as well as to protect against threats to health, safety, and property.	<p>Updated current policy.</p> <p>TMC 16.24.030 defines Critical aquifer recharge areas the same way the RCW defines it; could add this to the Comprehensive Plan glossary.</p> <p>RCW states “Areas with a critical recharging effect on aquifers used for potable water.”</p>	C-2			Designate and protect critical areas including wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas in accordance with the Growth Management Act to protect the functions and values of these areas as well as to protect against threats to health, safety, and property.	Commissioner Kirkpatrick – No action for Policy C-1.1. Possible C-1.1.1. Maintain up-to-date listing of related best available science.
	C-1.2		Base regulations on the best available science to protect and enhance the functions and values of environmentally sensitive areas.	Split original Policy C-2.1 into C-1.2 and C-4.2		C-2.1		Include best available science in developing policies and development regulations to protect the functions and values of critical areas and consider conservation or protection measures necessary to preserve or enhance anadromous fisheries, consistent with the Growth Management Act.	
		C-1.2.1	<i>Require and enforce mitigation to ensure no net loss of critical area functions.</i>	<p><i>Converted policy to implementation action.</i></p> <p><i>Primary responsibility: Staff</i></p> <p><i>Timeline: Ongoing</i></p>			C-2.5	<i>Require and enforce mitigation to ensure no net loss of critical area functions.</i>	

Conservation Element – Goals, Policies, and Implementation Action Review

June 11, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-1.2.2	<i>Use incentive programs, acquisition, appropriate regulations, and other techniques to preserve critical areas as permanent open space where development may pose hazards to health, property, or important ecological functions.</i>	<p>Converted policy to implementation action.</p> <p>Primary responsibility: Staff Timeline: Ongoing</p>		C-2.2		<i>Use incentive programs, acquisition, appropriate regulations, and other techniques to preserve critical areas as permanent open space where development may pose hazards to health, property, or important ecological functions.</i>	
		C-1.2.3	<i>In reviewing development proposals that may have an impact on any sensitive areas, consult with a qualified third party biologist and/or licensed engineer to assess potential impacts and recommend development alternatives or mitigation.</i>	<p>New implementation action</p> <p>Primary responsibility: Staff Timeline: Ongoing</p>					
	C-1.3		Protect the ecological integrity of the natural environment while allowing for compatible growth and development	Protecting "ecological integrity of the natural environment" could be done in part by regulation and using a future ecosystem services asset inventory to track. Consider it an implementation action by defining ecosystem integrity.		C-1.1		Protect the ecological integrity of the natural environment while allowing for compatible growth and development	
		C-1.3.1	<i>When updating development regulations review in conjunction with critical areas regulations to ensure compatibility.</i>	<p>New implementation action</p> <p>Primary responsibility: Staff Timeline: Ongoing</p>					
	C-1.4		Make low impact development the preferred and commonly used approach to development.	New policy.					
		C-1.4.1	<i>Adopt current low impact development manuals, policies, development standards, regulations, and techniques.</i>	<p>New implementation action</p> <p>Primary responsibility: Staff Timeline: Ongoing</p>					
	C-1.5		Use studies and plans such as the most recent version of the adopted <i>Natural Hazards Mitigation Plan for Thurston County</i> , the <i>Tumwater Urban Forestry Management Plan</i> , and <i>Thurston Climate Mitigation Plan</i> to inform policy and regulation development and implementation.	Updated and expanded current policy.		C-1.4		Implement the mitigation goals, objectives, and initiatives contained in the most recent version of the adopted <i>Natural Hazards Mitigation Plan for Thurston County</i> .	Commissioner Kirkpatrick – No Action for Policy C-1.5 Possible Action C-1.5.1. Update and expand related regulations as required.

