



CITY OF
TUMWATER

**JOINT COUNCIL AND PLANNING COMMISSION WORK SESSION
MEETING AGENDA**

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

**Tuesday, June 25, 2024
6:00 PM**

1. Call to Order
2. Roll Call
3. 2025 Comprehensive Plan Periodic Update – Joint Work Session Development Code (Community Development Department)
4. Mayor/City Administrator's Report
5. Adjourn

Meeting Information

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

Watch Online

<https://us02web.zoom.us/j/87149769089?pwd=KLCa9LKuL72HG9AADYsyor4ZURIEss.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 871 4976 9089 and Passcode 325943.

Public Comment

The public may submit comments by sending an email to council@ci.tumwater.wa.us, no later than 4:00 p.m. the day of the meeting. Comments are submitted directly to the Councilmembers and will not be read individually into the record of the meeting.

Post Meeting

Video recording of this meeting will be available within 24 hours of the meeting.

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) 754-4129 or email ADACoordinator@ci.tumwater.wa.us

TO: City Council and Planning Commission
 FROM: Brad Medrud, Planning Manager
 DATE: June 25, 2024
 SUBJECT: 2025 Comprehensive Plan Periodic Update – Joint Work Session Development Code

1) Recommended Action:

No action requested. This is an opportunity for a discussion about the City's approach to the State required 2025 Development Code update.

2) Background:

On a ten-year cycle, the City must 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.

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) has links to guidance material and information about the update.

The intent of this joint City Council and Planning Commission work session is to discuss the City's approach to meeting the state requirements for development code update component of the 2025 periodic update process. The development code update will involve amendments to multiple titles in the Tumwater Municipal Code, including Title 3 Revenue and Finance, Title 14 Development Code Administration, Title 16 Environment, Title 17 Land Division, and Title 18 Zoning.

3) Policy Support:

Goal LU-1: Ensure the Land Use Element is implementable and coordinated with all applicable City plans and the plans of other jurisdictions in the Thurston region.

Policy LU-1.9: Ensure consistency between the Land Use Element and the Tumwater Zoning Code.

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded work program task. The City has a Washington State Department of Commerce grant for \$75,000 to address the new state middle housing requirements portion of the development code amendments and SCJ is the consultant under contract to complete that work.

6) Attachments:

- A. Staff Report
- B. Presentation
- C. Middle Housing Boards
- D. Commerce Periodic Update Checklist November 2023
- E. Commerce Critical Areas Checklist March 2024
- F. Tumwater Zoning Map
- G. Update Schedule

STAFF REPORT

Date: June 25, 2024

To: City Council and Planning Commission

From: Brad Medrud, Planning Manager



2025 Comprehensive Plan Periodic Update – Development Code

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

The intent of the joint City Council and Planning Commission work session on Tuesday, June 25, 2024, is to discuss the City's approach to the State required amendments to the Tumwater Municipal Code (TMC) as part of the 2025 Comprehensive Plan and Development Code periodic update. The discussion will focus on the following housing related amendments:

1. Middle housing (see page 14)
2. Accessory dwelling units (see page 7)
3. Co-housing and other residential ownership types (see page 9)
4. Use of existing buildings for housing (see page 19)
5. Other housing items (parking and religious sponsored housing) (see pages 15 and 17)

The City Council and Planning Commission will be asked to consider the following questions for each of these items:

1. How can the code language be simplified to allow more housing to be built?
2. What concerns do you have that should be addressed?

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1. City of Tumwater 23

1. The Need for Housing in Tumwater

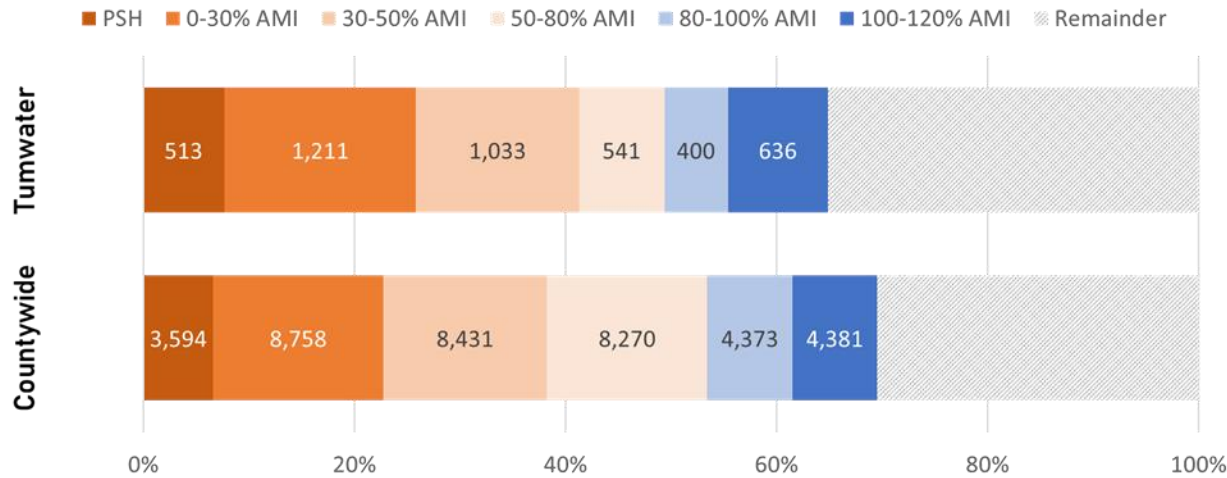
A. Supply and Need

More needs to be done to increase the City’s housing supply, even without the State requirements to do so.

Figure 1. Total 2020 Supply and 2045 Need

	City	UGA	Total
2020 Housing Supply	11,064	1,210	12,274
2020-2045 Housing Need*	6,676	2,516	9,192
	+60%	+208%	+75%

Figure 2. 2045 Housing Allocation by Area Median Income (AMI)



B. Who Are We Planning For?

The State Growth Management Act requires Tumwater to “**plan for and accommodate housing affordable to all economic segments of the population.**”

Housing is one of the most important parts of the everyday lives of Tumwater residents. One of the City’s top priorities is to work to provide opportunities for residents to have a range of housing options within their budget so that their home is suitable and affordable.

According to HUD, a moderate income at 100% of area median income (AMI) for a Thurston County household of three would be \$102,500.

Figure 3. Income Categories by Thurston County Household Incomes

Income Category	Percent of Area Median Income	Equivalent Household Income*
Permanent Supportive Housing	0-30% AMI	Less than \$30,750
Extremely Low-Income		
Very Low-Income	30-50% AMI	\$30,751 to \$51,250
Low-Income	50-80% AMI	\$51,251 to \$82,000
Moderate-Income	80-100% AMI	\$82,001 to \$102,500
	100-120% AMI	\$102,501 to \$123,000
Remainder	>120% AMI	\$123,001 and greater

Also: Emergency Shelter, Emergency Housing (temporary shelter for people experiencing homelessness or at imminent risk of becoming homeless).

* - 2023 HUD Estimate from the Thurston Regional Planning Council

Figure 4. Income Categories by Typical Jobs

Income Category	Percent of Area Median Income	Typical Jobs that May Fall in this Range for Household Income
Permanent Supportive Housing	0-30% AMI	Farm workers, Fixed Incomes
Extremely Low-Income		
Very Low-Income	30-50% AMI	Childcare, Food Preparation, Landscaping
Low-Income	50-80% AMI	Vet. Technicians, Construction, Truck Drivers
Moderate-Income	80-100% AMI	Nurses, Plumbers
	100-120% AMI	Analysts
Remainder	>120% AMI	Lawyers, Managers

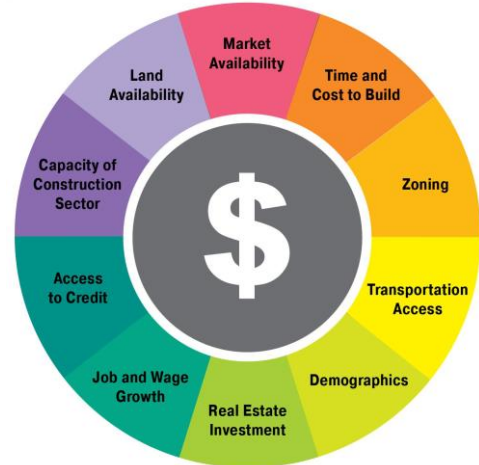
C. Anticipated Future Housing Need

0-30% AMI	31-50% AMI	51-80% AMI	81-120% AMI	Above 120% AMI
1,724 units 26% of total	1,033 units 15% of total	541 units 8% of total	1,036 units 16% of total	2,342 units 35% of total
Rental: Public support needed in all markets	Rental: Public support needed in most markets	Rental: Incentives needed in many markets Home Ownership: Subsidy or incentives needed in many markets	Rental or Home Ownership: Incentives or zoning flexibility needed in some markets	Market Rent and Home Ownership

D. City's Role in Development

Tumwater's zoning, regulations, permit procedures, and fees directly influence where and the intensity of what can be built:

- Zoning and regulations under the State Growth Management Act
- Permit procedures.
- Infrastructure that facilitates housing development.



E. Development Code Update Process



2. State Required Development Code Updates

The Development Code updates required by the State include addressing topics in the following areas:

- Affordable Housing
- Clean Energy
- Climate Change
- Critical Areas
- Impact Fees
- Organic Materials Management
- Permit Review Processes

A. Accessory Dwelling Units

Accessory Dwelling Units (EHB 1337)		
Summary	Code to be Amended	Notes
Expand housing options by easing barriers to the construction and use of accessory dwelling units.	Sections throughout Title 18 Zoning, especially TMC 18.42.010 Accessory Dwelling Units	<p>Ensure accessory dwelling unit (ADU) development regulations address the following state requirements:</p> <ul style="list-style-type: none"> • Impact fees for ADUs may not be greater than 50% of single-family homes. The 2024 fee resolution establishes: <ul style="list-style-type: none"> ○ Transportation Impact fee: \$2,142.99 for ADUs, while single family unit fee is \$4,401.78. ADUs meeting low income requirements \$1,428.30. ○ School Impact Fees: (OSD) \$2,606.00 for ADUs, while single family unit fee is \$6,812.00. (TSD) \$1,148.00 for ADUs, while single family unit fee is \$5,408.00. ○ Park Impact Fees: \$1,670.78 for ADUs, while single family unit fee is \$3,726.86. ADUs meeting low income requirements \$1,670.78. • Allow two ADUs per lot. <i>Current code limits ADUs to one per lot with a single-family structure.</i> • Maximum size of ADUS may be no less than 1,000 square feet. <i>Current code limits ADUs to 800 square feet in size.</i> • No development or design standards for ADUs that are more restrictive than on the principal home. <i>Current code limits the design of an accessory dwelling to maintaining the main building of the single-family residence.</i> • Must allow conversion of existing building to an ADU even if nonconforming. <i>Current code does not allow this.</i> <p>MRSC Article: MRSC – Major Changes to Washington's Housing Laws</p> <p>Effective no later than six months after 2025 Comprehensive Plan update deadline (June 30, 2026), or EHB 1337 supersedes City code.</p>

B. Clean Energy Siting

Reducing Light Pollution Associated with Certain Energy Infrastructure (ESHB 1173)		
Summary	Code to be Amended	Notes
Reduce light pollution associated with wind energy infrastructure.	TMC 18.40.035 Exterior Illumination	The bill includes requirements for installation of FAA-approved light-mitigation systems on both existing and new wind energy facilities. Effective July 1, 2023.

Clean Energy Siting (E2SHB 1216)		
Summary	Code to be Amended	Notes
New state clean energy siting standards.	Chapter 16.04 Environmental Policy and Title 18 Zoning	Creates a fully coordinated permitting process for clean energy facilities of statewide significance. The City must enter into an agreement with Ecology to implement this expedited process. The legislation defines a unique SEPA process. MRSC Article: MRSC – New Legislation Related to Climate and the Natural Environment Effective July 23, 2023. All requirements apply to new clean energy facilities permitting after that.

C. Climate Change

Climate (E2SHB 1170/E2SHB 1181)		
Summary	Code to be Amended	Notes
Improve City response to climate change by updates to the development code in support of new Climate Element.	Sections throughout Title 18 Zoning	<p>Address the following:</p> <ul style="list-style-type: none"> New amended Growth Management Act goals: Climate Change & Resiliency, Transportation, Open Space & Recreation, Environment, Citizen Participation and Coordination. <p>Add designations for greenspaces and urban forests in zone districts.</p> <p>MRSC Article: MRSC – New Legislation Related to Climate and the Natural Environment</p> <p>The City's deadline is December 31, 2025.</p>

D. Co-Living Housing, Such as Rooming House Related Uses

Co-Living Housing, Such as Rooming House Related Uses (ESHB 1998)		
Summary	Code to be Amended	Notes
Increase the supply and affordability of residential units affordable to people with an AMI of 50% or more.	Sections throughout Title 18 Zoning	<p>Co-living housing are sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building.</p> <ul style="list-style-type: none"> Allow co-living housing as a permitted use on any lot located within the City that allows at least six multifamily residential units, including on a lot zoned for mixed use development.

E. Condominiums and Smaller Residential Units

Condominiums and Smaller Residential Units (E2SSB 5258)		
Summary	Code to be Amended	Notes
Increase the supply and affordability of small residential units such as condominium units and townhouses.	Chapter 3.50 Impact Fees Title 17 Land Division	<p>Address the following:</p> <ul style="list-style-type: none"> Impact fee schedule must reflect the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit to produce a proportionally lower impact fee for smaller housing units. Amend short plat regulations procedures for unit lot subdivisions to allow division of a parent lot into separately owned unit lots (unit lot subdivision). Portions of the parent lot not subdivided for individual unit lots would be owned in common by the owners of the individual unit lots, or by a homeowners' association made up of the owners of the individual unit lots. <p>Impact fee requirements effective no later than six months after 2025 Comprehensive Plan update deadline (June 30, 2026),</p> <p>Unit lot subdivision requirements effective July 23, 2023.</p>

F. Critical Area Regulations Update

Critical Area Regulations Update		
Summary	Code to be Amended	Notes
Update critical areas regulations for wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish wildlife conservation areas.	Title 16 Environment	Guided by the State Department of Commerce Critical Areas Checklist, update Title 16 Environment to reflect current state requirements. Due by December 31, 2025.

G. Design Review Standards

Design Review Standards (ESHB 1293)		
Summary	Code to be Amended	Notes
Apply only clear and objective design review standards to the exterior of new development.	Chapter 18.43 Citywide Design Standards	Review all design standards to ensure they meet the bill's definition of 'clear and objective.' Ensure that the City's design review process is concurrent with the land use permit process and has no more than one public design review meeting. Effective no later than six months after 2025 Comprehensive Plan update deadline (June 30, 2026)

H. Floodplain Ordinance Update

Floodplain Ordinance Update		
Summary	Code to be Amended	Notes
Update the City's Floodplain Ordinance to reflect current FEMA and State Department of Ecology standards.	Chapter 18.38 FP Floodplain Overlay	<p>City Staff took part in the Community Assistance Visit (CAV) process with Washington State Department of Ecology in the spring of 2023.</p> <p>The primary purpose of the CAV was to review the procedures for administering and enforcing the City's flood damage prevention ordinance. The CAV also provided current information about the National Flood Insurance Program, and discussed items of concern that the City may have with the administration of the local floodplain management program.</p> <p>Chapter 18.38 Floodplain Overlay was reviewed during the CAV. The City's ordinance was overall in fair standing, with minor updates needed to bring the ordinance into compliance with NFIP and State of Washington standards. It was discussed during the CAV that the City will complete all needed updates and adopt a compliant ordinance to close out the CAV.</p>

I. Impact Fees for Early Learning Facilities

Impact Fees for Early Learning Facilities (SHB 1331)		
Summary	Code to be Amended	Notes
Limits impact fees that may be collected for early learning facilities	Chapter 3.50 Impact Fees	Determine if impact fees for early learning facilities are not more than commercial retail or offices of a similar size.

J. Impact Fees for Bicycle and Pedestrian Facilities

Impact Fee Study for Bicycle and Pedestrian Facilities (SB 5452)		
Summary	Code to be Amended	Notes
Authorize impact fee revenue to fund improvements to bicycle and pedestrian facilities.	Chapter 3.50 Impact Fees	Ensure impact fee study includes assessment of impacts to bike and pedestrian facilities and includes in impact fee calculation. MRSC Article: MRSC – New Legislation Related to Climate and the Natural Environment

K. Manufactured Housing

Manufactured Housing (SB 5452)		
Summary	Code to be Amended	Notes
Update manufactured housing codes to meet state requirements.	Chapter 18.48 Designated Manufactured Homes – Manufactured Homes – New Manufactured Homes – Mobile Homes – Manufactured Home Parks	Starting in 2019, manufactured housing is regulated the same as site-built housing (RCW 35.21.684 amended in 2019, RCW 35.63.160, RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019). The City may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood but may not discriminate against consumer choice in housing.

