



CITY OF  
**TUMWATER**

**GENERAL GOVERNMENT COMMITTEE - SPECIAL  
MEETING AGENDA**

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

**Wednesday, July 17, 2024  
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, June 12, 2024
- [4.](#) 2025 Comprehensive Plan Periodic Update – Climate Element (Community Development Department)
- [5.](#) 2025 Comprehensive Plan Periodic Update – Lands for Public Purposes and Utilities (Community Development Department)
6. Additional Items
7. Adjourn

**Meeting Information**

All committee members will be attending remotely. The public are welcome to attend in person, by telephone or online via Zoom.

**Watch Online**

<https://us02web.zoom.us/j/88957839697?pwd=p9hyjzQ6pfrlSgh2q4CITub2quliZs.1>

**Listen by Telephone**

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 889 5783 9697 and Passcode 417175.

**Public Comment**

The public may submit comments by sending an email to [council@ci.tumwater.wa.us](mailto:council@ci.tumwater.wa.us), no later than 5:00 p.m. the day before the meeting. Comments are submitted directly to the Committee members and will not be read individually into the record of the meeting.

**Post Meeting**

Audio of the meeting will be recorded and later available by request, please email [CityClerk@ci.tumwater.wa.us](mailto:CityClerk@ci.tumwater.wa.us)

**Accommodations**

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accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email [CityClerk@ci.tumwater.wa.us](mailto: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](mailto:ADACoordinator@ci.tumwater.wa.us).

**TUMWATER GENERAL GOVERNMENT COMMITTEE  
MINUTES OF VIRTUAL MEETING  
JUNE 12, 2024 PAGE 1**

**CONVENE:** 8:00 a.m.

**PRESENT:** Chair Michael Althausser and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Community Development Director Michael Matlock, Parks, and Recreation Director Chuck Denney, Planning Manager Brad Medrud, Land Use and Housing Planner Erika Smith-Erickson, and Senior Planner Alex Baruch.

**APPROVAL OF  
MINUTES: GENERAL  
GOVERNMENT  
COMMITTEE, MAY 8,  
2024:**

**MOTION:** **Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to approve the minutes of May 8, 2024 as published. A voice vote approved the motion.**

**2025 COMPREHENSIVE  
PLAN PERIODIC  
UPDATE – LAND USE  
ELEMENT:** Manager Medrud briefed members on the process to evaluate goals, policies, and implementation actions for all the elements in the Comprehensive Plan. The Planning Commission reviewed the Conservation Element, Lands for Public Purposes Element, and the Land Use Element. He invited members to offer any recommendations during the review.

Each review of the elements utilizes a spreadsheet/table to ensure goals, policies, and action items are much more actionable and tied to specific outcomes. The committee’s reviews are considered a work in progress with the final language not drafted at this point.

Manager Medrud described the purpose of the columns within the document identifying goals, policies, and action items to include assigned lead, general timeline, and specific deliverable(s) if appropriate. Staff notes speak to older goals in the current Comprehensive Plan, which will be updated, changed, or removed (if accomplished) to ensure they align with new requirements. Existing language will be aligned with new language throughout the document.

Throughout the review process, the Planning Commission provided comments and feedback. The Land Use Element table includes Growth Management Act (GMA) goals with all policies aligned with GMA goals. Under the policies are specific community goals derived from the existing Comprehensive Plan that have been enhanced to account for more work completed in housing, transportation, and open space. Community goals are the next level of specificity in terms of goals and

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actions. Following community goals are specific land use goals for residential, commercial, and new goals for manufacturing housing and industrial and warehouse, which had been included within commercial but are now acknowledged as different types of land uses.

Parks, open space, and essential public facilities have been moved from the Conservation Element within the Lands for Public Purposes, which lacked any policies or goals to create a new section. Essential public facilities are facilities used by the community but not desired in close proximity to residential and other areas. Such uses include airports, jails, large universities, etc. A separate section in the existing Comprehensive Plan for the airport will also be transferred to the Land Use Element.

The remaining sections of the document reflect goals and policies that will be moved to other elements. Some existing goals and policies have been moved from the Land Use Element to other elements, such as the Conservation Element for reducing impacts from flooding and stormwater management, etc., as they all relate to water quality. A number of topics will move to the new Climate Element for energy efficiency in new development. The intent of the new format is to track all existing goals. Some policies and goals were deleted and not replaced because actions have been completed.