Conservation Element – Goals, Policies, and Implementation Action Review

June 11, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
C-2			Promote conservation of natural resources and the protection of the environment in cooperation with residents, business owners, schools, affected jurisdictions, and tribes.	New goal.		C-1.2		Promote conservation of natural resources and the environment in cooperation with residents, business owners, schools, affected jurisdictions, and tribes.	
	C-2.1		Support education programs in the community that outline the need for natural resource conservation and protection of critical areas and look to create opportunity for community action.	New policy to capture educational component of policies and regulations.		C-1.3		Encourage and support active measures to protect and enhance Tumwater’s natural environment.	
		C-2.1.1	<i>Support the work of the Stream Team.</i>	<i>New implementation action</i> <i>Primary responsibility: Water Resources & Sustainability Department</i> <i>Timeline: Ongoing</i>					
		C-2.1.2	<i>Support the work for the City Tumwater Green Team.</i>	<i>New implementation action</i> <i>Primary responsibility: City Green Team</i> <i>Timeline: Ongoing</i>					
		C-2.1.3	<i>Support water conservation messaging and outreach.</i>	<i>New implementation action</i> <i>Primary responsibility: Water Resources & Sustainability Department</i> <i>Timeline: Ongoing</i>					
		C-2.1.4	<i>Support water quality messaging and outreach for wellhead and source protection.</i>	<i>New implementation action</i> <i>Primary responsibility: Water Resources & Sustainability Department</i> <i>Timeline: Ongoing</i>					
C-3			Enhance water quality	New goal. Refer to WDFW Riparian Ecosystems, Volume 2: Management Recommendations (December 2020)					

Conservation Element – Goals, Policies, and Implementation Action Review

June 11, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-3.1		Protect and enhance water quality by preserving the amenity and ecological functions of water features through land use plans, innovative land development, public education, and stormwater regulations.	New policy. Refer to Puget Sound National Estuary Program, Sound Choices Implementation Checklist (June 2023)					
		C-3.1.1	<i>Work with LOTT to enable sewer services for new development and to convert existing septic systems to sewer.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-3.1.2	<i>Require adequate stormwater treatment and flow control for new development, including low impact development techniques.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-3.1.3	<i>Update development codes to require and implement low impact development provisions.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-3.1.4	<i>Work with the Tumwater and Olympia School Districts, LOTT, community based organizations, and other local entities to educate the public in how to maintain water quality.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-3.2		Support restoration of river and stream channels and associated wetland and riparian areas to enhance water quality, improve fish and wildlife habitat, and mitigate flooding and erosion.	Current policy. Refer to WDFW Riparian Management Zone Checklist for Critical Areas Ordinances: A Technical Assistance Tool (April 2023) Refer to WDFW Riparian Management Zone Checklist for Critical Areas Ordinances – Addendum (August 2023)		C-2.6		Support restoration of river and stream channels and associated wetland and riparian areas to enhance water quality, improve fish and wildlife habitat, and mitigate flooding and erosion.	Commissioner Kirkpatrick – No Action for Policy C-3.2. Possible C-3.2.1. Develop guidelines to implement Policy
	C-3.3		Allow public access to wetlands, streams, and lakes for scientific, educational, and recreational use, provided the public access is carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.	Current policy.		C-2.7		Allow public access to wetlands, streams, and lakes for scientific, educational, and recreational use, provided the public access is carefully sited, sensitive habitats and species are protected, and hydrologic continuity is maintained.	Commissioner Kirkpatrick – No Action for Policy C.3.3 Possible C-3.3.1. Inspect every 5 years. Identify water quality issues. Develop repair actions.