L. Middle Housing

Middle Housing (E2SHB 1110)		
Summary	Code to be Amended	Notes
Increase middle housing in areas traditionally dedicated to single-family detached housing	Throughout Title 18 Zoning Title 17 Land Division	<p>Address the following:</p> <ul style="list-style-type: none"> • Allow at least two units per lot in residential zones and at least four units per lot in residential zones if at least one unit is affordable housing. As an alternative, meet density requirements on 75% of City lots that are primarily dedicated to single-family. • Note that the other state requirements for ADUs, parking, and transit availability are broader than E2SHB 1110. • Meeting the two ADUs per lot requirements of EHB 1337 may address some of these requirements. • Allow at least six of the nine types of middle housing in residential zones. • Allow zero lot line short plats. • Limit design review for middle housing to standards that apply to single-family houses. • Limit parking requirements for middle housing to one parking space on lots less than 6,000 square feet and two spaces on lots greater than 6,000 square feet. • There is a possibility for Commerce approval of 'substantially similar' plans and regulations to those required in this bill. • There is a possibility for Commerce to give a timeline extension if will result in displacement or overburdened infrastructure. The Capital Facilities Plan update can also be delayed by the City if an extension is granted. • Common Interest Communities (e.g., condominium or homeowners' associations) cannot prohibit implementation of this bill. <p>MRSC Article: MRSC – Major Changes to Washington's Housing Laws MRSC Article: MRSC – Missing Middle Housing MAKERS Article: How Washington's Middle Housing Legislation Applies in Your Community – MAKERS architecture and urban design</p> <p>Effective no later than six months after 2025 Comprehensive Plan update deadline (June 30, 2026).</p>

M. Organic Materials Management

Organic Materials Management (ESSHB 1799)		
Summary	Code to be Amended	Notes
Update essential public facilities code to address compost handling to	TMC 18.56.140 Essential Public Facilities	Add compost handling facilities as a category of essential public facilities allowed in the City requiring a conditional use permit. Help meet climate commitment goals by reducing the emissions of methane through the diversion of organic materials from landfills.

N. Parking for Affordable and Multifamily Housing Near Transit

Parking for Affordable and Multifamily Housing Near Transit (E2SHB 1923/SHB 2343)		
Summary	Code to be Amended	Notes
Update parking code to reflect recent state legislation	Chapter TMC 18.50 Parking	<p>Minimum parking requirements for housing located within one-quarter mile of a transit stop:</p> <ul style="list-style-type: none"> Not more than one parking space per bedroom or 0.75 space per unit for very low-income or extremely low-income housing. This would affect such developments along the Intercity Transit 12 and 13 lines. No required parking for housing for seniors or people with disabilities. The City may establish parking requirements for staff and visitors of such housing units and consider other special conditions. This would affect developments along the Intercity Transit 13 line. Not more than one parking space per bedroom or 0.75 space per unit for market rate multifamily housing. This would affect developments along the Intercity Transit 13 line.

O. Permit Review Process

Project Permit Review (2SSB 5290)		
Summary	Code to be Amended	Notes
Merge local permit review processes	Title 14 Development Code Administration	<p>There are new permit review timelines for project permit applications submitted to the City after January 1, 2025:</p> <ul style="list-style-type: none"> For projects that do not require public notice, the final decision must be issued within 65 days of the determination of completeness. For projects that do require public notice, the final decision must be issued within one hundred days of the determination of completeness. For project permits which require both notice and a public hearing, the final decision must be issued within 170 days of the determination of completeness. <p>Failure to adhere to the established permit review timelines would result in the City refunding an applicant's permit fees on a pro-rated basis — up to a 20% refund depending on the length of the delay.</p> <p>Address the following:</p> <ul style="list-style-type: none"> Review permits to decide what can be excluded from RCW 36.70B timelines. Exclude interior alterations from site plan review. Commerce will have new grant programs for permitting process improvements. Review Title 18 permit procedures for compliance with the bill's amendments to RCW 36.70B. <p>Update annual report on permit timelines as described in the bill (Commerce to develop report template).</p> <p>MRSC Article: MRSC – 2023 Legislative Updates to Modernize and Streamline Local Project Review</p> <p>Effective January 1, 2025, except second bullet is effective July 23, 2023.</p>

P. Religious Sponsored Housing Density Bonus

Religious Sponsored Housing Density Bonus (SB 1377)		
Summary	Code to be Amended	Notes
Provide an increased density bonus for affordable housing development (either single-family or multifamily) on property owned or controlled by a religious organization, provided certain conditions are met.	Title 18 Zoning	<p>The housing must be affordable for households earning less than 80% of the area median income and must remain affordable for at least 50 years—regardless of whether the religious organization continues to own the property.</p> <p>Supported by the Tumwater Housing Action Plan.</p>

Q. Religious Sponsored Homeless Housing

Religious Sponsored Homeless Housing (ESHB 1754)		
Summary	Code to be Amended	Notes
Review existing regulations on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses if on property owned or controlled by a religious organization	TMC 18.59.050 Homeless encampments	The legislation limits City requirements on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses on property owned or controlled by a religious organization.

R. Residential Density Review

Review Residential Densities Citywide (E2SHB 1220)		
Summary	Code to be Amended	Notes
Review the minimum and maximum residential densities in all zone districts that allow residential uses to ensure there is adequate capacity for affordable housing for all income groups.	Title 18 Zoning	<p>Review the minimum and maximum residential densities in all zone districts that allow residential uses to ensure adequate capacity for affordable housing for all income groups.</p> <p>Identified in the 2019 City Council <i>Housing Affordability Work Plan – Housing Text Implementation and the Tumwater Housing Action Plan</i>. Considered as a 2020 Annual Comprehensive Plan amendment, which the City deferred action on until the 2025 Comprehensive Plan update. E2SHB 1220 contains extensive new requirements for removing barriers to providing affordable housing to all income groups in the City.</p> <p>Amendments to Comprehensive Plan land use designations text and map and the Zoning Map and Title 18 Zoning would occur simultaneously. Could include reducing the number of Comprehensive Plan land use designations to streamline rezone permit processes.</p>

S. SEPA Categorical Exemptions

SEPA (SSB 5818/2SSB 5412)		
Summary	Code to be Amended	Notes
Authorize City adoption of SEPA categorical exemption for project actions that develop housing within a UGA.	Chapter 16.04 Environmental Policy	<p>Adoption of higher categorical exemptions for all housing projects in UGA. Must follow the specific process to do 'up-front' environmental analysis when adopting.</p> <p>MRSC Article: MRSC – New Legislation Related to Climate and the Natural Environment</p> <p>MRSC Article: MRSC – Major Changes to Washington's Housing Laws</p> <p>Effective July 23, 2023.</p>

T. Use of Existing Buildings for Residential Purposes

Existing Buildings for Residential Use (ESHB 1142)		
Summary	Code to be Amended	Notes
Use of existing commercial, industrial, or institutional buildings for residential purposes.	Title 15 Buildings and Construction Title 18 Zoning	<p>Addresses the following:</p> <ul style="list-style-type: none"> • In zone districts that allow multifamily residential, allows internal units up to 50% of maximum zoning density. • Does not require more parking for internal units. • Does not impose permitting or development standards beyond those that apply to all residential uses in that zone district. • Makes design standards not applicable to residential conversions in existing buildings. • Allows residential units in all areas of buildings except defined ground floor retail on 'major pedestrian corridors.' <p>For creation of units within an existing building, the following cannot happen:</p> <ul style="list-style-type: none"> • Require unchanged units meet new energy code. • Deny building permit due to existing nonconformities. • Require a transportation concurrency study or environmental study. <p>An existing building is a building that has had a Certificate of Occupancy at least three years prior.</p> <p>Effective no later than six months after 2025 Comprehensive Plan update deadline (June 30, 2026).</p>

3. City Sponsored Development Code Updates

A. Density Bonus Requirements

Density Bonus Requirements		
Summary	Code to be Amended	Notes
Update the City's density bonus requirements for permanently affordable housing and the transfer of development rights.	Title 18 Zoning	Consider changing the City's current affordable housing requirement bonus to a 1 to 1 instead of 2 to 1. Remove transfer of development requirement to achieve highest residential densities.

B. General Amendments to Support Comprehensive Plan Update

General Amendments to Support Comprehensive Plan Update		
Summary	Code to be Amended	Notes
Update development code as needed to support the Comprehensive Plan update process.	Title 17 Land Division Title 18 Zoning	Specific development code amendments will be identified as the Comprehensive Plan update process proceeds.

C. Inpatient Substance Abuse Facilities in Essential Public Facilities

Inpatient Substance Abuse Facilities in Essential Public Facilities		
Summary	Code to be Amended	Notes
Update essential public facilities code to address expansion of drug and alcohol treatment facilities.	TMC 18.56.140 Essential Public Facilities	The Planning Commission and City Council started discussions as part of the 2022 Comprehensive Plan Amendments about the expansion of existing inpatient substance abuse facilities. Both the Planning Commission and City Council supported continuing those discussions as part of the City’s state-mandated 2025 Comprehensive Plan update process.

4. Next Steps

An in-person Land Use Element and Development Code Community Open House is scheduled for **October 2, 2024, at 7 p.m.** with a separate online component starting the day of the open house and active for two weeks.

Appendix A. Resources and Guidance

1. City of Tumwater

All documents related to the periodic update are on the [City's periodic update webpage](#), including:

- Information on all meetings
- State guidance materials.
- Drafts of the Elements as they are prepared.
- Staff reports and presentations.

Balancing Nature & Community

Tumwater's Path to Sustainable Growth

Every ten years, the City is required by the state to conduct a periodic update of its Comprehensive Plan and related development regulations to ensure that they comply with the Growth Management Act and respond to changes in the City.

GET INVOLVED	+
PROJECT SCHEDULE	+
PUBLIC ENGAGEMENT	+
CITY MEETINGS	+
DRAFT ELEMENTS	+
GUIDANCE DOCUMENTS	+
CITY PRESENTATIONS	+
CITY PUBLIC ENGAGEMENT	+
CITY STAFF REPORTS	+

2025 Development Code Update

Balancing Nature and Community: Tumwater's Path to Sustainable Growth

Joint City Council and Planning Commission Work Session, June 25, 2024



Intent



Discuss the City's approach to the State required amendments to the Tumwater Municipal Code, focusing on specific housing related amendments





The Need for Housing in Tumwater

Housing Need – Local

More needs to be done to increase the City's housing supply, even without the State requirements to do so

Total 2020 Supply and 2045 Need

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Anticipated Future Housing Need

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Rental: Public support needed in all markets	Rental: Public support needed in most markets	Rental: Incentives needed in many markets Home Ownership: Subsidy or incentives needed in many markets	Rental or Home Ownership: Incentives or zoning flexibility needed in some markets	Market Rent and Home Ownership



AMI = Area Median Income

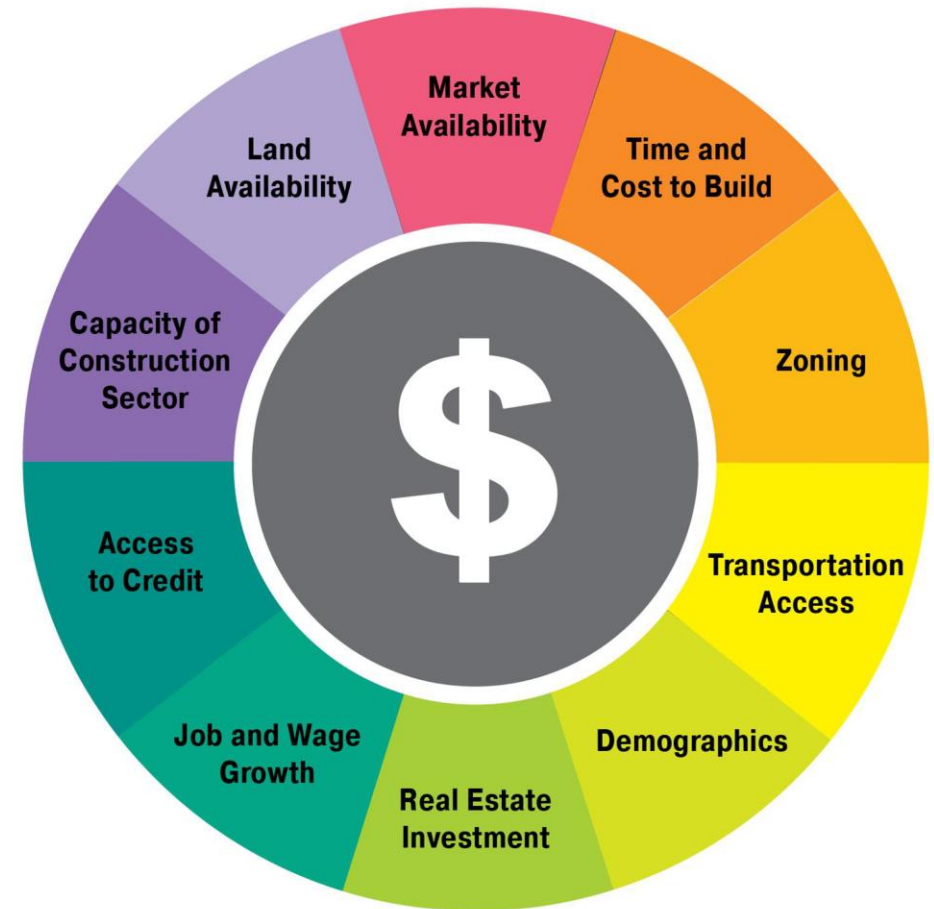


Development Regulation Discussion

City's Role in Development

Tumwater's zoning, regulations, permit procedures, and fees directly influence the location, intensity, and type of use that can be built:

- State Growth Management Act requirements
- Permit procedures
- Infrastructure that facilitates housing development



What are Development Regulations?

Development Regulations

Development regulations are legal tools that translate the goals and policies of the Comprehensive Plan into zoning, land division, and environment regulations

Zoning Map

Based on the Citywide Future Land Use Map, the City's Zoning Map establishes the location and boundaries of the zoning districts that allow specific uses and intensities



Questions to Consider for Each Item

1. How can the code language be simplified to allow more housing to be built?
2. What concerns do you have that should be addressed?

Focus on Specific Housing Related Amendments

1. Middle housing
2. Accessory dwelling units
3. Co-housing and other residential ownership types
4. Use of existing buildings for housing
5. Other housing items





Middle Housing

Middle Housing

Middle Housing (E2SHB 1110)		
Summary	Code to be Amended	Notes
Increase middle housing in areas traditionally dedicated to single-family detached housing	Title 18 Zoning Title 17 Land Division	Address the following: <ul style="list-style-type: none"> • Allow at least two units per lot in residential zones and at least four units per lot in residential zones if at least one unit is affordable housing • As an alternative, meet density requirements on 75% of City lots that are primarily dedicated to single-family • Note that the other state requirements for ADUs, parking, and transit availability are broader than E2SHB 1110 • Meeting the two ADUs per lot requirements of EHB 1337 may address some of these requirements • Allow at least six of the nine types of middle housing in residential zones • Allow zero lot line short plats

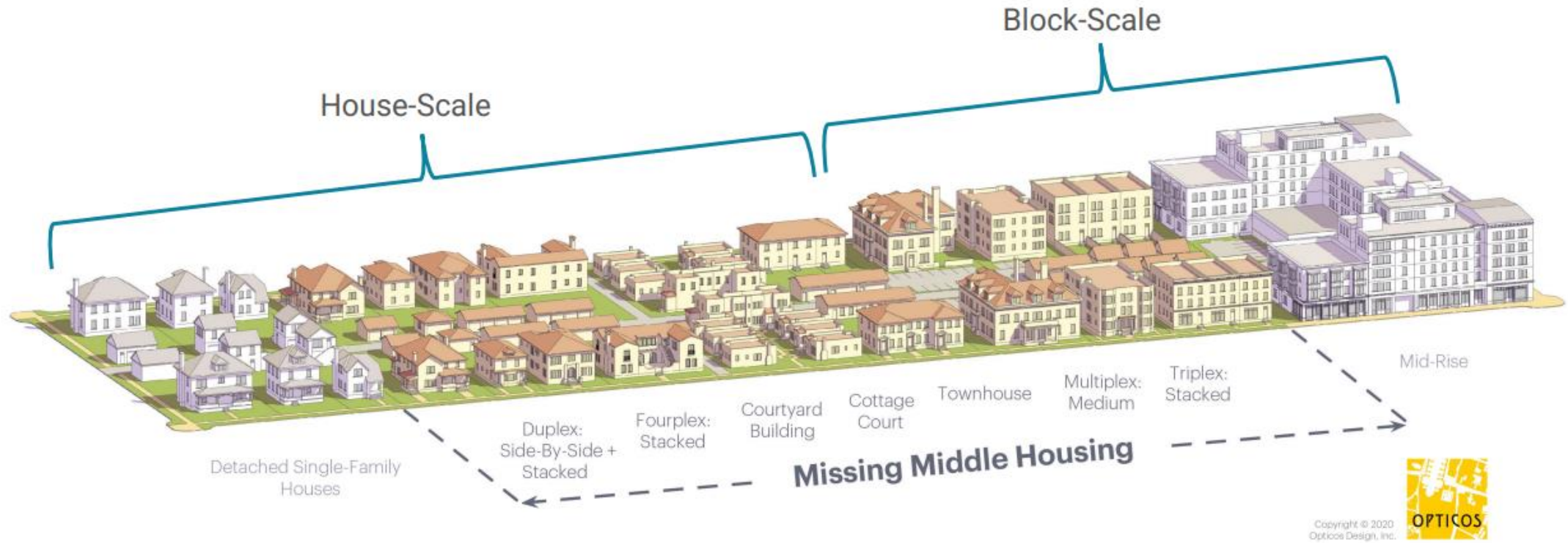


Middle Housing

Middle Housing (E2SHB 1110)		
Summary	Code to be Amended	Notes
Increase middle housing in areas traditionally dedicated to single-family detached housing	Title 18 Zoning Title 17 Land Division	Address the following: <ul style="list-style-type: none"> • Limit design review for middle housing to standards that apply to single-family houses • Limit parking requirements for middle housing to one parking space on lots less than 6,000 square feet and two spaces on lots greater than 6,000 square feet • Commerce approval of 'substantially similar' plans and regulations to those required in this bill • Commerce can grant timeline extension if will result in displacement or overburdened infrastructure • The Capital Facilities Plan update can also be delayed by the City if an extension is granted • Common Interest Communities (e.g., condominium or homeowners' associations) cannot prohibit implementation



Palette of Middle Housing Types



Discussion – Middle Housing



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?