The Land Use Element included a separate section on implementation policies. Some of the policies are specific and some are general. Moving forward, staff plans to move the implementation policies to the Land Use Element policy discussion reflecting actions completed and any language changes. The implementation policies will be integrated into the goals and policies to reflect the direct connection between the two and how the City is implementing those actions.

The next step for the Planning Commission is continuing its next review of land use at its next meeting.

Councilmember Dahlhoff recommended some word choices from the previous version in terms of citizens, gender, and descriptions from the City's work on diversity, equity, inclusion, and belonging (DEIB) strategies. Manager Medrud acknowledged the suggestion and shared how staff is exploring options for revising language that is too general, not defined, or has a common understanding.

Councilmember Cathey asked whether the new format is essentially rearranging topics the City has accomplished or ongoing over the last several years. Manager Medrud explained that the format is a rearrangement and an update of the information recognizing that much work has been invested in the policies with the intent to update the language in terms of current terminology and development of specific

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implementation actions. The policies provide a good basis that requires no dramatic changes; however, it is important that the document is easier to access by the community as well as tying policies and goals directly to actions. By fall, the intent is to review larger issues following the receipt of technical data from Thurston Regional Planning Council.

Councilmember Cathey inquired as to the size of the final document that will be posted online. Manager Medrud responded that each element would be posted in two sections. The first section would be information on goals, policies, and action items usable for the community and the City. The second section will focus on technical information dependent upon state requirements for the City’s documentation of its work. For example, within the Land Use Element, the City needs to identify all acreages for all land uses to ensure sufficient capacity in each land use category to accommodate 20 years of growth. Additionally, a user guide to the Comprehensive Plan will be available with a supporting glossary of terms. Because of the need to edit documents over the next 20 years, the intent is to accommodate requests for written copies because of the limited availability of different software programs.

Chair Althausser asked whether staff plans to complete similar summary charts for the other elements. Manager Medrud said the intent is utilizing the format for all elements of the Comprehensive Plan.

Discussion ensued on the importance of fundamental data and the basis for assumptions to be updated to reflect current trends and concerns, as well as meeting the state’s new requirement to develop a new element focused exclusively on climate. The Council is scheduled to meet jointly with the Planning Commission during a work session to discuss the new climate element. Some policies within the Conservation Element will transfer to the Climate Element. The Conservation Element addresses two distinct topics required by the GMA.

**2025 COMPREHENSIVE  
PLAN PERIODIC  
UPDATE –  
CONSERVATION  
ELEMENT:**

Planner Baruch provided an overview of the topics addressed in the Conservation Element as part of the update, as well as goals, policies, and actions.

The GMA requires the City to demonstrate that each element in the Comprehensive Plan meets the 15 state GMA goals. Two goals for conservation are natural resource industries and the environment. The Conservation Element includes specific guidelines and policies to ensure the viability of natural resource industries and activities. The elements also must ensure the viability of natural resource industries within the City through the identification of such lands in the Conservation Element.

The Legislature updated the environment goal in 2023 adding the requirement to enhance the environment. The element contains specific

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policies on air, water quality, water availability, and protection and preservation of critical areas.

During the 2016 update, best available science was incorporated into the Conservation Element. Following completion of the update, The City's Critical Areas Ordinance was amended to align with state requirements.

Topics anticipated to be addressed during the 2025 update include incorporating environmental justice into goals and policies, addressing use of habitat conservation plans for management of affected listed species and declared ecosystems across private and public lands in the City, use of best available science, updated policies to designate and protect critical areas, utilizing current data to update all maps. Other topics are moving goals and policies for greenhouse gas emissions and climate mitigation targets to the new Climate Element, adding references to updates of the Shoreline Master Program, Thurston County Mitigation Plan, and the Urban Forestry Management Plan, updating policies on urban agriculture, forestry resource lands and mineral resource lands, updating the Tumwater Municipal Code as required following Department of Ecology Critical Areas Checklist, simplifying policy language, and developing implementation actions to include identifying resources for actions and timelines.

Goals are statements of desired outcomes or intended achievements. Policies are specific statements guiding actions and serve as a framework for future decision-making. Actions are specific measures to implement goals and policies.

The Planning Commission has reviewed the draft format of the goals, policies, and actions during an initial review. The proposed goals were grouped into three categories with policies and actions supporting the goals.

Planner Baruch requested feedback as early as possible to help limit the number of revisions to the element as work continues throughout the next several months.