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-3.4		Manage water resources to preserve ecosystem services, while addressing fish and wildlife habitat, flood protection, water supply, recreation, and open space.	New policy.					
		C-3.4.1	<i>Enforce regulations that protect water resources while allowing recreational and cultural use of those resources.</i>	<i>New implementation action</i> <i>Primary responsibility: Staff</i> <i>Timeline: Ongoing</i> <i>Ensure TMC has best practices and regulations for recreation/building trails in critical areas.</i>					Commissioner Kirkpatrick – Add: Review and improve existing regulations.
		C-3.4.2	<i>Implement and update the Salmon Creek Basin Plan.</i>	<i>New implementation action</i> <i>Primary responsibility: Staff</i> <i>Timeline: Ongoing</i>					
		C-3.4.3	<i>Monitor storm drain outfalls and pursue corrective actions, as necessary.</i>	<i>New implementation action</i> <i>Primary responsibility: Staff</i> <i>Timeline: Ongoing</i>					
	C-3.5		Work with the City of Olympia, Thurston County, and other affected entities to enhance and protect water quality in the region guided by the Deschutes River Study.	New policy. Confirm study name.					
		C-3.5.1	<i>Coordinate implementation strategies and regulations with the City of Olympia and Thurston County.</i>	<i>New implementation action</i> <i>Primary responsibility: Staff</i> <i>Timeline: Ongoing</i>					
C-4			Enhance Natural Drainage Systems	New goal. Consider how to incorporate multiuse open space requirements into stormwater management using ecological and recreation methods.					
	C-4.1		Develop Watershed Management Plans in partnership with other jurisdictions who are also part of the same watershed.	New policy.					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-4.1.1	<i>Work with the City of Olympia and Thurston County to ensure that regulations regarding surface water management provide for consistent surface water management.</i>	<i>New implementation action Primary responsibility: City Council and Staff Timeline: Ongoing</i>					
		C-4.1.2	<i>Continue involvement with watershed planning efforts through participation in the Salmon Creek Basin and WRIA 13 watershed planning efforts.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-4.2		Develop conservation or protection measures necessary to preserve or enhance anadromous fish habitat, consistent with the Growth Management Act.	Split original Policy C-2.1 into C-1.2 and C-4.2. Do we also want an action/policy regarding the habitat needs of Oregon spotted frog which can conflict with the habitat needs of salmon?		C-2.1		Include best available science in developing policies and development regulations to protect the functions and values of critical areas and consider conservation or protection measures necessary to preserve or enhance anadromous fisheries, consistent with the Growth Management Act.	Commissioner Kirkpatrick – No Action for Policy C-4.2 Possible Action C-4.2.1. Implement measures.
	C-4.3		Protect and enhance natural drainage systems to maintain and improve water quality and reduce public costs.	New policy.					
	C-4.4		Prevent environmental degradation by using best management practices and current stormwater treatment and flow control standards on new and redevelopment projects.						
		C-4.4.1	<i>Enforce regulations that prohibit or minimize the degradation of the natural drainage systems.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-4.5		Use current State approved stormwater treatment and flow control standards on development and construction projects.	New policy.					

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		C-4.5.1	<i>Enforce regulations and methods that would protect quality and reduce stormwater runoff entering Tumwater’s stormwater system, streams, and wetlands.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-4.6		Require resource industries to use management practices that prevent erosion and sedimentation and pollutants from entering ground or surface waters following State regulations.	New policy.					
		C-4.6.1	<i>Enforce regulations and methods that minimize the amount of erosion, sedimentation, and water pollutants created by resource industries.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
C-5			Improve Air Quality	New goal. Should we investigate wildfire hazards and air quality hazards?					
	C-5.1		Continue to support and rely on the various State, federal, and local programs to protect and enhance air quality.	New policy.					
		C-5.1.1	<i>Work with the Olympic Region Clean Air Agency and with Federal and State agencies to ensure that air quality is improved and protected within Tumwater.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-5.2		Require tree and vegetation retention and landscaping to provide filtering of suspended particulates.	New policy. Also applies to stormwater.					
		C-5.2.1	<i>Enforce tree and vegetation retention and landscape codes that allow the use of existing vegetated areas for biofiltration.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-5.3		Support public transportation, non-motorized transportation, and transportation demand management programs to reduce vehicle miles traveled, greenhouse gas emissions, and other locally generated air pollutants.	New policy.					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-5.3.1	Work with local employers to adopt transportation demand management programs to encourage their employees to use alternative forms of transportation to reduce vehicle trips and emissions.	New implementation action Primary responsibility: Staff Timeline: Ongoing					
		C-5.3.2	Enforce regulations that require new development to adopt transportation demand management programs.	New implementation action Primary responsibility: Staff Timeline: Ongoing					