Accessory Dwelling Units

ADU Wedgewood, Seattle by Pam MacRae/Sightline Institute

Accessory Dwelling Units

Accessory Dwelling Units (EHB 1337)		
Summary	Code to be Amended	Notes
Expand housing options by easing barriers to the construction and use of accessory dwelling units	Sections throughout Title 18 Zoning, especially TMC 18.42.010 Accessory Dwelling Units	<p>Ensure accessory dwelling unit (ADU) development regulations address state requirements:</p> <ul style="list-style-type: none"> • Allow two ADUs per lot – <i>Current code limits ADUs to one per lot with a single-family structure</i> • Maximum size of ADUS may be no less than 1,000 square feet – <i>Current code limits ADUs to 800 square feet in size</i> • No development or design standards for ADUs that are more restrictive than on the principal home – <i>Current code limits the design of an accessory dwelling to maintaining the design of main building</i> • Must allow conversion of existing building to an ADU even if nonconforming – <i>Current code does not allow this</i> • Impact fees for ADUs may not be greater than 50% of single-family homes



Example – Current Regulations (TMC 18.42.010)



- Lot size: 0.25 acres, 10,890 sq. ft.
- House 1,219 sq. ft. and Garage 528 sq. ft.
- Existing Impervious: 32% of site
- Setbacks Front: 10 feet, Side 5' feet Rear (ADU) 5 feet
- Zoning: SFL
- Lot Coverage Limit: 6,534 sq. ft. (60%)
- 1 ADU allowed per lot
- Off street parking requirements may apply
- 800 sq. ft. size limit
- Design requirements - must resemble the residence
- Impact fees



Accessory Dwelling Units



Things to consider:

- ADU ownership
- Impervious surface
- Entrances
- Setbacks
- Utility connections
- Parking
- Tree & Vegetation Code
- Smaller lots
- Permitting & recording



How Other Cities Address ADU Parking

- **Fircrest** – Off-street parking not required for ADUs unless the planning director determines there is insufficient on-street parking to satisfy parking demand
- **Kenmore** – No additional off-street parking spaces required for an ADU
- **Sumner** – ADUs created via garage conversion not required to have off-street parking, if there is available on-street parking, and the unit is located within half a mile of the Sumner transit station
- **Kirkland** – Off-street parking for one ADU not required, for lots with more than one ADU, one space is required, with exceptions (available street parking within 600 feet or property is located within 1/2 mile of frequent transit)

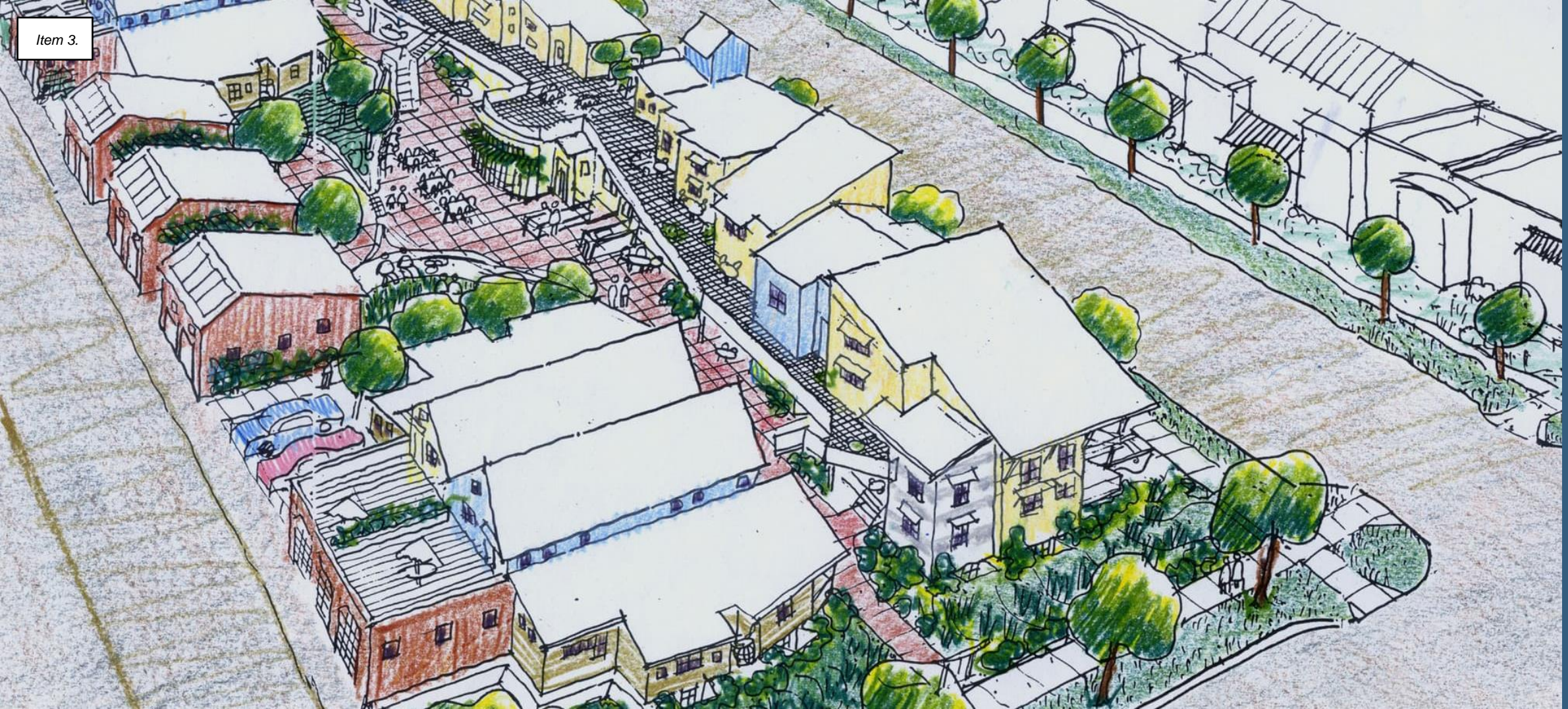


Discussion – Accessory Dwelling Units



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?





Co-Living Housing

A sketch of a cohousing community in Boulder, CO (Source: cohousing.org)

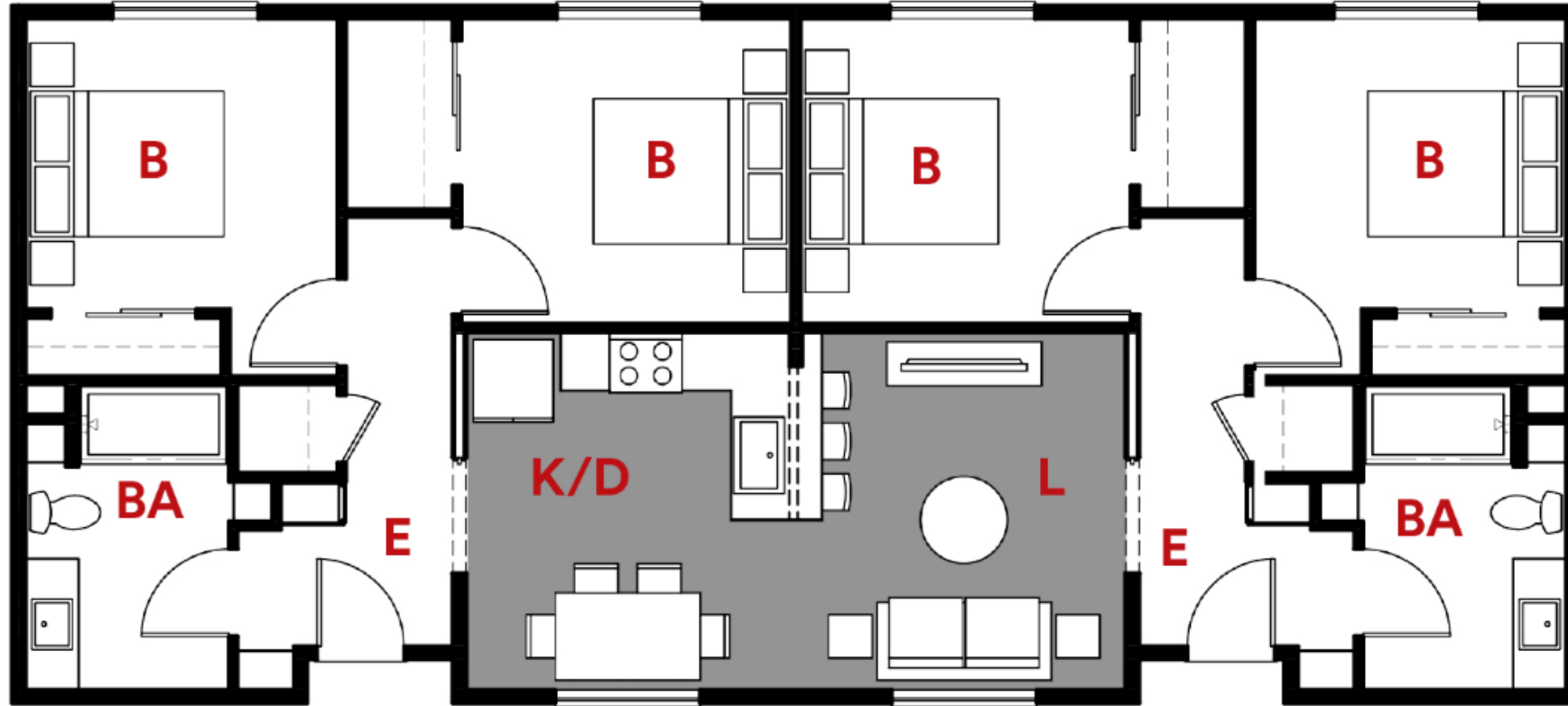
Co-Living Housing, Such as Rooming Houses

Co-Living Housing, Such as Rooming House Related Uses (ESHB 1998)

Summary	Code to be Amended	Notes
Increase the supply and affordability of residential units affordable to people with an AMI of 50% or more	Sections throughout Title 18 Zoning	<p>Co-living housing are sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building</p> <ul style="list-style-type: none"> Allow co-living housing as a permitted use on any lot located within the City that allows at least six multifamily residential units, including on a lot zoned for mixed use development



Co-Living Housing – Shared Areas



In-Line Unit Plan

1,269 sq. ft. | 4 Bedroom | 2 Bath



Co-Living Housing – State Requirements

The City may not require co-living housing to:

- Contain room dimensional standards larger than that required by the State Building Code, including dwelling unit size, sleeping unit size, room area, and habitable space
- Provide a mix of unit sizes or number of bedrooms or include other uses
- Have off-street parking within 1/2-mile walking distance of a major transit stop
- Provide more than 0.25 off-street parking spaces per sleeping unit
- Meet any standards that are more restrictive than those that are required for other types of residential uses in the same zone
- Treat a sleeping unit in co-living housing as more than 0.25 of a dwelling unit when calculating dwelling unit density or fees for permitting and utility connections
- Exclude co-living housing from participating in affordable housing incentives



Discussion – Co-Living Housing



1. How can the code language be simplified to allow more co-living housing to be built?
2. What concerns do you have that should be addressed?





Use of Existing Buildings for Housing

Use of Existing Buildings for Housing

Existing Buildings for Residential Use (ESHB 1142)		
Summary	Code to be Amended	Notes
<p>Use of existing commercial, industrial, or institutional buildings for residential purposes</p> <p>An existing building is a building that has had a Certificate of Occupancy at least three years prior</p>	<p>Title 15 Buildings and Construction</p> <p>Title 18 Zoning</p>	<p>Addresses the following:</p> <ul style="list-style-type: none"> • In zone districts that allow multifamily residential, allows internal units up to 50% of maximum zoning density • Does not require more parking for internal units • Does not impose permitting or development standards beyond those that apply to all residential uses in that zone district • Makes design standards not applicable to residential conversions in existing buildings • Allows residential units in all areas of buildings except defined ground floor retail on 'major pedestrian corridors' <p>For creation of units within an existing building, the following cannot happen:</p> <ul style="list-style-type: none"> • Require unchanged units meet new energy code • Deny building permit due to existing nonconformities • Require a transportation concurrency study or environmental study



Conversion Example

Zoning: General Commercial

Lot Size: 1.48 Acres, 9,654 sq. ft.

Parking: 5 parking spaces for every 1,000 sq. ft.

Surrounded by MFH, SFM, and MFM zoning

Apartments surround the property

Transit within one-half mile



Capitol Center Building – Views on 5th



Discussion – Use of Existing Buildings for Housing



1. How can the code language be simplified to allow the use of existing buildings for housing?
2. What concerns do you have that should be addressed?





Other Housing Items

Parking for Affordable and Multifamily Housing

Parking for Affordable and Multifamily Housing Near Transit (E2SHB 1923/SHB 2343)

Summary	Code to be Amended	Notes
Update parking code to reflect recent state legislation	Chapter TMC 18.50 Parking	<p>Minimum parking requirements for housing located within one-quarter mile of a transit stop:</p> <ul style="list-style-type: none"> • Not more than one parking space per bedroom or 0.75 space per unit for very low-income or extremely low-income housing • This would affect such developments along the Intercity Transit 12 and 13 lines • No required parking for housing for seniors or people with disabilities; parking requirements for staff and visitors of such housing units and consider other special conditions • This would affect developments along the Intercity Transit 13 line • Not more than one parking space per bedroom or 0.75 space per unit for market rate multifamily housing • This would affect developments along the Intercity Transit 13 line



Religious Sponsored Housing

Religious Sponsored Housing Density Bonus (SB 1377) / Religious Sponsored Homeless Housing (ESHB 1754)		
Summary	Code to be Amended	Notes
Provide an increased density bonus for affordable housing development (either single-family or multifamily) on property owned or controlled by a religious organization, provided certain conditions are met	Title 18 Zoning	The housing must be affordable for households earning less than 80% of the area median income and must remain affordable for at least 50 years, regardless of whether the religious organization continues to own the property Supported by the Tumwater Housing Action Plan
Review existing regulations on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses if on property owned or controlled by a religious organization	TMC 18.59.050 Homeless encampments	The legislation limits City requirements on outdoor encampments, safe parking efforts, indoor overnight shelters, and temporary small houses on property owned or controlled by a religious organization



Discussion – Other Housing Items



1. How can the code language be amended to address these items?
2. What concerns do you have that should be addressed?





Community Engagement

Hybrid Open Houses and Community Conversations



An in-person Land Use and Development Code Community Open House is scheduled for **October 2, 2024, at 7 p.m.** with a separate online component starting the day of the open house and active for two weeks



Community Engagement Timeline

Phase 1 – Public Engagement (2024-25)

Community Survey
Open Houses
Coffee Talks
Social Media
Other Actions

Phase II – Plan Development (2024)

Meetings every month
with the Planning
Commission and City
Council

Phase III – Plan Adoption (2025)

Planning Commission
briefing, work sessions,
and public hearing(s)

City Council briefing,
work sessions, and
consideration



Project Web Site

Balancing Nature & Community

Tumwater's Path to Sustainable Growth

Every ten years, the City is required by the state to conduct a periodic update of its Comprehensive Plan and related development regulations to ensure that they comply with the Growth Management Act and respond to changes in the City.