Manager Medrud provided additional information on the focus of the update of the Conservation Element. Additionally, the Urban Forestry Management Plan will be incorporated into the Conservation Element addressing urban forestry in the urban context versus the forest resource context of focus by the GMA. He outlined options for members to provide feedback on the element. The Planning Commission received several feedback formats of the draft that will comprise the public record, as well as Word documents to enable Commissioners to update and edit. Alternatively, staff has offered printouts that Commissioners can pick up and edit. He offered to provide the committee with the Land Use and Conservation draft documents as Word documents via email.

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Planner Baruch added that any edits should use the tracking feature to enable staff to identify changes and reconcile any differences with other recommended changes.

Councilmember Cathey inquired as to how the City defines “critical areas.” Manager Medrud said critical areas are defined by the GMA, similar to the definition of best available science. The state has identified specific meanings and actions pertaining to critical areas. For example, the City is required to adopt regulations to protect wetlands. Wetlands are also defined. The City is also required to protect habitat that is defined under state law, geologically hazardous areas, and floodplains, etc. The City relies on state definitions.

Councilmember Cathey asked whether the City has other regulations in addition to state requirements for protecting the environment. Manager Medrud said the City receives frequently updated state guidance. For example, the Department of Ecology serves as the lead agency for updating wetland regulations. Some regulations are specific while others provide the City with some flexibility. However, baselines are established by the state. The Department of Fish and Wildlife oversees protections for species and habitat. Protection of habitat is subject to three levels of protection of federal, state, and local requirements.

Councilmember Cathey inquired about the possibility of completing a new tree protection ordinance. Manager Medrud replied that it would be dependent upon resources and the addition of another planner. If the department is adequately staffed, capacity would be available to restart efforts on the urban forestry amendments. It is likely the amendments would be completed prior to completing the update of the Comprehensive Plan. When the City suspended work on the urban forestry amendments last year, draft amendments to the ordinances had been completed for review by the Planning Commission. The public process and the amendments had been completed at that time. The intent, based on available capacity, is to restart the process and evaluate the proposals from last year. Staff is scheduling a joint work session with the Planning Commission and the Tree Board in the fall to restart the update process. The process will follow the normal ordinance amendment process with reviews by the Tree Board, Planning Commission, General Government Committee, and the Council.

Councilmember Cathey asked whether all riparian areas along streams and rivers are considered critical areas. Manager Medrud described the different regulatory distinctions. Larger water bodies such as the Deschutes River and Percival Creek fall under the City’s Shoreline Management Plan to include all associated regulations addressing activities along and in those areas. For other areas not meeting the threshold of the Shoreline Management Plan such as smaller creeks and lakes, those areas are addressed as part of the City’s Critical Areas Ordinance. When the City

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adopted the Shoreline Management Plan, the Department of Ecology required the City to include all critical area regulations affecting those areas. To update the regulations adopted in 2019, the City is required to reopen the Shoreline Management Plan. The last update process required 15 months to complete some minor changes. Critical area regulations under the Shoreline Management Plan and the City's critical area regulations are not always coordinated because of functions of the approval process and state law.

**CONTRACT  
APPROVAL FOR AN 8-  
YEAR MULTIFAMILY  
TAX EXEMPTION FOR  
THE ROOKERY  
APARTMENTS (TUM-  
24- 0714:**

Manager Medrud reported the action is for approval of contract for an eight-year multifamily tax exemption for the Rookery Apartments project located off Capitol Boulevard.

In 2014, the Council approved the Capitol Boulevard Corridor Plan as well as the Brewery District Plan. Both plans include several implementation actions identified to achieve the goals of the plans. In the Capitol Boulevard Corridor Plan, one goal is redevelopment of the corridor. One of the mechanisms recommended was establishing a multifamily tax exemption program to improve the financial liability of redevelopment within the corridor. Recent concerns surrounded the small parcel sizes along the corridor making it difficult to redevelop. To achieve the vision in the plan, additional steps were necessary to help development achieve those outcomes.

In 2017, the Council adopted the multifamily tax exemption program to stimulate development and provide multifamily housing development in transit corridors and walkable areas. The program included two levels of exemption. The first is an eight-year exemption focused primarily on economic development. The eight-year program does not include an affordable housing component. The second program is a 12-year exemption that includes an affordable housing component applicable to the Capitol Boulevard corridor and the Brewery District. The purpose of the program is to serve as a catalyst for economic development, as well as encouraging multifamily development in areas already served by transit with a sidewalk network for accessibility to services.