Environmentally Sensitive Areas

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
C-6			Protect Streams and Lakes	New goal.					
	C-6.1		When impacts from new development cause the loss of natural functions or wildlife habitat, require that environmental protections be implemented and monitored for success.	New policy.					
		C-6.1.1	Enforce regulations that mandate a minimum buffer area around rivers, streams, lakes, and wetlands following state guidance.	New implementation action Primary responsibility: Staff Timeline: Ongoing					
	C-6.2		Preserve, protect, enhance, and restore natural stream channels for their hydraulic, ecological, and aesthetic functions through development regulations, land dedications, easements, incentives, acquisition, restoration planning, and other means as adjacent development activities occur.	New policy to replace old. This is also an NPDES requirement through the new Stormwater Management for Existing Development (SMED) section. Option - Include this as a new action “meet the SMED goals as identified in the 2024-2029 NPDES Permit.		C-2.20		Promote the enhancement or restoration of streams, rivers, lakes, and wetlands as adjacent development activities occur.	
		C-6.2.1	Enforce regulations that protect natural stream channels.	New implementation action Primary responsibility: Staff Timeline: Ongoing					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-6.3		Use State standards and guidance for the selection of best management practices and techniques for in-channel and in-water construction to protect and restore fish passage and wildlife habitat in natural waterways.	New policy.					
		C-6.3.1	<i>Update regulations to reference State standards and guidance for in-channel and/ or in-water construction.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-6.4		Rehabilitate degraded stream channels and banks by using public programs and new development or redevelopment, where conditions permit. Require any necessary alteration of creeks to include mitigation and ongoing maintenance which at a minimum address water quality, floodplain protection, fish and wildlife habitat, channel stability, vegetative cover, maintenance of instream flows, and impacts to downstream property owners.	New policy.					
		C-6.4.1	<i>Work with the school district, nonprofit organizations, and other public agencies to implement programs to rehabilitate streams and creeks. Such programs could be implemented separately or combined and may include:</i> <ul style="list-style-type: none"> • <i>Establishing a school curriculum from K-12 that would adopt and rehabilitate a creek.</i> • <i>Working with public agencies or a nonprofit agency, such as the Adopt- A-Stream Foundation, in coordination with school programs.</i> 	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-6.5		Require the use of stormwater infiltration techniques where feasible in private and public developments to maintain or restore natural flows in streams and protect aquatic habitat and recreation resources.	New policy.					
		C-6.5.1	<i>Update development codes to prioritize use of low impact development techniques.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-6.5.2	<i>Retain existing wetlands, natural drainage systems, and their associated buffers on the site of new development and require the maintenance of natural features.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing Maintenance would be through monitoring, bonds, and other mechanisms.</i>					
C-7			Enhance Wetlands	New goal.					
	C-7.1		Protect wetlands not as isolated units, but as ecosystems that provide essential services, and their functionality within watersheds.	Current policy.		C-2.8		Protect wetlands not as isolated units, but as ecosystems, and essential elements of watersheds.	Commissioner Kirkpatrick – No Action for Policy C-7.1 Possible Action C-7.1.1. Develop and make available guidance to accomplish.
	C-7.2		Preserve and enhance unique, outstanding, peat, sphagnum, forested, or significant wetlands from adjacent new development by providing a buffer around the wetland adequate to protect its natural functions. Encroachments into wetlands would be allowed when no feasible alternative exists, and enhancements are provided to replace the lost wetland’s functions and values.	New policy. Process for determining “no feasible alternative” is in TMC 16.28.230.					