GET INVOLVED	+
PROJECT SCHEDULE	+
PUBLIC ENGAGEMENT	+
CITY MEETINGS	+
DRAFT ELEMENTS	+
GUIDANCE DOCUMENTS	+
CITY PRESENTATIONS	+
CITY PUBLIC ENGAGEMENT	+
CITY STAFF REPORTS	+

All documents related to the periodic update are on the [City's periodic update webpage](#), including:

- Information on all meetings
- State guidance materials
- Drafts of the Elements as they are prepared
- Staff reports and presentations



Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

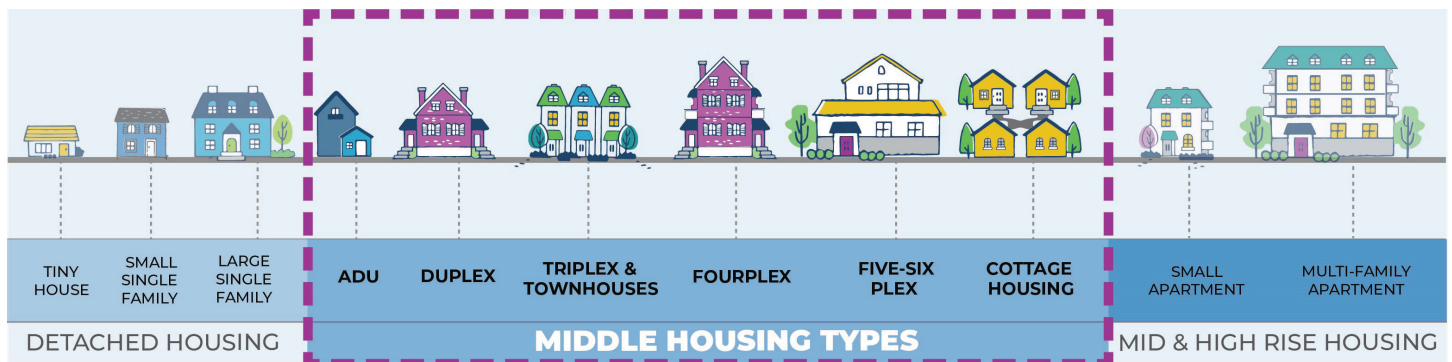
- The periodic update email is compplan@ci.tumwater.wa.us
- City of Tumwater Contact:
Brad Medrud, AICP
City of Tumwater Planning Manager
Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: bmedrud@ci.tumwater.wa.us





What is Middle Housing?

Middle housing is a term for homes at a scale in between *detached single-family houses* and *large multi-family apartment complexes*



In general, middle housing structures are...

- House-scaled, multi-unit buildings
- Compatible in scale and form with detached homes
- Located in (and designed to fit into) existing residential neighborhoods

Middle housing types include:

- Duplexes
- Triplexes
- Fourplexes
- Fiveplexes
- Sixplexes
- Townhouses
- Stacked flats
- Courtyard apartments
- Cottage housing



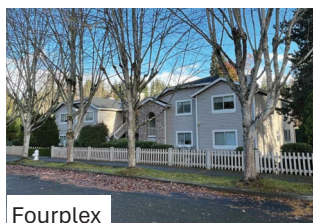
Duplex (side-by-side)



Duplex (stacked)



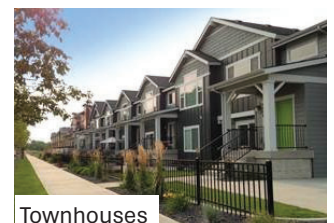
Triplex (side-by-side)



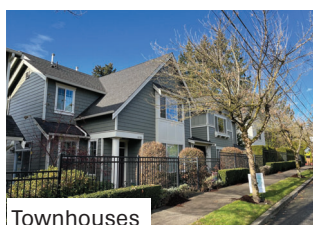
Fourplex



Sixplex



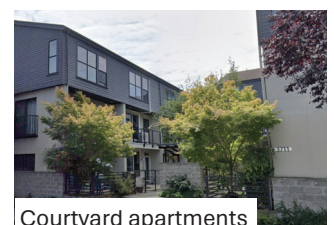
Townhouses



Townhouses



Cottage housing



Courtyard apartments

Why is Middle Housing Important?

- Tumwater has a **state mandate** to accommodate middle housing
 - E2SHB 1110 (2023) – Increase middle housing in areas traditionally dedicated to single-family detached housing
 - EHB 1337 – Expand housing options by easing barriers to the construction and use of accessory dwelling units
- Middle housing helps **address housing priorities** as identified in Tumwater’s community housing survey:
 - Reduce sprawl
 - Keep small town feel
 - Have more affordable options for owning/renting
 - Create more middle housing
 - Create affordable senior housing



Courtyard apartments in Olympia, WA



Duplex (side-by-side) in Everett, WA

- Incorporating middle housing into existing neighborhoods is an important strategy to **increase housing options**
 - It’s one of many efforts to address housing **affordability** and **attainability** in Tumwater and across the state

- **Reinvestment into existing neighborhoods** can improve the infrastructure for everyone
 - Sidewalks, transportation improvements, neighborhood-based services
 - Helps to create community and sense of place



Townhouses in Bothell, WA

Why is Middle Housing Important?

- Because housing needs change over the course of our lives – middle housing **can benefit everyone in our community**
- Middle housing serves housing needs not met by single-family homes or large-scale multifamily development – **making housing more attainable** for:

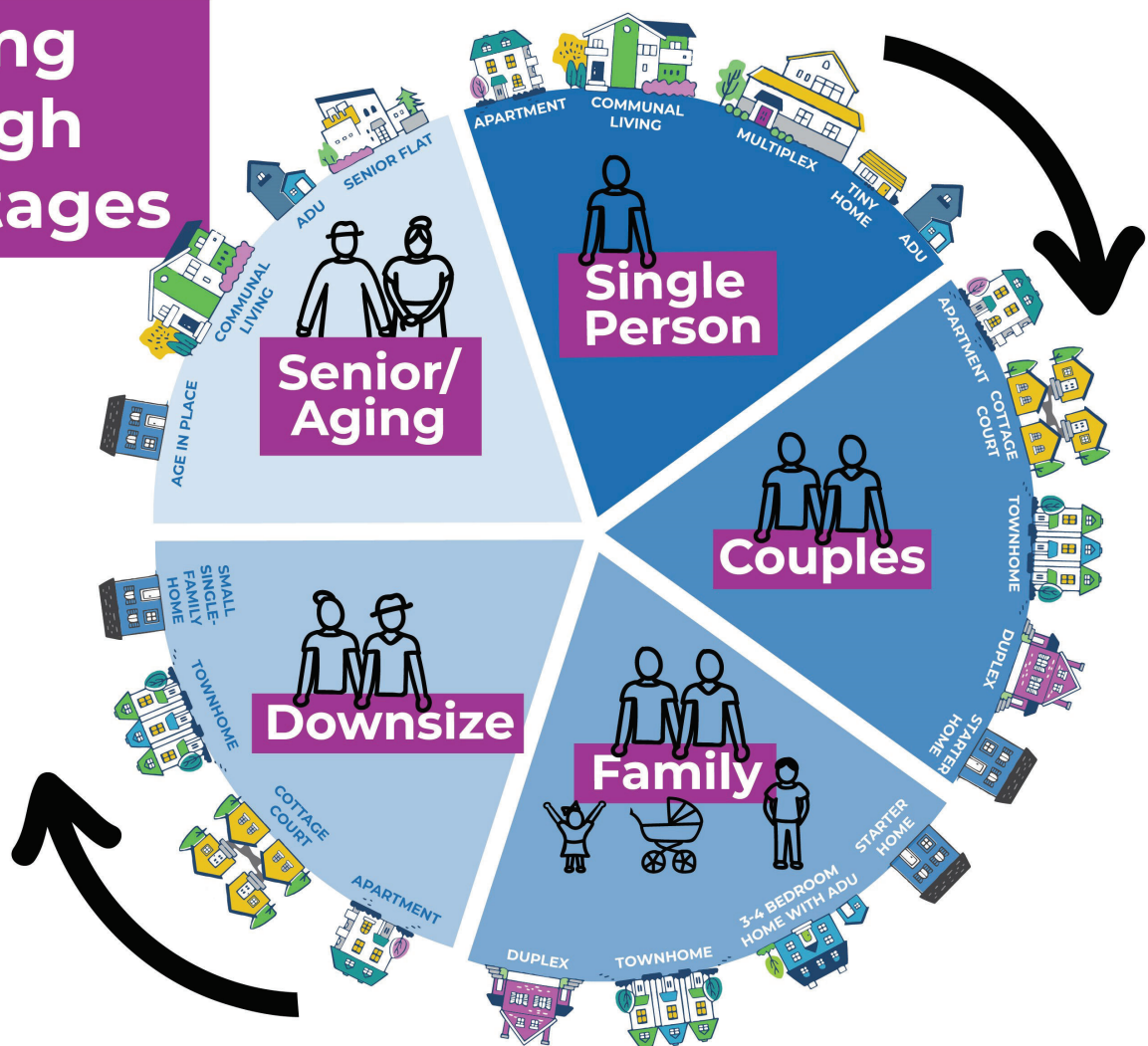
- **A diversity of lifestyles**

- Different needs
- Diversity of professions
- Different phases of life

- **A variety of household types**

- Young families
- Single households
- First-time homebuyers
- Older adults
- Multigenerational households

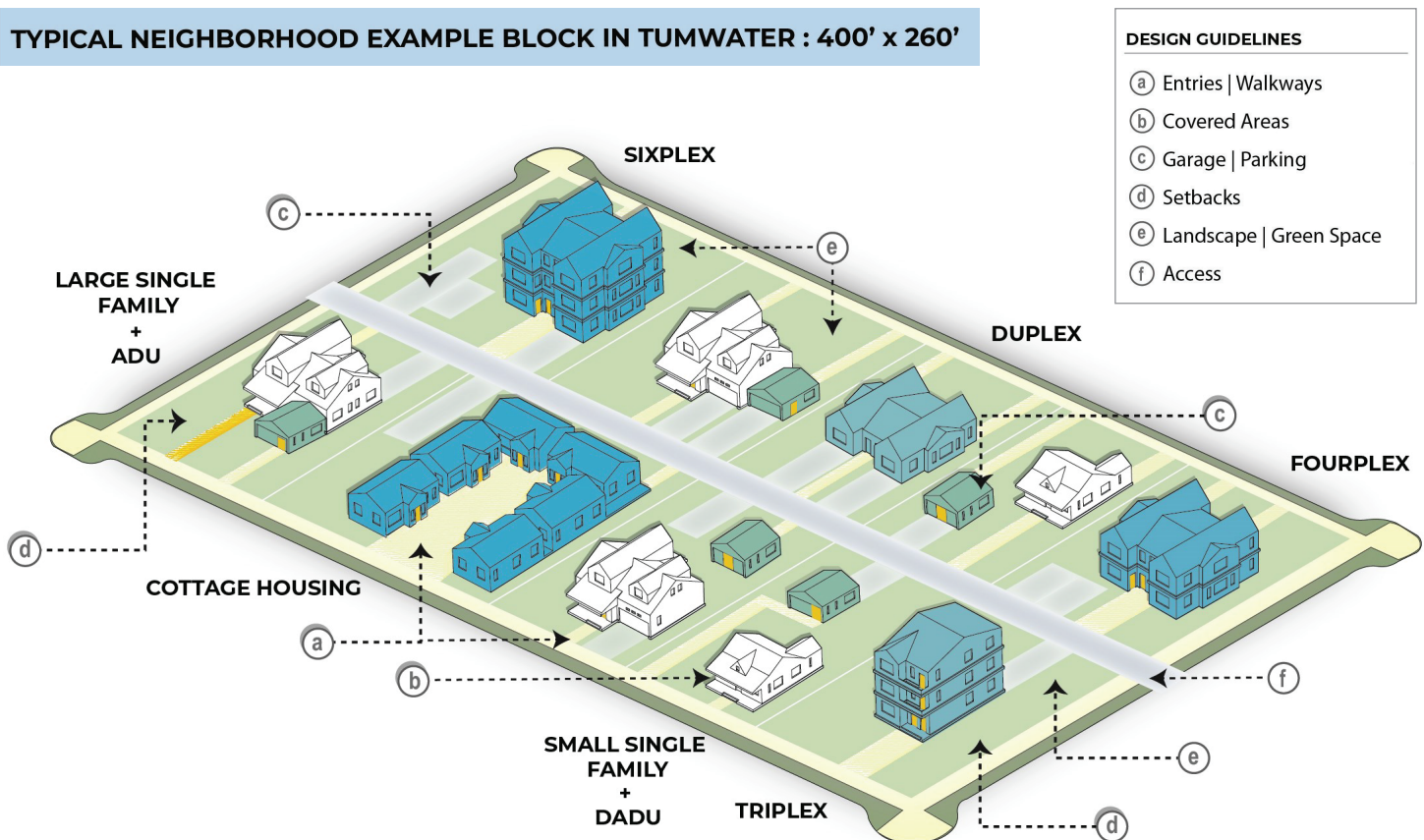
Housing Through Life Stages



What Does Middle Housing Look Like for Tumwater?

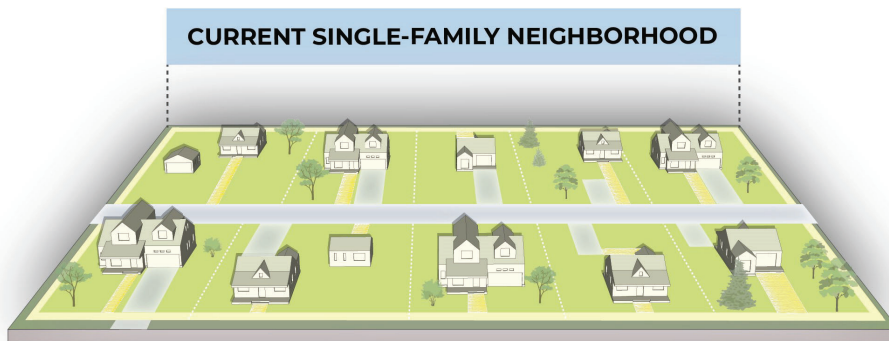
- Many **middle housing types already exist** in Tumwater's residential neighborhoods
 - Neighborhoods have always evolved to meet the needs of the community
- Incorporating middle housing allows for **“gentle infill”**
 - Change occurs incrementally – not overnight
 - Middle housing types are “house-scaled” and designed to be compatible with neighborhoods of detached homes
 - Small-scale infill enables existing neighborhoods to grow and evolve to accommodate more diverse housing types

TYPICAL NEIGHBORHOOD EXAMPLE BLOCK IN TUMWATER : 400' x 260'



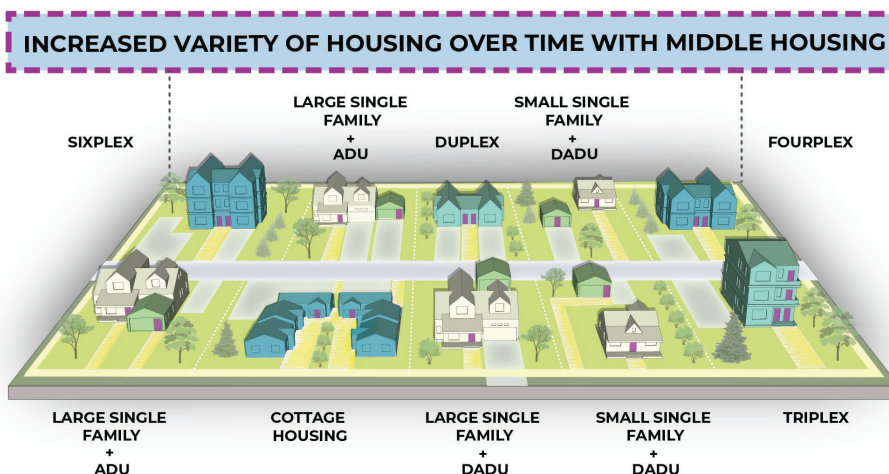
What Does Middle Housing Look Like for Tumwater?

- Allowing middle housing doesn't necessarily change the scale of buildings that are allowed to be built
 - Even though they accommodate additional units, many middle housing types are similar in size to detached single-family houses
 - Where middle housing is allowed, it still has to meet city development standards for that neighborhood (height, setbacks, design, etc.)
 - Existing homes in Tumwater's residential neighborhoods are likely smaller than the maximum size allowed under existing zoning code



Middle Housing Over Time

This graphic shows what a current single-family neighborhood in Tumwater can look like over time with thoughtful implementation of the City's middle housing development code and design guidelines.





LOCAL GOVERNMENT DIVISION GROWTH MANAGEMENT SERVICES

Periodic Update Checklist for Fully-Planning Cities

Notice: This checklist has been updated with the new 2022-2023 GMA legislation. Rows that include new 2022-2023 legislative changes or updated Commerce guidance are marked with an orange dot ●. Statutory changes adopted since 2015 are emphasized in **highlighted** text to help identify new GMA requirements that may not have been addressed during the last periodic update or through other amendments outside of the required periodic update process. Additionally, amendments to the GMA, including those from the 2023 legislative session, are summarized in [this document](#) on Commerce's [GMA Laws and Rules webpage](#).

City

Staff contact, phone + email

Overview: This checklist is intended to help cities that are fully planning under the Growth Management Act (GMA) conduct the “periodic review and update” of **comprehensive plans** and **development regulations** required under [RCW 36.70A.130 \(5\)](#). This checklist identifies components of comprehensive plans and development regulations that may need updating to reflect the latest local conditions or to comply with GMA changes since the last periodic update cycle (2015-2018).