When the Council approves a multifamily tax exemption application, it represents a shift in revenue from the source of the property tax to ensure a successful program. It was important to ensure the program could be utilized by developers who have the capacity to develop in the community. As part of the adoption process for the proposal and as discussed during the affordable housing discussion by the Council, it is possible to add the program to the department's 2025 Work Program to pursue a larger discussion. Last year, a number of steps were identified as part of the evaluation in the effectiveness of the program to determine whether the City should retain the program or to identify any amendments to improve the program. Those efforts require time and effort and would be part of the discussion during the 2025 work program process.



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Councilmember Cathey said she had believed those discussions would have occurred prior to considering any new proposals. At this point, neither the Council nor staff have pursued any discussions. She asked whether the City can require certain parameters within the program, such as proposing amendments or adding other requirements.

Chair Althausen noted that the City's process was established and anyone can take advantage of the program today. In terms of the question, any proposal that has been submitted has the ability to work within the parameters of the current program. A review of the program has been identified as part of the 2025 Work Program. He acknowledged the concerns while noting that any program adopted by the Council and available to the community constitutes a matter of fairness to utilize the program as intended and as established.

Councilmember Cathey said she understands the process which is why she has advocated for a review of the program prior to approving other proposals. One example of an alternative is whether the City could require low-income units for the eight-year program.

Chair Althausen pointed out that the committee directed staff to review some program components and the status today in terms of what units have been created and what programs have been utilized as opposed to seeking a specific presentation on other policies that could be implemented in the next work plan. Rather, Councilmember Cathey has identified a concern that there may be better tools, which speaks to a more in-depth conversation with the Council while not sidetracking other concurrent programs, such as the Comprehensive Plan update and the urban forestry amendments. The workload of the Community Development Department is immense.

Councilmember Dahlhoff suggested not automatically moving the proposal to the Council's consent calendar but to Council Consideration because it deserves a larger discussion with the Council because of the dynamics and discussions by the General Government Committee.

Councilmember Cathey indicated that part of the issue is responding to property owners in the City about the impacts of their taxes because the programs provide tax relief to some developers. It is another issue for the Council to consider and discuss, as the City does not lose property tax because the difference is paid by other property owners.

Manager Medrud responded that the Council is aware of the program elements and sources of funds. Other affordable housing projects were not as clear in terms of the source of the funds. The multifamily tax exemption process is clear as deferred taxes are assumed by the larger property base. When the City provides some level of subsidy, such as the recent HUD

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grants for affordable housing or projects completed through state funds, those programs are funded by the larger tax base and from various sources of taxes. What is unclear is how those other programs affect taxpayers. The multifamily tax exemption program clearly identifies the source of funds.

**PUBLIC COMMENT:**

**Tessa Bradley, The Artisans Group**, acknowledged and thanked Councilmember Cathey for her advocacy. She is the owner of The Artisans Group, a women-owned local firm focusing on affordable housing. The company hires people of color and members of the queer community. The Artisans Group is different from other local architecture firms. The firm is developing the project of six apartments along the downtown corridor. The company pursued affordable housing as the architect for the Habitat for Humanity housing project of 112 housing units. Initially, the project was pursued as affordable housing, but because the project is net-zero and certified passive homes, the high performance will be highly sustainable and more expensive to construct. To accomplish that goal, cost margins were slim. Banks prefer a cash flow ratio of 1.25. The project dipped to 1.1 and the eight-year tax credit is the reason the project was able to secure a loan. The project benefits the environment and would be constructed by local businesses in Tumwater. At this time, lacking a multifamily tax exemption, she is unsure as to the future of the project as the bank relied on the exemption to provide the loan for the project. The project is at the break-even point. Although she appreciates some unintended consequences in policy, the consequence to this policy as it exists today is the small local grass roots development will be able to complete a highly sustainable project of a small scale in a neighborhood that is part of the City's vision. The tax credit will make an enormous difference to several local members who are pursuing their first development of this type.

Councilmember Cathey thanked Ms. Bradley for sharing the information. She supports the proposed project. The project is a good use of the tax exemption program while stressing the importance of the Council clarifying the program. The proposal is an example of projects the City has strived to achieve as they make a difference in the community.

**MOTION:**

**Chair Althausser moved, seconded by Councilmember Dahlhoff, to forward the contract for an 8-Year Multifamily Tax Exemption for the Rookery Apartments (TUM-24-0714) to Council Considerations at the July 2, 2024 meeting with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.**

**SERVICE PROVIDER  
AGREEMENT WITH  
BARKER RINKER  
SEACAT  
ARCHITECTURE FOR  
COMMUNITY CENTER**

Director Denney reported the Request for Proposal (RFP) process resulted in five submittals for the design of the community center. The internal selection committee with participation by Councilmember Cathey selected Barker Rinker Seacat Architecture as the design consultant. The City has worked with the firm previously on the original community center design in 2009 for the Public Facilities District project and in conjunction with the

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**DESIGN:**

City of Olympia on a feasibility study for aquatics in Thurston County.