		C-7.2.1	<i>Enforce development regulations for wetlands.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-7.3		Develop public access to wetlands for scientific and recreational use where sensitive habitats are protected.	New policy. 16.28.110(B) defines recreational use as “Outdoor recreational activities, including fishing, birdwatching, hiking, boating, horseback riding, swimming, canoeing, and bicycling;”					
		C-7.3.1	<i>Develop regulations allowing public access to sensitive areas habitat in line with State law; provided that such access does not impact the functions of the habitat areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-7.4		Allow reasonable use of property containing existing wetlands to avoid a regulatory taking following State guidance.	New policy. TMC 16.28.190 describes the intended process.					
		C-7.4.1	<i>Enforce regulations that allow the reasonable use of property as defined by State law.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-7.5		Stormwater treatment and flow control sites associated with wetlands, must be maintained in a manner that ensures the ecological functions of the wetland to minimize impacts to critical area habitat.	New policy.					
		C-7.5.1	<i>Enforce regulations that would ensure the water level fluctuations within wetland areas due to stormwater treatment and flow control objectives are maintained like natural conditions as part of new development.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
C-8			Protect Groundwater	New goal.					
	C-8.1		Protect aquifers, aquifer recharge areas, and wellhead protection areas from contamination.	Updated current policy.		C-2.9		Protect the quality and quantity of groundwater used for public water supplies.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-8.1.1	Work with the State Department of Ecology and others to delineate aquifer recharge areas and determine if additional regulations to protect these areas are needed.	New implementation action Primary responsibility: Staff Timeline: Ongoing					
		C-8.1.2	Update wellhead protection plan as new source locations are considered or implemented.	New implementation action Primary responsibility: Water Resources and Sustainability Department Timeline: Ongoing					
	C-8.2		Protect streams, wetlands, and lakes that serve to recharge aquifers from contamination.	New policy.					
		C-8.2.1	Enforce regulations to minimize impacts from new development.	New implementation action Primary responsibility: Staff Timeline: Ongoing					
C-9			Protect Geological Hazardous Areas, such as Steep Slope, Landslide, Erosion, and Seismic Hazard Areas	New goal.					
	C-9.1		Regulate development intensity, site coverage, and vegetation removal in geologically hazardous areas to minimize drainage problems, soil erosion, siltation, and landslides.	Current policy. Refer to the Thurston Hazards Mitigation Plan.		C-2.13		Regulate development intensity, site coverage, and vegetation removal in geologically hazardous areas in order to minimize drainage problems, soil erosion, siltation, and landslides.	Commissioner Kirkpatrick – No Action for Policy C-9.1 Possible Action C-9.1.1. Maintain up-to-date regulations for these items.
	C-9.2		Minimize soil disturbance and maximize retention and replacement of native vegetative cover, such as trees, for any land uses permitted in erosion and landslide hazard areas.	Current policy.		C-2.14		Minimize soil disturbance and maximize retention and replacement of native vegetative cover for any land uses permitted in erosion and landslide hazard areas.	Commissioner Kirkpatrick – No Action for Policy C-.2
	C-9.3		Design land use development to prevent property damage and environmental degradation and enhance greenbelt and wildlife habitat values.	New policy.					
		C-9.3.1	Enforce regulations to minimize impacts from new development.	New implementation action Primary responsibility: Staff Timeline: Ongoing					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-9.4		Decrease development intensity as slopes increase to mitigate problems of drainage, erosion, siltation, and landslides. Retain slopes of 40 percent or more in a natural state, free of structures and roads. Ensure that developments that create slopes of 40 percent or more provide appropriate drainage, erosion, siltation, and landslide mitigation measures.	New policy.					