Local governments should review local comprehensive plan policies, countywide planning policies and multicounty planning policies (where applicable) to be consistent with the new requirements.

Checklist Instructions

With the most recent versions of your comprehensive plan and development regulations in hand, fill out each item in the checklist, answering the following questions:

Is this item addressed in your current plan or development regulations? If YES, fill in the form with citation(s) to where in the plan or regulation the item is addressed. Where possible, we recommend citing policy or goal numbers by element rather than page numbers, since these can change. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce [Periodic Update webpage](#) or contact the [Commerce planner assigned to your region](#).

Is amendment needed to meet current statute? Check YES to indicate a change to your plan will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn't changed since your previous update, if your jurisdiction has kept current with required inventories, or if there haven't been many changes in local circumstances.

Use the "Notes" column to add additional information to note where your city may elect to work on or amend sections of your plan or development regulations, to call out sections that are not strictly required by the GMA, or to indicate if the item is not applicable to your jurisdiction.

Submit your checklist! This will be the first deliverable under your [periodic update grant](#).

PlanView system and instructions: Completed checklists can be submitted through Commerce's PlanView portal. The PlanView system allows cities and counties to submit and track amendments to comprehensive plans or development regulations online, with or without a user account. You can also submit via email: reviewteam@commerce.wa.gov Fill out and attach a [cover sheet](#), a copy of your submittal and this checklist. *Please be advised that Commerce is no longer accepting paper submittals.*

For further information about the submittal process, please visit Commerce's [Growth Management Act Laws and Rules webpage](#).

Need help?

Please visit Commerce's [periodic update webpage](#) for additional resources.

Or contact:

Suzanne Austin, AICP
Senior Planner
Growth Management Services
WA Department of Commerce
509.407.7955
Suzanne.Austin@commerce.wa.gov

Or, [your assigned regional planner](#)

Checklist Navigation

Section I: Comprehensive Plan	Section II: Development Regulations	Appendices
LAND USE	CRITICAL AREAS	APPENDIX A: HOUSING UNIT MINIMUMS PER POPULATION
HOUSING	ZONING CODE	APPENDIX B: ELEMENT UPDATES UNDER HB 1181
CAPITAL FACILITIES	SHORELINE MASTER PROGRAM	
UTILITIES	RESOURCE LANDS	
TRANSPORTATION	ESSENTIAL PUBLIC FACILITIES	
SHORELINE	SUBDIVISION CODE	
ESSENTIAL PUBLIC FACILITIES	STORMWATER	
TRIBAL PLANNING	ORGANIC MATERIALS MANAGEMENT	
CLIMATE CHANGE & RESILIENCY	IMPACT FEES	
ECONOMIC DEVELOPMENT	CONCURRENCY & TDM	
PARKS & RECREATION	TRIBAL PARTICIPATION	
OPTIONAL ELEMENTS	REGULATIONS FOR OPTIONAL ELEMENTS	
CONSISTENCY	PROJECT REVIEW PROCEDURES	
PUBLIC PARTICIPATION	PLAN & REGULATION AMENDMENTS	

Section I: Comprehensive Plan

Land Use Element

Consistent with countywide planning policies (CWPPs) and [RCW 36.70A.070\(1\)](#), amended in 2023

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: 2021-2022 legislation ESSB 5593 includes changes to RCW 36.70A.130 regarding UGA size, patterns of development, suitability and infrastructure.</p> <p>Coordinate these efforts with your county.</p>				Completed: <input type="checkbox"/> Date:
<p>a. The element integrates relevant county-wide planning policies into the local planning process, and ensures local goals and policies are consistent. For jurisdictions in the central Puget Sound region, the plan is consistent with applicable multicounty planning policies. RCW 36.70A.210 WAC 365-196-305</p> <p>Coordinate these efforts with your county.</p>				Completed: <input type="checkbox"/> Date:
<p>b. A future land use map showing city limits and UGA boundaries. RCW 36.70A.070(1) amended in 2023 and RCW 36.70A.110(6), WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)</p>				Completed: <input type="checkbox"/> Date:
<p>c. Consideration of urban planning approaches that increase physical activity and reduce per capita vehicle miles 25 traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(j).</p> <p>Additional resources: Commerce's Climate guidance, Transportation Efficient Communities' guidance, and the WA Department of Health Washington State Plan for Healthy Communities and Active Community Environment Toolkit</p>				Completed: <input type="checkbox"/> Date:

Section I: Comprehensive Plan

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. A consistent population projection throughout the plan which should be consistent with the jurisdiction's allocation of countywide population and housing needs. RCW 36.70A.115 , RCW 43.62.035 and WAC 365-196-405(f)				Completed: <input type="checkbox"/> Date:
e. Estimates of population densities and building intensities based on future land uses and housing needs. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(2)(i) <ul style="list-style-type: none"> For cities required to plan under the Buildable Lands Program, RCW 36.70A.215 amended in 2017, some jurisdictions may need to identify reasonable measures to reconcile inconsistencies. See Commerce's Buildable Lands Program page. 				Completed: <input type="checkbox"/> Date:
f. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) (amended in 2023), WAC 365-196-405(1)(c) ; WAC 365-196-485(1)(d)				Completed: <input type="checkbox"/> Date:
g. 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. RCW 36.70A.150 and WAC 365-196-340				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>h. Identification of open space corridors and green spaces within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails and connection of critical areas, and urban and community forests within the UGA. RCW 36.70A.070(1) amended in 2023, RCW 36.70A.160 and WAC 365-196-335</p>				Completed: <input type="checkbox"/> Date:
<p>i. If there is an airport within or adjacent to the city: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547</p> <p>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT. WAC 365-196-455</p>				Completed: <input type="checkbox"/> Date:
<p>j. Where applicable, a 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. RCW 36.70A.070(1) (amended in 2023) and WAC 365-196-405(2)(e)</p> <p>Note: RCW 90.56.010(27) defines waters of the state.</p> <p>Additional resources: Commerce's climate guidance, Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
k. 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, the city must have included the best available science (BAS) 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. RCW 36.70A.030(6) , RCW 36.70A.172 , WAC 365-190-080 . Best Available Science: see WAC 365-195-900 through -925				Completed: <input type="checkbox"/> Date:
l. If forest or agricultural lands of long-term commercial significance are designated inside a city: a program authorizing Transfer (or Purchase) of Development Rights. RCW 36.70A.060(4) , RCW 36.70A.170				Completed: <input type="checkbox"/> Date:
m. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3) , WAC 365-196-475				Completed: <input type="checkbox"/> Date:
n. New section RCW 36.70A.142 (2022), HB 1799: Development regulations newly developed, updated, or amended <i>after January 1, 2025</i> allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting must meet criteria described in RCW 70A.205.040(3) . See also RCW 36.70.330 . For applicability, see RCW 70A.205.540 .				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
o. Give special consideration to achieving environmental justice in goals and policies, including efforts to avoid creating or worsening environmental health disparities. RCW 36.70A.070(1) amended in 2023.				Completed: <input type="checkbox"/> Date:
p. The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools and through wildfire preparedness and fire adaptation measures. RCW 36.70A.070(1) amended in 2023. See also: International Wildland-Urban Interface Code				Completed: <input type="checkbox"/> Date:

Housing Element

New 2021 and 2022 legislation substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to [Commerce's housing webpage](#) for further information. See also [Appendix A](#) of this checklist for the new 2023 minimum housing unit requirements per city population.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Notice: For more information about what these housing element requirements involve and what Commerce staff will be reviewing for, please see the Expanded Housing Checklist located on the Updating GMA Housing Elements webpage.</p>				
<p>a. Goals, policies and objectives for:</p> <ul style="list-style-type: none"> the preservation, improvement and development of housing RCW 36.70A.070(2)(b); moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes, within an urban growth area boundary, RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a); and Consideration of housing locations in relation to employment locations and the role of ADUs. RCW 36.70A.070(2)(d) new in 2021 <p>Notice: These items were separately listed in the previous version of the checklist. No content was changed.</p>				Completed: <input type="checkbox"/> Date:
<p>b. An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce. RCW 36.70A.070(2)(a) amended in 2021, WAC 365-196-410(2)(b) and (c)</p>				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Identification of capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters and permanent supportive housing. RCW 36.70A.070(2)(c) amended in 2021 , WAC 365-196-410(e) and (f)				Completed: <input type="checkbox"/> Date:
d. Adequate provisions for existing and projected housing needs for all economic segments of the community, including documenting barriers and actions needed to achieve housing availability. RCW 36.70A.070(2)(d) amended in 2021 , WAC 365-196-010(g)(ii) , WAC 365-196-300(f) , WAC 365-196-410 and see Commerce's Housing Action Plan (HAP) guidance: Guidance for Developing a Housing Action Plan .				Completed: <input type="checkbox"/> Date:
e. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including: <ul style="list-style-type: none"> • Zoning that may have a discriminatory effect; • Disinvestment; and • Infrastructure availability RCW 36.70A.070 (2)(e) new in 2021				Completed: <input type="checkbox"/> Date:
f. Establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. RCW 36.70A.070(2)(f) new in 2021				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>g. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments. RCW 36.70A.070(2)(g) new in 2021</p> <p>Establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing. RCW 36.70A.070(2)(h) new in 2021</p> <p>See also: Support Materials for Racially Disparate Impacts, Exclusion and Displacement Work</p>				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

Capital Facilities Plan (CFP) Element

To serve as a check on the practicality of achieving other elements of the plan, covering all capital facilities planned, provided and paid for by public entities including local government and special districts, etc. including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from park and recreation elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and [RCW 36.70A.070\(3\)](#) amended in 2023. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120				Completed: <input type="checkbox"/> Date:
b. An inventory of existing capital facilities owned by public entities, including green infrastructure. RCW 36.70A.070(3)(a) amended in 2023 and WAC 365-196-415(1)(a)				Completed: <input type="checkbox"/> Date:
c. A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.				Completed: <input type="checkbox"/> Date:
d. Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c) Infrastructure investments should consider equity and plan for any potential displacement impacts.				Completed: <input type="checkbox"/> Date:
e. A six-year plan (at minimum) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) , RCW 36.70A.120 , WAC 365-196-415(1)(d)				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element.				Completed: <input type="checkbox"/> Date:
g. If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)				Completed: <input type="checkbox"/> Date:
h. Identify and include information about all public entities, including special purpose districts that own capital facilities. RCW 36.70A.070 (3) amended in 2023				Completed: <input type="checkbox"/> Date:

Utilities Element

Consistent with relevant CWPPs and [RCW 36.70A.070 \(4\)](#) amended in 2023. Utilities include, but are not limited to: sanitary sewer systems, water lines, fire suppression, electrical lines, telecommunication lines, and natural gas lines. Changes made to this element through [HB 1181](#) (climate change and resiliency) are not required, although jurisdictions should make a good faith effort to incorporate these items to be consistent with the new legislation.

a. The general location, proposed location and capacity of all existing and proposed utilities, to include telecommunications. RCW 36.70A.070(4)(a) amended in 2023 and WAC 365-196-420				Completed: <input type="checkbox"/> Date:
b. Identify and include information and contact information about all public entities, including special purpose districts that own utility systems. RCW 36.70A.070 (4)(b) new in 2023				Completed: <input type="checkbox"/> Date:

Transportation Element

Consistent with relevant CWPPs and RCW 36.70A.070 (6) amended in 2023 by HB 1181. See also the new climate element below for jurisdictional requirements.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. An inventory of air, water and ground transportation facilities and services, including transit alignments, active transportation facilities, state-owned transportation facilities and general aviation airports. <u>RCW 36.70A.070(6)(a)(iii)(A) amended in 2023</u> and <u>WAC 365-196-430(2)(c)</u>				Completed: <input type="checkbox"/> Date:
b. Adopted multimodal levels of service standards for all locally owned arterials, locally and regionally operated transit routes that serve UGAs, state-owned or operated transit routes that serve urban areas if the department of transportation has prepared such standards, and active transportation facilities to serve as a gauge to judge performance of the system and success in helping to achieve environmental justice. <u>RCW 36.70A.070(6)(a)(iii)(B) and (C) amended in 2023</u> , <u>WAC 365-196-430</u>				Completed: <input type="checkbox"/> Date:
c. Identification of specific actions to bring transportation facilities and services to established multimodal LOS. <u>RCW 36.70A.070(6)(a)(iii)(D) amended in 2023</u> , <u>WAC 365-196-430</u>				Completed: <input type="checkbox"/> Date:
d. A forecast of multimodal transportation for at least 10 years including land use assumptions used in estimating travel. <u>RCW 36.70A.070(6)(a)(i)</u> , <u>RCW 36.70A.070 (6)(a)(iii)(E) amended in 2023</u> , <u>WAC 365-196-430(2)(f)</u>				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. A projection of state and local system needs to equitably meet current and future demand and equitably implement the multimodal network. RCW 36.70A.070(6)(a)(iii)(F) amended in 2023, WAC 365-196-430(1)(c)(vi) and RCW 47.06				Completed: <input type="checkbox"/> Date:
f. A transition plan for transportation as required in Title II of ADA . Perform self-evaluations of current facilities and develop a program access plan to address deficiencies and achieve the identification of physical obstacles, establish methods, perform modifications and identify leadership roles. RCW 36.70A.070(6)(a)(iii)(G) new in 2023.				Completed: <input type="checkbox"/> Date:
g. An active transportation component to include collaborative efforts to identify and designate planned improvements for active transportation facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles. RCW 36.70A.070(6)(a)(vii) amended in 2023, WAC 365-196-430(2)(j)				Completed: <input type="checkbox"/> Date:
h. A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i)(i)				Completed: <input type="checkbox"/> Date:
i. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) , WAC 365.196-430(2)(k)(iv)				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
j. A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 , WAC 365-196-430(2)(k)(ii)				Completed: <input type="checkbox"/> Date:
k. If probable funding falls short of meeting identified needs of the transportation system, including state transportation facilities, a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. RCW 36.70A.070(6)(a)(iv)(C) amended in 2023 , WAC 365-196-430(2)(l)(iii)				Completed: <input type="checkbox"/> Date:
l. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v) ; WAC 365-196-430(1)(e) and 430(2)(a)(iii)				Completed: <input type="checkbox"/> Date:

Shoreline

For shorelines of the state, the goals and policies of the shoreline management act as set forth in [RCW 90.58.020](#) are added as one of the goals of the Growth Management Act (GMA) as set forth in [RCW 36.70A.480](#). The goals and policies of a shoreline master program for a county or city approved under [RCW 90.58](#) shall be considered an element of the county or city's comprehensive plan.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. The policies, goals, and provisions of RCW 90.58 and applicable guidelines shall be the sole basis for determining compliance of a shoreline master program with this chapter except as the shoreline master program is required to comply with the internal consistency provisions of RCW 36.70A.070 , 36.70A.040(4) , 35.63.125 , 35A.63.105 , 36.70A.480				Completed: <input type="checkbox"/> Date:
b. Shoreline master programs shall provide a level of protection to critical areas located within shorelines of the state that assures no net loss of shoreline ecological functions necessary to sustain shoreline natural resources as defined by department of ecology guidelines adopted pursuant to RCW 90.58.060 .				Completed: <input type="checkbox"/> Date:
c. Shorelines of the state shall not be considered critical areas under this chapter except to the extent that specific areas located within shorelines of the state qualify for critical area designation based on the definition of critical areas provided by RCW 36.70A.030(5) and have been designated as such by a local government pursuant to RCW 36.70A.060(2)				Completed: <input type="checkbox"/> Date:

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
d. If a local jurisdiction's master program does not include land necessary for buffers for critical areas that occur within shorelines of the state, as authorized by RCW 90.58.030(2)(f) , then the local jurisdiction shall continue to regulate those critical areas and their required buffers pursuant to RCW 36.70A.060(2) .				Completed: <input type="checkbox"/> Date:

Provisions for siting essential public facilities (EPFs)

Consistent with CWPPs and [RCW 36.70A.200](#), amended 2021. This section can be included in the Capital Facilities Element, Land Use Element or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs.

a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200 and WAC 365-196-550(1) Notes: RCW 36.70A.200, amended 2021 regarding reentry and rehabilitation facilities. EPFs are defined in RCW 36.70A.200 . Regional transit authority facilities are included in the list of essential public facilities.				Completed: <input type="checkbox"/> Date:
b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. WAC 365-196-550(3)				Completed: <input type="checkbox"/> Date:

Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose (opt-in) to participate in the local and regional planning processes.

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period. RCW 36.70A.040(8)(a) new in 2022, RCW 36.70A.190 new in 2022				Completed: <input type="checkbox"/> Date:
b. <i>Port elements</i> , if adopted, are developed collaboratively between the city, the applicable port and the applicable tribe(s), which shall comply with RCW 36.70A.040(8) . RCW 36.70A.085 amended in 2022				Completed: <input type="checkbox"/> Date:
c. <i>Urban Growth Areas</i> : counties and cities coordinate planning efforts for any areas planned for urban growth with applicable tribe(s). RCW 36.70A.110(1) amended 2022, RCW 36.70A.040(8)				Completed: <input type="checkbox"/> Date:

Climate Change and Resiliency

New in 2023, see [HB 1181](#). RCW and WAC updates are forthcoming.

A new required element for comprehensive plans and new goal of the GMA. Designed to reduce greenhouse gas (GHG) emissions, plan for resiliency and support environmental justice. Climate elements must maximize economic, environmental and social co-benefits and prioritize environmental justice in order to avoid worsening environmental health disparities. A climate element can take the form of a single comprehensive plan chapter or be integrated into several chapters/elements such as housing, transportation and land use. Visit [Commerce's Climate Program](#) webpage for further guidance, grants, tools and staff contacts.

These requirements for GHG emission reductions and resiliency apply to the following counties and their cities with a population greater than 6,000 as of April 1, 2021. Please also review [Appendix B](#) for requirements due in the upcoming [periodic update](#).

- June 30, 2025 Deadline: Clark, Skagit, Thurston, Whatcom
- June 30, 2026 Deadline: Benton, Franklin, Spokane
- June 30, 2029 Deadline: These jurisdictions are only required to update two elements this cycle – the transportation and climate elements

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Greenhouse gas emissions reduction sub-element: must include goals and policies to reduce emissions and vehicle miles traveled. This sub-element is mandatory for the state's largest and fastest-growing counties and the cities within those counties. RCW 36.70A.070(9) new in 2023				Completed: <input type="checkbox"/> Date:
b. Resiliency sub-element: must include goals and policies to improve climate preparedness, response and recovery efforts. This is mandatory for all counties and cities fully planning under the GMA and encouraged for others. RCW 36.70A.070(9) new in 2023				Completed: <input type="checkbox"/> Date:

Future required elements: pending state funding

As of 2022, these elements have not received state funding to aid local jurisdictions in implementation. Therefore, these elements are not required to be added to comprehensive plans at this time. Commerce encourages jurisdictions to begin planning for these elements, pending the future mandate.

	In Current Plan? Yes/No If yes, cite section	Notes	
<p>Economic Development</p> <p>Although included in RCW 36.70A.070 “mandatory elements” an economic development element is not currently required because funding was not provided to assist in developing local elements when this element was added to the GMA. However, provisions for economic growth, vitality, and a high quality of life are important, and supporting strategies should be integrated with the land use, housing, utilities, and transportation elements. RCW 36.70A.070(7) amended in 2017</p>			Completed: <input type="checkbox"/> Date:
<p>Parks and Recreation</p> <p>Implements and is consistent with the capital facilities plan. Include a ten-year demand estimate, evaluation of service and facilities needs and evaluation of tree canopy coverage within UGAs. RCW 36.70A.070(8) amended in 2023</p> <p>Although included in RCW 36.70A.070 “mandatory elements” a parks and recreation element is not currently required because the state did not provide funding to assist in developing local elements when this provision was added to the GMA. However, parks, recreation and open space planning are GMA goals, and it is important to plan for and fund these facilities.</p>			Completed: <input type="checkbox"/> Date:

Optional Elements

Pursuant to [RCW 36.70A.080](#), a comprehensive plan may include additional elements, items, or studies dealing with other subjects relating to the physical development within its jurisdiction, including, but not limited to:

	In Current Plan? Yes/No If yes, cite section	Notes	
Sub-Area Plans			Completed: <input type="checkbox"/> Date:
Conservation			Completed: <input type="checkbox"/> Date:
Recreation			Completed: <input type="checkbox"/> Date:
Solar Energy			Completed: <input type="checkbox"/> Date:

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, multi-county planning policies (MPPs), and the GMA. RCW 36.70A.100 and 210 , WAC 365-196-305 ; 400(2)(c) ; 510 and 520				Completed: <input type="checkbox"/> Date:
b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) and WAC 365-197-040				Completed: <input type="checkbox"/> Date:
c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 and WAC 365-196-520				Completed: <input type="checkbox"/> Date:

Public Participation

a. Plan ensures public participation in the comprehensive planning process. RCW 36.70A.020(11) , .035 , and .140 , WAC 365-196-600(3) provide possible public participation choices.				Completed: <input type="checkbox"/> Date:
b. If the process for making amendments is included in the comprehensive plan: <ul style="list-style-type: none"> The plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2), WAC365-196-640 The plan sets out a procedure for adopting emergency amendments and defines emergency. RCW 36.70A.130(2)(b) and RCW 36.70A.390, WAC 365-196-650(4) 				Completed: <input type="checkbox"/> Date:

Consistency is required by the GMA

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Plan or program for monitoring how well comprehensive plan policies, development regulations, and other implementation techniques are achieving the comp plan's goals and the goals of the GMA. WAC 365-196-660 discusses a potential review of growth management implementation on a systematic basis. New 2021-2022 legislation HB 1241 provides that those jurisdictions with a periodic update due in 2024 have until December 31, 2024 to submit. The legislation also changed the update cycle to every ten years after the 2024-2027 cycle. Jurisdictions that meet the new criteria described in RCW 36.70A.130(9) will be required to submit an implementation progress report five years after the review and revision of their comprehensive plan.				Completed: <input type="checkbox"/> Date:
d. Considerations for preserving property rights. Local governments must evaluate proposed regulatory or administrative actions to assure that such actions do not result in an unconstitutional taking of private property. RCW 36.70A.370 . For further guidance see the 2018 Advisory Memo on the Unconstitutional Taking of Private Property				Completed: <input type="checkbox"/> Date:
e. Encourage the involvement of citizens in the planning process, <u>including the participation of vulnerable populations and overburdened communities</u> , and ensure coordination between communities and jurisdictions to reconcile conflicts. HB 1181 (2023) revised RCW 36.70A.020 Planning Goals for inclusion of				Completed: <input type="checkbox"/> Date:

Consistency is required by the GMA

vulnerable populations and overburdened communities. RCW 36.70A.035 <i>Public Participation</i> was not amended under HB 1181.				
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Section II: Development Regulations

Must be consistent with and implement the comprehensive plan. [RCW 36.70A.040](#), [WAC 365-196-800](#) and [810](#)

Critical Areas

Regulations protecting critical areas are required by [RCW 36.70A.060\(2\)](#), [RCW 36.70A.172\(1\)](#), [WAC 365-190-080](#) and [WAC 365-195-900](#) through 925.

Please visit Commerce's [Critical Areas webpage](#) for resources and to complete the [Critical Areas Checklist](#). Critical areas regulations must be reviewed and updated, as necessary, to incorporate legislative changes and best available science. Jurisdictions using periodic update grant funds to update critical areas regulations must submit the critical areas checklist as a first deliverable, in addition to this periodic update checklist.

Zoning Code

Note: Please review the new 2023 housing laws in the [Washington State Housing Laws of 2019 through 2023](#) guidance, on Commerce's [Planning for Housing](#) webpage and [Appendix A](#) of this checklist.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Notice: For more information about housing regulatory changes regarding supportive housing types, see Supportive Housing Types Review Checklist on the Updating GMA Housing Elements webpage . And for additional information on middle housing and ADU regulations, see the Middle Housing webpage .				
a. Zoning designations are consistent and implement land use designations that accommodate future housing needs by income bracket as allocated through the countywide planning process. (RCW 36.70A.070(2)(c) - amended in 2021 (HB 1220))				Completed: <input type="checkbox"/> Date:
b. Permanent supportive housing or transitional housing must be allowed where residences and hotels are allowed. RCW 36.70A.390 new in 2021, (HB 1220 sections 3-5) "permanent supportive housing" is defined in RCW 36.70A.030 ; "transitional housing" is defined in RCW 84.36.043(2)(c)				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
c. Indoor emergency shelters and indoor emergency housing must be allowed in any zones in which hotels are allowed, except in cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within one-mile of transit. RCW 35A.21.430 amended in 2021, RCW 35.21.683 , amended in 2021, (HB 1220 sections 3-5) “emergency housing” is defined in RCW 84.36.043(2)(b)				Completed: <input type="checkbox"/> Date:
d. The number of unrelated persons that occupy a household or dwelling unit except as provided in state law, for short-term rentals, or occupant load per square foot shall not be regulated or limited by cities. (HB 5235) , RCW 35.21.682 new in 2021, RCW 35A.21.314 new in 2022, RCW 36.01.227 new in 2021				Completed: <input type="checkbox"/> Date:
e. Limitations on the amount of parking local governments can require for low-income, senior, disabled and market-rate housing units located near high-quality transit service. RCW 36.70A.620 amended in 2020 and RCW 36.70A.600 amended in 2019				Completed: <input type="checkbox"/> Date:
f. Family day care providers are allowed in all residential dwellings located in areas zoned for residential or commercial RCW 36.70A.450 . Review RCW 43.216.010 for definition of family day care provider and WAC 365-196-865 for more information.				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
g. Manufactured housing is regulated the same as site built housing. RCW 35.21.684 amended in 2019, RCW 35.63.160 , RCW 35A.21.312 amended in 2019 and RCW 36.01.225 amended in 2019. A local government may require that manufactured homes: (1) are new, (2) are set on a permanent foundation, and (3) comply with local design standards applicable to other homes in the neighborhood, but may not discriminate against consumer choice in housing. See: National Manufactured Housing Construction and Safety Standards Act of 1974				Completed: <input type="checkbox"/> Date:
h. Accessory dwelling units: cities (and counties) must adopt or amend by ordinance, and incorporate into their development regulations, zoning regulations and other official controls. RCW 36.70A.680 amended in 2023, RCW 36.70A.681 amended in 2023, RCW 36.70A.696 amended in 2023, RCW 36.70A.697 amended in 2020, RCW 36.70A.698 amended in 2020, RCW 36.70A.699 amended in 2020 See new Commerce guidance on the Middle Housing webpage				Completed: <input type="checkbox"/> Date:
i. Residential structures occupied by persons with handicaps, and group care for children that meets the definition of “familial status” are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. No city or county planning under the GMA may enact or maintain ordinances, development regulations, or administrative practices which treat a residential structure occupied by persons with handicaps differently than a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410 , RCW 70.128.140 and 150 , RCW 49.60.222-225 and WAC 365-196-860				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
j. Affordable housing programs enacted or expanded under RCW 36.70A.540 amended in 2022 comply with the requirements of this section. Examples of such programs may include: density bonuses within urban growth areas, height and bulk bonuses, fee waivers or exemptions, parking reductions, expedited permitting conditioned on provision of low-income housing units, or mixed-use projects. WAC 365-196-300 See also RCW 36.70A.545 and WAC 365-196-410(2)(e)(i) “affordable housing” is defined in RCW 84.14.010 Review RCW 36.70A.620 amended in 2020 , for minimum residential parking requirements.				Completed: <input type="checkbox"/> Date:
k. Limitations on regulating: outdoor encampments, safe parking efforts, indoor overnight shelters and temporary small houses on property owned or controlled by a religious organization. RCW 36.01.290 amended in 2020				Completed: <input type="checkbox"/> Date:
l. Regulations discourage incompatible uses around general aviation airports. RCW 36.70.547 and WAC 365-196-455 . Incompatible uses include: high population intensity uses such as schools, community centers, tall structures, and hazardous wildlife attractants such as solid waste disposal sites, wastewater or stormwater treatment facilities, or stockyards. For more guidance, see WSDOT’s Aviation Land Use Compatibility Program .				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
m. If a U.S. Department of Defense (DoD) military base employing 100 or more personnel is within or adjacent to the jurisdiction, zoning should discourage the siting of incompatible uses adjacent to military base. RCW 36.70A.530(3) and WAC 365-196-475 . Visit Military One Source to locate any bases in your area and help make determination of applicability. If applicable, inform the commander of the base regarding amendments to the comprehensive plan and development regulations on lands adjacent to the base.				Completed: <input type="checkbox"/> Date:
n. Electric vehicle infrastructure (jurisdiction specified: adjacent to Interstates 5, 90, 405 or state route 520 and other criteria) must be allowed as a use in all areas except those zoned for residential, resource use or critical areas. RCW 36.70A.695				Completed: <input type="checkbox"/> Date:
Shoreline Master Program Consistent with RCW 90.58 Shoreline Management Act of 1971				
a. Zoning designations are consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.480				Completed: <input type="checkbox"/> Date:
b. If updated to meet RCW 36.70A.480 (2010), SMP regulations provide protection to critical areas in shorelines that is at least equal to the protection provided to critical areas by the critical areas ordinance. RCW 36.70A.480(4) and RCW 90.58.090(4) See Ecology's shoreline planners' toolbox for the SMP Checklist and other resources and Ecology's Shoreline Master Programs Handbook webpage				Completed: <input type="checkbox"/> Date:

Natural Resource Lands

Defined in [RCW 36.70A.030\(3\)](#), (12) and (17) and consistent with [RCW 36.70A.060](#) and [RCW 36.70A.170](#)

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning is consistent with natural resource lands designations in the comprehensive plan and conserves natural resource lands. RCW 36.70A.060(3) , WAC 365-196-815 and WAC 365-190-020(6) . Consider innovative zoning techniques to conserve agricultural lands of long-term significance RCW 36.70A.177(2) . See also WAC 365-196-815(3) for examples of innovative zoning techniques.				Completed: <input type="checkbox"/> Date:
b. Regulations to assure that use of lands adjacent to natural resource lands does not interfere with natural resource production. RCW 36.70A.060(1)(a) and WAC 365-190-040 Regulations require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are regulations to implement comprehensive plan				Completed: <input type="checkbox"/> Date:
c. For designated agricultural land, regulations encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes. Accessory uses should be located, designed and operated to support the continuation of agricultural uses. RCW 36.70A.177(3)(b)				Completed: <input type="checkbox"/> Date:
d. Designate mineral lands and associated regulations as required by RCW 36.70A.131 and WAC 365-190-040(5) . For more information review the WA State Dept. of Natural Resources (DNR)'s Geology Division site				Completed: <input type="checkbox"/> Date:

Siting Essential Public Facilities

Regulations for siting essential public facilities should be consistent with [RCW 36.70A.200](#) and consider [WAC 365-196-550](#). Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities. Regulations may be specific to a local jurisdiction, but may be part of county-wide planning policies (CWPPs).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>Regulations for CWPPs include a process for siting EPFs and ensure EPFs are not precluded. RCW 36.70A.200 amended in 2023, WAC 365-196-550(6) lists process for siting EPFs. WAC 365-196-550(3) details preclusions. EPFs should be located outside of known hazardous areas.</p> <p>Visit Commerce's Behavioral Health Facilities Program page for information on establishing or expanding new capacity for behavioral health EPFs.</p> <p>Note: RCW 36.70A.200 amended by SB 5536 to include EPFs for opioid treatment programs</p>				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

Subdivision Code

a. Subdivision regulations are consistent with and implement comprehensive plan policies. RCW 36.70A.030(8) , RCW 36.70A.040(4)				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. Written findings to approve subdivisions establish adequacy of public facilities. RCW 58.17.110 amended in 2018</p> <ul style="list-style-type: none"> Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students. Potable water supplies, sanitary wastes, and drainage ways. RCW 36.70A.590 amended 2018 Open spaces, parks and recreation, and playgrounds Schools and school grounds <p>Other items related to the public health, safety and general welfare, WAC 365-196-820(1).</p>				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>c. Preliminary subdivision approvals under RCW 58.17.140 and RCW 58.17.170 are valid for a period of five or seven years (previously five years).</p> <p>Note: preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and ten years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.</p>				Completed: <input type="checkbox"/> Date:
<p>d. Include in short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. RCW 58.17.060 (3) new in 2023 by SB 5258 - section 11</p>				Completed: <input type="checkbox"/> Date:

stormwater

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>a. Regulations protect water quality and implement actions to mitigate or cleanse drainage, flooding, and storm water run-off that pollute waters of the state, including Puget Sound or waters entering Puget Sound. RCW 36.70A.070(1) Regulations may include: adoption of a stormwater manual consistent with Ecology's latest manual for Eastern or Western Washington, adoption of a clearing and grading ordinance –See Commerce's 2005 Technical Guidance Document for Clearing and Grading in Western Washington.</p> <p>Adoption of a low impact development ordinance. See Puget Sound Partnership's 2012 Low Impact Development guidance and Ecology's 2013 Eastern Washington Low Impact Development guidance.</p> <p>Additional Resources: Federal Grants to Protect Puget Sound Watersheds, Building Cities in the Rain, Ecology Stormwater Manuals, Puget Sound Partnership Action Agenda</p>				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>
<p>b. Provisions for corrective action for failing septic systems that pollute waters of the state. RCW 36.70A.070(1). See also: DOH Wastewater Management, Ecology On-Site Sewage System Projects & Funding</p>				<p>Completed: <input type="checkbox"/></p> <p>Date:</p>

Organic Materials Management Facilities

New in 2022, [HB 1799](#) added a section to the GMA aimed at reducing the volumes of organic materials collected in conjunction with other solid waste and delivered to landfills, supporting productive uses of organic material waste and reduction of methane gas (a greenhouse gas).