		C-9.4.1	<i>Enforce regulations that would limit or prohibit development on geologically hazardous areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					<i>Commissioner Kirkpatrick – Does “limit” accomplish Policy to “preserve?” Why not change Policy to “limit?”</i>
	C-9.5		Require erosion and sedimentation prevention best management practices be used on construction projects.	New policy.					
		C-9.5.1	<i>Enforce regulations that require construction practices to reduce or prevent erosion and sedimentation in erosion hazard areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-9.6		Require appropriate engineering, building design, and construction measures to minimize the risk of structural damage and fire and injury to occupants, and to prevent post-seismic collapse in areas with severe seismic hazards.	New policy. This would include geotechnical engineering studies.					
		C-9.6.1	<i>Enforce building and fire codes that require construction to standards that account for the severity and frequency of seismic activity in the south Puget Sound area.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-9.7		Encourage special building design and construction measures in areas with severe seismic hazards to minimize the risk of structural damage, fire, and injury to occupants during a seismic event and to prevent post-seismic collapse.	Modify current version of policy.		C-2.15		Encourage special building design and construction measures in areas with severe seismic hazards to minimize the risk of structural damage, fire, and injury to occupants during a seismic event and to prevent post-seismic collapse.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-9.7.1	Enforce building and fire codes that require construction to standards that account for the severity and frequency of seismic activity in the south Puget Sound area.	New implementation action Primary responsibility: Staff Timeline: Ongoing					Commissioner Kirkpatrick – Same as Action C-9.7.1
C-10			Preserve Floodplains	New goal.					
	C-10.1		Prevent land alterations that would increase potential flooding and minimize the alteration of natural surface water features that retain or carry floodwaters, such as wetlands, floodplains, rivers, streams, and lakes.	Current policy.		C-2.10		Prevent land alterations that would increase potential flooding and minimize the alteration of natural surface water features that retain or carry floodwaters, such as wetlands, floodplains, rivers, streams, and lakes.	Commissioner Kirkpatrick – No Action for Policy C-10.1 How are we going to accomplish this?
	C-10.2		Require mitigation for adverse environmental impacts from engineered flood control measures.	Current policy.		C-2.11		Require mitigation for adverse environmental impacts from engineered flood control measures.	Commissioner Kirkpatrick – No Action for Policy C-10.2 Possible Action C-10.2.1. Develop mitigation opportunities
	C-10.3		Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.	Current policy.		C-2.12		Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.	Commissioner Kirkpatrick – No Action for Policy C10.3 Education Action?
	C-10.4		Emphasize non-structural methods in planning for flood prevention and damage reduction. Design new developments or land modifications in the 100-year floodplains to maintain natural flood storage functions and minimize hazards.	New policy.					Commissioner Kirkpatrick – No Action for Policy C-10.4 Possible Action 10.4.1. Develop and adopt regulations that guide design.
	C-10.5		Protect 100-year floodplains by limiting development and encouraging low-impact uses such as open space, trails, and parks, locating roads and structures above the 100-year flood level, and requiring new development to replace existing flood storage capacity lost due to filling.	New policy.					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-10.5.1	<i>The Federal Emergency Management Agency designates floodplain areas. Enforce regulations that restrict development in such areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-10.6		Allow no permanent structures within the floodway due to risks associated with deep and fast-flowing waters unless appropriate flood control measures have been taken. Allow no land uses in a floodway that would divert water from the floodway, change flood elevation or obstruct natural flow, unless appropriate flood control measures have been taken such that there are no additional offsite impacts and no degradation of water quality. Allow no development in the floodway fringe that would reduce the existing level of flood storage.	New policy.					