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>New section RCW 36.70A.142; new in 2022 legislation HB 1799: Development regulations newly developed, updated, or amended after January 1, 2025 allow for the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP) to meet OM reduction and diversion goals. Siting to meet criteria described in RCW 70A.205.040(3).</p> <p>See also RCW 36.70.330. For applicability, see RCW 70A.205.540</p>				Completed: <input type="checkbox"/> Date:

Impact Fees

May impose impact fees on development activity as part of the financing for public facilities, provided that the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds; cannot rely solely on impact fees.

a. If adopted, impact fees are applied consistent with RCW 82.02.050 amended in 2015, RCW 82.02.060 amended in 2023 by SB 5258 , .070 , .080 , .090 amended in 2018 and .100 . WAC 365-196-850 provides guidance on how impact fees should be implemented and spent.				Completed: <input type="checkbox"/> Date:
b. Jurisdictions collecting impact fees must adopt and maintain a system for the deferred collection of impact fees for single-family detached and attached residential construction, consistent with RCW 82.02.050(3) amended in 2016				Completed: <input type="checkbox"/> Date:
c. If adopted, limitations on impact fees for early learning facilities RCW 82.02.060 amended in 2021				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>d. If adopted, exemption of impact fees for low-income and emergency housing development RCW 82.02.060 amended in 2023. See also definition change in RCW 82.02.090(1)(b) amended in 2018</p>				Completed: <input type="checkbox"/> Date:
<p>e. Ensure impact fees are not assessed on the construction of accessory dwelling units that are greater than 50 percent (50%) of the impact fees that would be imposed on the principal unit. RCW 36.70A.681 new in 2023 by HB 1337</p>				Completed: <input type="checkbox"/> Date:
<p>f. The schedule of impact fees reflects the proportionate impact of new housing units, including multifamily and condominium units, based on the square footage, number of bedrooms, or trips generated, in the housing unit in order to produce a proportionally lower impact fee for smaller housing units. RCW 82.02.060 amended in 2023 by SB 5258</p>				Completed: <input type="checkbox"/> Date:
<h3>Concurrency and Transportation Demand Management (TDM)</h3> <p>Ensures consistency in land use approval and the development of adequate public facilities as plans are implemented, maximizes the efficiency of existing transportation systems, limits the impacts of traffic and reduces pollution.</p>				
<p>a. The transportation concurrency requirement includes specific language that prohibits development when level of service standards for transportation facilities cannot be met. RCW 36.70A.070(6)(b) amended in 2023, WAC 365-196-840.</p> <p>Note: Concurrency is required for transportation, but may also be applied to park facilities, etc.</p>				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
<p>b. Measures exist to bring into compliance locally owned, or locally or regionally operated, transportation facilities or services that are below the levels of service established in the comprehensive plan. RCW 36.70A.070(6)(a)(iii)(B) and (D), RCW 36.70A.070(6)(b) amended in 2023</p> <p>Levels of service can be established for automobiles, pedestrians and bicycles. See WAC 365-196-840(3) on establishing an appropriate level of service.</p>				Completed: <input type="checkbox"/> Date:
<p>c. Highways of statewide significance (HSS) are exempt from the concurrency ordinance. RCW 36.70A.070(6)(a)(iii)(C)</p>				Completed: <input type="checkbox"/> Date:
<p>d. Traffic demand management (TDM) requirements are consistent with the comprehensive plan. RCW 36.70A.070(6)(a)(vi) Examples may include requiring new development to be oriented towards transit streets, pedestrian-oriented site and building design, and requiring bicycle and pedestrian connections to street and trail networks. WAC 365-196-840(4) recommends adopting methodologies that analyze the transportation system from a comprehensive, multimodal perspective.</p>				Completed: <input type="checkbox"/> Date:
<p>e. If required by RCW 82.70, a commute trip reduction (CTR) ordinance to achieve reductions in the proportion of single-occupant vehicle commute trips has been adopted. The ordinance should be consistent with comprehensive plan policies for CTR and Department of Transportation rules.</p>				Completed: <input type="checkbox"/> Date:

Tribal Participation in Planning new in 2022 (see [HB 1717](#))

A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process. See Commerce's new [Tribal Planning Coordination for GMA](#) webpage for guidance and staff contacts.

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Mutually agreeable memorandum of agreement between local governments and tribes in regard to collaboration and participation in the planning process unless otherwise agreed at the end of a mediation period RCW 36.70A.040(8)(a) new in 2022.				Completed: <input type="checkbox"/> Date:
b. Policies consistent with countywide planning policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited, provided that a tribe, or more than one tribe, chooses to participate in the process. RCW 36.70A.210(3)(i) new in 2022.				Completed: <input type="checkbox"/> Date:

Regulations to Implement Optional Elements

a. New fully contained communities are consistent with comprehensive plan policies, RCW 36.70A.350 and WAC 365-196-345				Completed: <input type="checkbox"/> Date:
b. If applicable, master planned resorts are consistent with comprehensive plan policies, RCW 36.70A.360 , RCW 36.70A.362 and WAC 365-196-460				Completed: <input type="checkbox"/> Date:
c. If applicable, major industrial developments and master planned locations outside of UGAs are consistent with comprehensive plan policies, RCW 36.70A.365 , RCW 36.70A.367 and WAC 365-196-465				Completed: <input type="checkbox"/> Date:
d. Regulations include procedures to identify, preserve, and/or monitor historical or archaeological resources. RCW 36.70A.020(13) , WAC 365-196-450				Completed: <input type="checkbox"/> Date:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
e. Other development regulations needed to implement comprehensive plan policies such as energy, sustainability or design are adopted. WAC 365-196-445				Completed: <input type="checkbox"/> Date:
f. Design guidelines for new development are clear and easy to understand; administration procedures are clear and defensible				Completed: <input type="checkbox"/> Date:
g. Local design review includes one or more ascertainable guideline, standard or criterion by which an applicant can determine whether a given building design is permissible under that development regulation. May not result in a reduction in density, height, bulk or scale below the generally applicable development regulations for a development proposal in the applicable zone. RCW 36.70A.630 new in 2023 by HB 1293				Completed: <input type="checkbox"/> Date:

Project Review Procedures

In 2023, [SB 5290](#) substantially amended local permit review processes. Codification and additional resources from Commerce are forthcoming.

<p>Project review processes integrate permit and environmental review. RCW 36.70A.470, RCW 36.70B and RCW 43.21C.</p> <p>Also: WAC 365-196-845, WAC 197-11 (SEPA Rules), WAC 365-197 (Project Consistency Rule, Commerce, 2001) and Ecology SEPA Handbook.</p> <p>Integrated permit and environmental review procedures for:</p> <ul style="list-style-type: none"> • Notice of application • Notice of complete application • One open-record public hearing • Combining public hearings & decisions for multiple permits • Notice of decision • One closed-record appeal 				Completed: <input type="checkbox"/> Date:
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Plan & Regulation Amendments

If procedures governing comprehensive plan amendments are part of the code, then assure the following are true:

	In Current Regs? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Regulations limit amendments to the comprehensive plan to once a year (with statutory exceptions). RCW 36.70A.130(2) and WAC 365-196-640(3)				Completed: <input type="checkbox"/> Date:
b. Regulations define <i>emergency</i> for an emergency plan amendment. RCW 36.70A.130(2)(b) and WAC 365-196-640(4)				Completed: <input type="checkbox"/> Date:
c. Regulations include a docketing process for requesting and considering plan amendments. RCW 36.70A.130(2) , RCW 36.70A.470 , and WAC 365-196-640(6)				Completed: <input type="checkbox"/> Date:
d. A process has been established for early and continuous public notification and participation in the planning process. RCW 36.70A.020(11) , RCW 36.70A.035 and RCW 36.70A.140 . See WAC 365-196-600 regarding public participation and WAC 365-196-610(2) listing recommendations for meeting requirements.				Completed: <input type="checkbox"/> Date:
e. A process exists to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property RCW 36.70A.370 . See the 2018 Advisory Memo on the Unconstitutional Taking of Private Property				Completed: <input type="checkbox"/> Date:
f. Provisions ensure adequate enforcement of regulations, such as zoning and critical area ordinances (civil or criminal penalties). See implementation strategy in WAC 365-196-650(1) .				Completed: <input type="checkbox"/> Date:

● Appendix A: Housing unit minimums per population

See Commerce's [Middle Housing webpage](#) for more information and the [Middle Housing Fact Sheet](#) for the list of cities that must comply with the following requirements.

Cities with a population less than 25,000 but within the Contiguous UGA with the largest city in a county with a population greater than 275,000

	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
Zoning and development regulations allow at least two residential units per lot on all lots zoned predominantly for residential use, unless the lot is smaller than 1,000 square feet. RCW 36.70A.635 (1) and (6) HB 1110				Completed: <input type="checkbox"/> Date:

Cities with a population between 25,000 and 75,000

	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> • two residential units on each lot, • four residential units on each lot if at least one unit is affordable, unless the lot is smaller than 1,000 square feet. 				Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least four residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: <input type="checkbox"/> Date:

Cities with a population greater than 75,000

	In Current zoning? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	
a. Zoning and development regulations allow at least: <ul style="list-style-type: none"> • four residential units on each lot, • six residential units on each lot if at least two units are affordable, unless the lot is smaller than 1,000 square feet. 				Completed: <input type="checkbox"/> Date:
b. Zoning and development regulations allow at least six residential units on each lot, within ¼ mile walking distance of a major transit stop.				Completed: <input type="checkbox"/> Date:

● Appendix B: Element updates per HB 1181

GMA Periodic Update Due Dates	Required Updates to GMA Elements per HB 1181						
	Greenhouse Gas Reduction Sub-element	Climate Resilience Sub-element	Transportation Element	Land Use Element	Capital Facilities Element*	Utilities Element*	Parks & Recreation Element*
For jurisdictions with a 2024 deadline and subject to GHG Emissions Reduction [Sec. 15 (10)]	Due 2029	Due 2029	Due 2029	Due in 2034			
For jurisdictions with a 2025 & 2026 deadline and subject to GHG Emissions Reduction [Sec. 4 (1) and (2)]	X	X	X	X	X*	X*	X*
Jurisdictions <u>not</u> subject to GHG Emissions Reduction (all years) [Sec. 4 (3) and 9(e)(i)]	Optional	X See RCW 36.70A.070(9)(e)	**	Only counties over 20k pop.	X*	X*	X*

Table notes: "X" indicates a GMA update requirement. One asterisk (*) indicates jurisdictions should make a good faith effort to update their elements to be consistent; refer to HB 1181 (Chapter 228, Laws of 2023) for specifics. Two asterisks (**) indicates 22 cities that need to update their transportation element based on population, not whether or not their county is among those that must develop a GHG emissions element.



Critical Areas Checklist

A Technical Assistance Tool from Growth Management Services – updated March 2024

Name of city or county:	
Staff contact, phone, and e-mail address:	
<p>INSTRUCTIONS</p> <p>This checklist is intended to help local governments update their development regulations, pursuant to the schedule in RCW 36.70A.130(5). We strongly encourage but do not require jurisdictions to complete the checklist and return it to Growth Management Services (GMS), along with their updates. This checklist may be used by all jurisdictions, including those local governments planning for resource lands and critical areas only. For general information on update requirements, refer to A Guide to the Periodic Update Process Under the Growth Management Act – Fully Planning Counties & Cities, 2022 and WAC 365-196-610.</p> <p>Bold items are a GMA requirement or may be related requirements of other state or federal laws. <u>Underlined</u> items are links to Internet sites and may include best practices or other ideas to consider.</p> <p>Commerce WAC provisions are advisory under Commerce’s statutory mandate to provide technical assistance, RCW 43.330.120 which states that the Department of Commerce “...<i>shall help local officials interpret and implement the different requirements of the act through workshops, model ordinances, and information materials.</i>” If you have questions, call GMS at (360) 725-3066.</p> <p>How to fill out the checklist</p> <p>Using the current version of your critical areas regulations, fill out each item in the checklist. Select the check box or type in text fields, answering the following question:</p> <p>Is this item addressed in your current Critical Areas Ordinance (CAO)? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce Growth Management Services Web page or contact one of the Commerce planners assigned to your region.</p>	<p>Contents</p> <p>Instructions.....1</p> <p>Overall Requirements.....2</p> <p>Wetlands.....3</p> <p>Critical Aquifer Recharge Areas.....4</p> <p>Frequently Flooded Areas.....4</p> <p>Geologically Hazardous Areas.....6</p> <p>Fish and Wildlife Habitat Conservation Areas.....7</p> <p>Designating and Protecting Waters of the State.....8</p> <p>Anadromous Fisheries.....9</p> <p>Reasonable Use Exceptions.....9</p> <p>Agricultural Activities.....9</p> <p>Forest Practices Regulations.....10</p> <p>Good Ideas.....10</p>

CRITICAL AREAS

Regulations protecting critical areas are required by **RCW 36.70A.060(2)** and **RCW 36.70A.172(1)**. [WAC 365-195-900 through 925](#) provide guidelines. Guidance can also be found in [Commerce's Critical Areas Handbook](#) (2022); the Minimum Guidelines [WAC 365-190-080 through 130](#); Best Available Science [WAC 365-195](#); and Procedural Criteria, [WAC 365-196-485](#) and [WAC 365-196-830](#), and on Growth Management's [Critical Areas](#) webpage.

Regulations required to protect critical areas	Addressed in current plan or regulations? If yes, note where
<p>OVERALL REQUIREMENTS</p> <p>The CAO includes best available science to clearly designate and protect all critical areas that might be found within the jurisdiction.</p> <p>1. Designation of Critical Areas</p> <p>RCW 36.70A.170(1)(d) requires all counties and cities to designate critical areas. RCW 36.70A.170(2) requires that counties and cities consider the Commerce Minimum Guidelines pursuant to RCW 36.70A.050.</p> <p>RCW 36.70A.050 directs Commerce to adopt the Minimum Guidelines to classify critical areas. WAC 365-190-080 through 130 provide guidance on defining or "designating" each of the five critical areas.</p> <p>WAC 365-190-040 outlines the process to classify and designate natural resource lands and critical areas.</p> <p>2. Definition of Critical Areas</p> <p>RCW 36.70A.030(11) provides definitions for critical areas. Sections (20) regarding geologically hazardous areas; and (48) regarding wetlands were updated in 2010.</p> <p>WAC 365-190-030 provides definitions in the Minimum Guidelines.</p> <p>3. Protection of Critical Areas</p> <p>RCW 36.70A.060(2) requires counties and cities to adopt development regulations that protect the critical areas required to be designated under RCW 36.70A.170.</p> <p>RCW 36.70A.172(1) requires the inclusion of best available science in developing policies and development regulations to protect the functions and values of critical areas. In addition, counties and cities must give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.</p> <p>WAC 365-196-830 provides guidance on protection of critical areas.</p>	<p>Was BAS documented in the record for the review and updates to the critical areas regulations?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text:</p> <p>Do your regulations address no net loss and require compensatory mitigation?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Location in Text:</p>

4. Inclusion of Best Available Science

RCW 36.70A.172(1) requires inclusion of the best available science (BAS).

[WAC 365-195-900 through 925](#) outlines recommended criteria for determining which information is the BAS, for obtaining the BAS, for including BAS in policies and regulations, for addressing inadequate scientific information, and for demonstrating “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

[WAC 365-195-915](#) provides criteria for including BAS in the record.

- 5. No net loss** of critical area functions and values is a requirement for development regulations in [WAC 365-196-830\(4\)](#). If development regulations allow harm to critical areas, they must require compensatory mitigation of the harm.

WETLANDS DEFINITION

The definition of wetlands is consistent with **RCW 36.70A.030(48)**.

Is the wetland definition consistent with
RCW 36.70A.030(48)?

☐ Yes

☐ No

☐ N/A

Location in Text:

WETLANDS DELINEATION

Wetlands are delineated using the approved federal wetland delineation manual and applicable regional supplements in accordance with [WAC 173-22-035](#).

See Ecology’s [Wetland Delineation](#) page and [WAC 365-190-090](#) for additional assistance.

Are wetlands delineated using the approved Federal Wetland Delineation Manual and Regional Supplements?

☐ Yes

☐ No

☐ N/A

Location in Text:

WETLANDS PROTECTION

Policies and regulations protect the functions and values of wetlands. RCW 36.70A.172(1).

Counties and cities are encouraged to make their actions consistent with the intent and goals of “protection of wetlands”, [Executive Order 89-10](#) as it existed on September 1, 1990.

[WAC 365-190-090\(3\)](#) recommends using a wetlands rating system that evaluates the existing wetland functions and values to determine what functions must be protected. Ecology updated its recommended wetlands rating systems effective January 2015. For information on the rating system, including the July 2018 adjustments to ranges for habitat scores, see:

- [2014 Updates to the Washington State Wetland Rating Systems](#)
- [Washington State Wetland Rating System for Western Washington](#)
- [Washington State Wetland Rating System for Eastern Washington](#)

For other resources and guidance on protecting wetlands, go to Ecology’s [Local Wetland Regulations: Growth Management Act technical assistance](#) and see:

- [Wetland Guidance for Critical Areas Ordinance \(CAO\) Updates: Western and Eastern Washington \(2022\)](#)

Do the regulations use a rating system to determine wetlands protection?

- ☐ Yes
☐ No
☐ N/A

Location in Text:

CRITICAL AQUIFER RECHARGE AREAS

Policies and regulations protect the functions and values of critical aquifer recharge areas. RCW 36.70A.172(1).

Policies and regulations protect the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1) and WAC 365-196-485(1)(d).

The following references also relate to protection of groundwater resources:

- **RCW 90.44** – Regulation of Public Groundwaters
- **RCW 90.48** – Water Pollution Control
- **RCW 90.54** – Water Resources Act of 1971
- **RCW 36.36.020** - Creation of aquifer protection area (1985)
- [WAC 365-190-100](#) Critical Aquifer Recharge Areas 2023
- [WAC 173-100](#) Groundwater Management Areas and Programs (1988)
- [WAC 173-200](#) Water Quality Standards for Groundwaters of the State of Washington (1990)
- [WAC 365-196-735](#) Consideration of state and regional planning provisions (list) (2010)

The [Critical Aquifer Recharge Areas Guidance Document](#) (2021) provides information on protecting functions and values of critical aquifer recharge areas, best available science, how to work with state and local regulations and adaptive management.

If groundwater is used for potable water, do regulations protect the quality and quantity of ground water?

- ☐ Yes
☐ No
☐ N/A

Location in text:

CRITICAL AQUIFER RECHARGE AREAS

Also, consider the following:

- Prohibiting or strictly regulating hazardous uses in critical aquifer recharge areas (CARAs) and designating and protecting wellhead areas. See Ecology's guidance on [Critical Aquifer Recharge Areas](#).
- Limiting impervious surfaces to reduce stormwater runoff, as required under Phase I and II municipal stormwater permits. Ecology's Stormwater Manual for Western Washington (2012) includes low impact development (LID) related definitions, requirements, and an LID performance standard. See [Stormwater Management and Design Manuals](#) on Ecology's web page.
- For additional guidance on LID resources, see Commerce's [Incentivizing low-impact development guidebook](#).

Are the critical aquifer recharge regulations consistent with current mapping of these critical areas?

- ☐ Yes
☐ No
☐ N/A

Location in text:

FREQUENTLY FLOODED AREAS

Regulations protect the functions and values of frequently flooded areas and safeguard the public from hazards to health and safety. [RCW 36.70A.172\(1\)](#).

[WAC 365-196-830](#) provides: "'Protection' in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety."

[WAC 365-190-110](#) directs counties and cities to consider the following when designating and classifying frequently flooded areas:

- Effects of flooding on human health and safety, and to public facilities and services;
- Available documentation including federal, state, and local laws, regulations, and programs, local studies and maps, and federal flood insurance programs, including the provisions for urban growth areas in [RCW 36.70A.110](#);
- The future flow flood plain, defined as the channel of the stream and that portion of the adjoining flood plain that is necessary to contain and discharge the base flood flow at build out;
- The potential effects of tsunamis, high tides with strong winds, sea level rise, and extreme weather events, including those potentially resulting from global climate change;
- Greater surface runoff caused by increasing impervious surfaces.

Classification of and regulations for frequently flooded areas should not conflict with the FEMA requirements for the [National Flood Insurance Program \(NFIP\)](#). See [Ecology's Frequently Flooded areas: Critical Areas Ordinance](#) webpage and [44 CFR 60](#).

Communities that are located on Puget Sound or the Strait of Juan de Fuca, or have lakes, rivers or streams that directly or indirectly drain to those water bodies, are subject to the NFIP Biological Opinion (BiOp) for Puget Sound. The biological opinion required changes to the implementation of the NFIP in order to meet the

Are frequently flooded areas designated and regulated using FEMA and Ecology guidance?

- ☐ Yes
☐ No
☐ N/A

Location in Text:

Are you utilizing your CAO as part of a programmatic response to the BiOp?

- ☐ Yes
☐ No
☐ N/A

Location in Text:

FREQUENTLY FLOODED AREAS

requirements of the Endangered Species Act (ESA) in the Puget Sound watershed. FEMA Region X has developed an implementation plan that allows communities to apply the performance standards contained in the Biological Opinion by implementing:

- 1) [a model ordinance](#);
- 2) [a programmatic Checklist](#); or
- 3) on a permit by permit basis as long as it can be demonstrated that there is no adverse effect to listed species. Communities have the option of utilizing their CAOs as part of a programmatic response to address the requirements of the biological opinion. FEMA must approve a community's biological opinion compliance strategy.

Additional resources:

RCW 86.12 Flood Control by Counties

RCW 86.16 Floodplain Management

RCW 86.26 State Participation in Flood Control Maintenance

RCW 86.16.041 Floodplain Management Ordinance and Amendments

[WAC 173-158-070](#) Requirements for construction in Special Flood Hazard Areas

DEFINITION OF GEOLOGICALLY HAZARDOUS AREAS

The definition of geologically hazardous areas is consistent with RCW 36.70A.030(20) and WAC 365-190-120(1).

"Geologically hazardous areas" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Is the geologically hazardous areas definition consistent with

RCW 36.70A.030(20)?

☐ Yes

☐ No

☐ N/A

Location in Text:

PROTECTION OF GEOLOGICALLY HAZARDOUS AREAS

Regulations protect the functions and values of geologically hazardous areas and safeguard the public from hazards to health and safety. RCW 36.70A.172(1).

[WAC 365-196-830](#) provides: "'Protection"' in this context means preservation of the functions and values of the natural environment, or to safeguard the public from hazards to health and safety."

Geologically hazardous areas are designated, and their use is regulated or limited consistent with public health and safety concerns. RCW 36.70A.030(20)

[WAC 365-190-120](#) describes the different types of hazardous areas:

Are uses in geologically hazardous areas designated and regulated or limited consistent with public health and safety?

☐ Yes

☐ No

☐ N/A

Location in Text:

- Geologically hazardous areas include:
 - Erosion hazards
 - [Landslide hazards](#)
 - [seismic hazards](#)
 - [tsunami hazards](#)
 - [volcanic hazards](#)
 - [channel migration zones](#)
 - areas subject to other geological events such as coal mine hazards including: mass wasting, debris flows, rock falls, and differential settlement.

The Department of Natural Resource's Washington Geological Survey [Geologic Hazards and the Environment](#) website includes information on earthquakes and faults, landslides, volcanoes and lahars, tsunamis, hazardous minerals, emergency preparedness, historic mines and includes geologic hazard maps that can be accessed from the [Geologic Information Portal](#).

DEFINITION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS

The definition of fish and wildlife habitat conservation areas is consistent with [WAC 365-190-030\(6\)](#). The definition of fish and wildlife habitat conservation areas was amended to state that they do not include: ***"such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company"***.

Is the FWHCA definition consistent with WAC 365-190-030(6)?

- ☐ Yes
☐ No
☐ N/A

Location in Text:

PROTECTION OF FISH AND WILDLIFE HABITAT AND CONSERVATION AREAS

Policies and regulations protect the functions and values of fish and wildlife habitat conservation areas. [RCW 36.70A.172\(1\)](#) and [WAC 365-190-030\(6\)](#).

[WAC 365-190-130\(4\)](#) says local jurisdictions must consult current information on priority habitats and species identified by [WDFW](#). Additional information that must be consulted is available from DNR's [natural heritage program](#) and [aquatic resources program](#). BAS regarding biodiversity areas and corridors has advanced significantly. Recent updates and resources include:

- [Aquatic Habitat Guidelines](#)
- [Priority Habitat and Species maps](#)
- [Priority Habitats and Species List](#) (updated June 2023)
- [Priority Habitats and Species: Management recommendations:](#)
 - [Landscape Planning for Washington's Wildlife](#) (2009)
 - [Land Use Planning for Salmon, Steelhead and Trout](#) (2009)
 - [Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications](#) (2020)
 - [Riparian Ecosystems, Volume 2: Management Recommendations](#) (2020)

Have you reviewed your regulations regarding any applicable changes in management recommendations for priority habitats and species?

- ☐ Yes
☐ No
☐ N/A

Location in Text

ANADROMOUS FISHERIES

Policies and regulations for protecting critical areas give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172(1) is the requirement and WAC 365-195-925 lists criteria involved. This requirement applies to all five types of critical areas.

WAC 365-190-130(4)(i) recommends sources and methods for protecting fish and wildlife habitat conservation areas, including salmonid habitat. Counties and cities may use information prepared by the United States Department of the Interior Fish and Wildlife Service, National Marine Fisheries Service, the Washington State Department of Fish and Wildlife, the State Recreation and Conservation Office, and the Puget Sound Partnership to designate, protect and restore salmonid habitat. Counties and cities should consider recommendations found in the regional and watershed specific salmon recovery plans (see the Governor's Salmon Recovery Office webpage and the Puget Sound Partnership's Salmon Recovery webpage).

Land Use Planning for Salmon, Steelhead and Trout: A land use planner's guide to salmonid habitat protection and recovery (October 2009) is an excellent resource.

Do your regulations give special consideration to anadromous fisheries?

☐ Yes

☐ No

☐ N/A

Location in Text:

REASONABLE USE EXCEPTIONS

The Critical Areas Ordinance (CAO) allows for "reasonable use" if the CAO would otherwise deny all reasonable use of property. Reasonable use provisions should limit intrusions into critical areas to the greatest extent possible and apply the mitigation sequence as needed for no net loss of ecosystem functions and values RCW 36.70A.370. Common exemptions include emergencies, remodels that do not further extend into critical areas, surveying, walking, and development that has already been completed with critical areas review under a previous permit. See Critical Areas Handbook, Chapter 3: Structuring Critical Areas Regulations, p.10 (Updated 2022).

Do you have reasonable use provisions?

☐ Yes

☐ No

Location in Text:

AGRICULTURAL ACTIVITIES (COUNTIES ONLY)**Non-VSP Counties**

Critical areas regulations as they specifically apply to agricultural activities in counties or watersheds not participating in the Voluntary Stewardship Program (VSP) have been reviewed, and if needed, revised pursuant to RCW 36.70A.130. RCW 36.70A.710(6)

"Agricultural activities" means all agricultural uses and practices as defined in RCW 90.58.065.

Did you review your regulations as they apply to agricultural activities?

☐ Yes

☐ No

☐ N/A

Location in Text:

VSP Counties

After watershed work plan approval, [VSP counties](#) are encouraged to reference and describe their participation in the program within their critical areas development regulations ([WAC 365-196-832](#)). See [Critical Areas Handbook](#), Chapter 5: Protecting Critical Areas in Natural Resource Lands (2022).

FOREST PRACTICES APPLICATION REGULATIONS

If applicable, regulations for forest practices have been adopted: [RCW 36.70A.570](#).

[RCW 76.09.240](#), requires many counties over 100,000 in population, and the cities and towns within those counties to adopt regulations for forest practices. These are often included in clearing and grading ordinances.

Have you adopted forest practices regulations?

- ☐ Yes
☐ No
☐ N/A

Location in Text:

GOOD IDEAS

Non-regulatory measures to protect or enhance functions and values of critical areas may be used to complement regulatory methods. These may include:

- public education
- stewardship programs
- pursuing grant opportunities
- water conservation
- joint planning with other jurisdictions and non-profit organizations
- stream and wetland restoration activities
- [transfer of development rights](#)

Monitoring and adaptive management is encouraged in [WAC 365-195-905\(6\)](#) to improve implementation of your regulations. See Commerce's Monitoring and Adaptive Management chapter in the [Critical Areas Handbook](#), Chapter 7: Monitoring and Adaptive Management of Critical Areas (2022).

Are you using non-regulatory measures to protect critical areas?

- ☐ Yes
☐ No

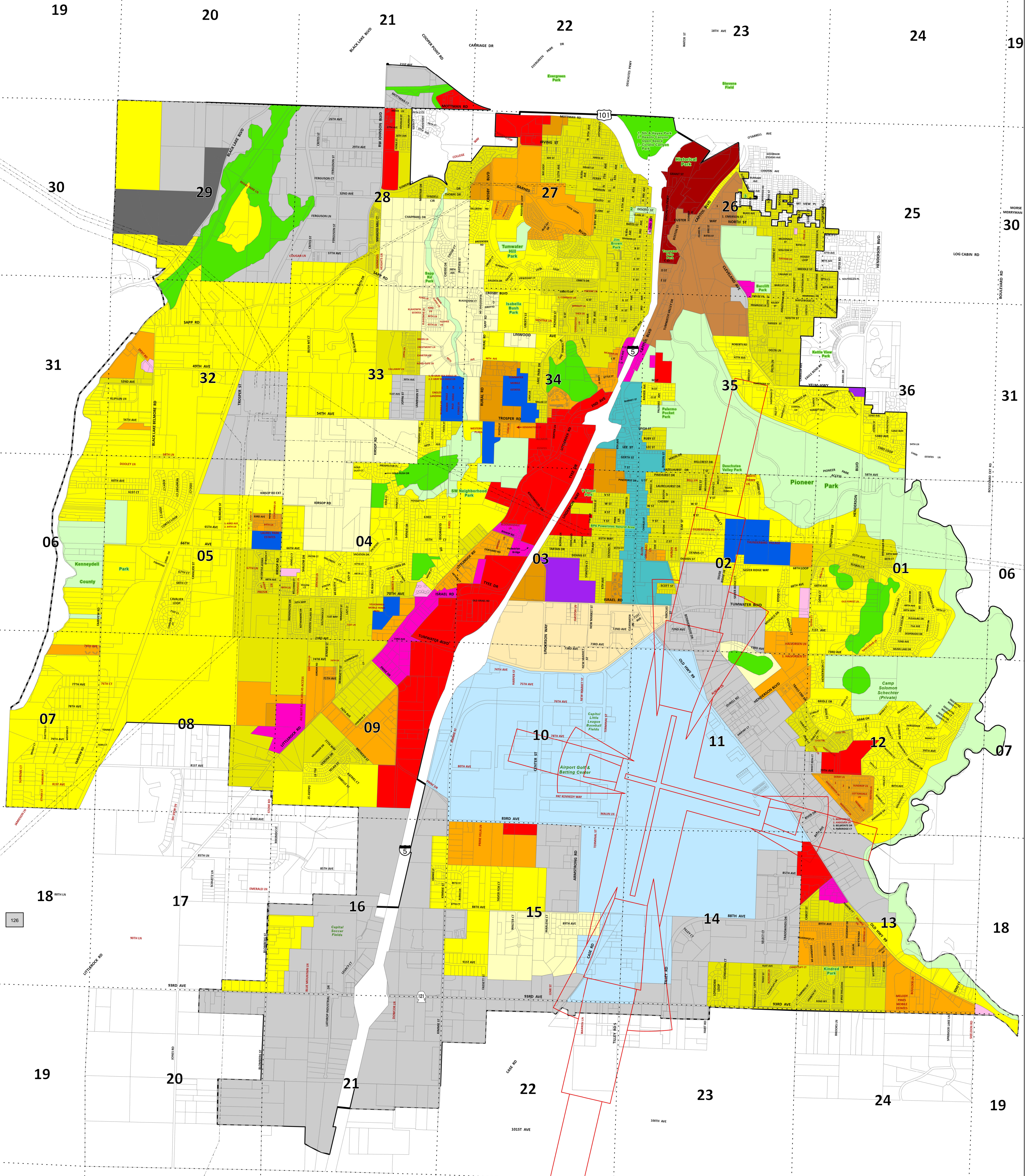
Location in Text:

Do you have a monitoring and adaptive management program for your CAO?

- ☐ Yes
☐ No

Location in Text:

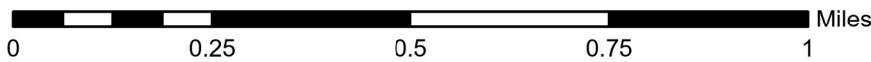
Zoning Map for Tumwater and the Urban Growth Area



CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
This map product is prepared by the City of Tumwater Transportation and Engineering Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damages, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgments arising from any use of this product and any errors or omissions.

ADDRESSING NOTE:
The City of Tumwater has two addressing directionals: SE and SW. Capitol Boulevard is the dividing between SE and SW addresses north of the Olympia Airport/ Tilley Road South, where it meets 93rd Avenue, is the dividing line between SE and SW from the north end of the airport to the southern City limits.
Floodplains are shown on the Section Zoning Map available at City Hall.
When a greenbelt is established to protect a wetland, the greenbelt zone district shown on the map(s) shall follow the actual delineated wetland edge.

MAP NOTES:
This map last updated: April 23, 2024
This map was created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1.



Tumwater Zoning Districts	
Airport Related Industrial	Manufactured Home Park
Brewery District	Mixed Use
Business Park	Multi-Family High Density
Capitol Boulevard Community	Multi-Family Medium Density
Commercial Development	Neighborhood Commercial
Community Services	Open Space
General Commercial	Residential/Sensitive Resource
Green Belt	Single Family Low Density
Heavy Industrial	Single Family Medium Density
Historic Commercial	Town Center
Light Industrial	Airport Overlay Zone

Ongoing Comprehensive Plan Update Master Schedule

Note: Schedule is tentative and subject to change; Updated June 10, 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				

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
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)									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				

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
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)						Joint Meeting PC/CC – Economic Development		
	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

Note: Schedule is tentative and subject to change; Updated June 10, 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
	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											

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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)