		C-10.6.1	<i>The Federal Emergency Management Agency designates floodplain areas. Enforce regulations that restrict development in such areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
C-11			Enhance Wildlife Habitat	New goal.					
	C-11.1		Identify, protect, and enhance fish and wildlife habitat corridors to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat by enhancing vegetation composition and structure and incorporating indigenous plant species compatible with the site.	Modify current version of policy.		C-2.21		Protect wildlife corridors to minimize habitat fragmentation, especially along existing linkages and in patches of native habitat by enhancing vegetation composition and structure, and incorporating indigenous plant species compatible with the site.	
		C-11.1.1	<i>Continue to update and enforce regulations that protect wildlife habitat areas for endangered or threatened species.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-11.1.2	<i>Continue to update and enforce regulations that would require buffer areas adjacent to wetlands, streams and creeks, and steep slope areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-11.2		Protect and preserve habitats for species, which have been identified as endangered, threatened, or sensitive by the state or federal government, giving special consideration to conservation or protection measures necessary to preserve or enhance suitable habitat.	Current policy		C-2.16		Protect and preserve habitats for species, which have been identified as endangered, threatened, or sensitive by the state or federal government, giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.	
		C-11.2.1	<i>Implement salmon habitat protection and restoration priorities in approved Water Resource Inventory Area 13 and 23 plans.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>		C-2.18		<i>Implement salmon habitat protection and restoration priorities in approved Water Resource Inventory Area 13 and 23 plans.</i>	
		C-11.2.2	<i>Implement suitable habitat protections and restoration priorities for threatened and endangered aquatic and terrestrial plant and animal species.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-11.2.3	<i>Complete the Bush Prairie Habitat Conservation Plan.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-11.3		Maintain habitats that support the greatest diversity of fish and wildlife through conservation and enhancement of critical areas.	Current policy		C-2.17		Maintain habitats that support the greatest diversity of fish and wildlife through conservation and enhancement of critical areas.	
		C-11.3.1	<i>Coordinate with adjacent jurisdictions and tribes to identify, protect, and develop enhancement plans and actions for habitat networks and wetlands that cross jurisdictional lines.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>		C-2.19		<i>Coordinate with adjacent jurisdictions and tribes to identify, protect, and develop enhancement plans and actions for habitat networks and wetlands that cross-jurisdictional lines.</i>	
	C-11.4		When developing on forested property adjacent to steep slopes, wetlands, stream ravines, or stream corridors, encourage development to provide additional buffer areas to provide wildlife and fish habitat.	New policy.					
	C-11.5		Foster native vegetation and control invasive species to preserve and enhance fish and wildlife habitat.	New policy.					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		C-11.5.1	<i>Develop regulations requiring all new development to establish native vegetation as the dominant plant species in buffers around wetlands, streams, creeks, and steep slope areas.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
		C-11.5.2	<i>Develop regulations allowing buffer width reductions to include buffer averaging for a predetermined percent for redevelopment situations. Buffer averaging will require an approved vegetation management plan.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					

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Natural Resource Areas

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
C-12			Support Urban Agriculture	New goal.					
	C-12.1		Recognize the importance of farmland conservation and local food production in maintaining the quality of life and long-term sustainability of Tumwater.	No change from current version of policy.		C-3.1		Recognize the importance of farmland conservation and local food production in maintaining the quality of life and long-term sustainability of Tumwater.	Commissioner Kirkpatrick – No Action for Policy C-12.1 Education to improve recognition.
	C-12.2		Work with community groups to support the continued viability of agriculture and encourage community support for it.	No change from current version of policy.		C-3.4		Work with community groups to support the continued viability of agriculture and encourage community support for it.	
		C-12.2.1	<i>Support the efforts of the Thurston Food System Council and similar organizations to develop a vibrant food system through access to healthy, local, affordable, culturally appropriate, sustainably produced food to assist the community in having reliable access to enough affordable nutritious food.</i>	<i>Existing implementation action Primary responsibility: Staff Timeline: Ongoing</i>			C-3.4.1	<i>Support the efforts of the Thurston Food System Council to develop a vibrant food system through access to healthy, local, affordable, culturally appropriate, sustainably produced food to assist the community in having reliable access to sufficient quantity of affordable nutritious food.</i>	
C-13			Support Urban Forestry	New goal.					
	C-13.1		Maximize retention of a healthy tree cover and native vegetation and encourage restoration, replacement, and enhancement of unhealthy trees and disturbed vegetation as recommended in the adopted <i>Tumwater Urban Forestry Management Plan</i> consistent with the Growth Management Act and the requirements of protected habitat.	Modify current version of policy.		C-1.5		Maximize retention of a healthy tree cover and native vegetation and encourage restoration, replacement, and enhancement of unhealthy trees and disturbed vegetation.	
		C-13.1.1	<i>Implement the actions in the Tumwater Urban Forestry Management Plan.</i>	<i>New implementation action Primary responsibility: Staff Timeline: Ongoing</i>					
	C-13.2		Ensure that harvesting for conversion to other uses occurs in a manner compatible with land uses of the surrounding area and maintenance of water quality and environmentally critical areas.	Current policy.		C-3.5		Ensure that harvesting for conversion to other uses occurs in a manner compatible with land uses of the surrounding area and maintenance of water quality and environmentally critical areas.	Commissioner Kirkpatrick – No Action for Policy C-13.2 Possible Action C-13.2.1. Act within authority of RCW 76.09.060(3).
C-14			Protect Mineral Resource Lands	New goal.					

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	C-14.1		Allow mineral extraction industries to locate where prime natural resource deposits exist and where extraction will not cause the degradation of sensitive areas.	Modified policy.		C-3.6		Allow mineral extraction industries to locate where prime natural resource deposits exist.	Commissioner Kirkpatrick – No Action for Policy C-14.1 Possible Action C-14.1.1. Identify areas where natural resource deposits exist.
	C-14.2		Conserve designated mineral resource lands of long-term commercial significance for mineral extraction, and the use of adjacent lands should not interfere with the continued use of the designated mining sites that are being operated in accordance with applicable best management practices and other laws and regulations.	Current policy.		C-3.7		Conserve designated mineral resource lands of long-term commercial significance for mineral extraction, and the use of adjacent lands should not interfere with the continued use of the designated mining sites that are being operated in accordance with applicable best management practices and other laws and regulations.	Commissioner Kirkpatrick – No Action for Policy C-14.2 Possible Action C-14.2.1. Develop and adopt regulations to assure access.
	C-14.3		Restore mineral extraction sites as the site is being mined. The site should be restored for appropriate future use, and it should blend with the adjacent landscape and contours.	Current policy.		C-3.8		Restore mineral extraction sites as the site is being mined. The site should be restored for appropriate future use and it should blend with the adjacent landscape and contours.	Commissioner Kirkpatrick – No Action for Policy C-14.3 Possible Action C-14.3.1. Develop or reinforce existing regulations for restoration

Conservation Element – Goals, Policies, and Implementation Action Review

June 11, 2024

Goals, Policies, and Actions Moved to Other Elements or Deleted and Not Replaced

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
			Moved to new Climate Element.	Moved to new Climate Element and update to reflect adoption of a net zero goal by 2050 per HB 1181.		C-1.6		Reduce communitywide greenhouse gas emissions 45 percent below 2015 levels by 2030 and 85 percent below 2015 levels by 2050 to ensure that local communities do their part to keep the global average temperature from rising more than 2°C.	
			Moved to new Climate Element.	Moved to new Climate Element.		C-1.7		Implement the strategies contained in the most recent version of the accepted Thurston Climate Mitigation Plan.	
			Proposed for deletion	Tumwater does not formally designate agricultural lands within the City.		C-3.2		Zone designated agricultural lands at very low densities to ensure the conservation of the resource for continued agricultural use.	
			Proposed for deletion	Tumwater does not formally designate agricultural lands within the City.		C-3.3		Limit non-agricultural development within designated agricultural areas to non-prime farmland soils where possible.	