Councilmember Dahlhoff conveyed support for placing the proposed agreement with Barker Rinker Seacat Architecture as a Council Consideration item rather than as a consent calendar item.

Director Denney reported three groups are assigned to the project. The first is an internal staff group (staff steering committee) working with the consultant team on internal administrative tasks. The second is a steering committee assigned to complete much of the work with staff and the consultant. Members of the committee would include a Councilmember and representation from the Parks and Recreation Commission, Tumwater School District, Senior Center, youth sports, Tumwater Area Chamber of Commerce, a representative from the YMCA, and several community members at-large. The third group is the public as the entire process is driven by public input to enable the steering committee's decisions on the direction to pursue. A community survey will be released and two community workshops will be hosted to review survey results.

Four sites will be analyzed using a matrix to determine the best site for the facility. Under consideration are the brewery property, Port property off Tumwater Boulevard, WSDOT property off Capitol Boulevard, and YMCA's development off 93<sup>rd</sup> Avenue as a possibility. Each site will be scored using the criteria matrix to identify the top site. If other properties are subsequently identified as a potential site, staff will also pursue a review of those sites.

Prior communications to the public indicated the community center would include meeting and event space, senior services, indoor sports, and land for a future public swimming pool.

Staff is seeking a recommendation to forward the service provider agreement to the City Council meeting on July 2, 2024. As previously requested by Councilmember Dahlhoff, he supports adding the proposal to Council Considerations.

Director Denney responded to questions about timing. Following approval of the service provider agreement, staff plans to move forward to establish the steering committee to initiate the project.

*Councilmember Dahlhoff disconnected from the meeting at 9:30 a.m.*

Chair Althauser recommended contacting TOGETHER! and the Boys and Girls Club to receive feedback on youth development programs, after school programs, and study space. Director Denney advised that the Council will ultimately decide on spaces in the community center in terms of the costs to both build and operate.

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Discussion ensued on the 93<sup>rd</sup> Avenue site not having access to transit and placing the proposal on the consent calendar at the June 25, 2024 work session. City Administrator Parks noted that the typical process for approval of a service provider agreement is through the consent calendar; however, staff could include a briefing on the proposal during the work session on June 25, 2024 and place the proposal as a consent item.

City Attorney Kirkpatrick affirmed the Council work session agenda could include both consent and Council Consideration items as per state law.

Chair Althausser pointed out the lack of a public comment period during a work session. He asked about any implications to the schedule if the proposal is deferred to the Council's July 2, 2024 regular meeting. Director Denney said following approval of the service provider agreement, the agreement would be forwarded to the consultant to complete its review process. Securing a signed contract typically involves three to four week process.

Councilmember Cathey advocated for delaying the proposal to afford the ability for public comments.

**MOTION:**

**Councilmember Cathey moved, seconded by Chair Althausser, to forward the Community Center Design Service Provider Agreement with Barker Rinker Seacat Architecture to the July 2, 2024 Council meeting under Council Consideration with a recommendation to approve and authorize the Mayor to sign the agreement. A voice vote approved the motion.**

**ADJOURNMENT:**

**With there being no further business, Chair Althausser adjourned the meeting at 9:32 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, psmsoly@earthlink.net

TO: General Government Committee  
FROM: Brad Medrud, Planning Manager  
DATE: July 17, 2024  
SUBJECT: 2025 Comprehensive Plan Periodic Update – Climate Element

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1) Recommended Action:

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

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2) Background:

On a ten-year cycle, the City is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan. [2025 Comprehensive Plan Update | City of Tumwater, WA](#) contains links to guidance materials and information about the update.

The intent of this briefing is to provide the members of the General Government Committee with the opportunity to follow up on the City Council and Planning Commission discussion of the Climate Element at their joint work session on July 9, 2024.

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3) Policy Support:

City Council Strategic Priorities and Council Goals 2025 - 2026

- Be a leader in Environmental Health and Sustainability
    - Outreach the community on the benefits of environmentally sustainable practices, community involvement, and highlight local career pathways.
    - Assess climate change vulnerabilities of City infrastructure and resources.
- 

4) Alternatives:

None.

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5) Fiscal Notes:

The City was awarded grant funding from the Washington Department of Commerce in the amount of \$420,000 towards the development of the Climate Element. \$320,000 has been allocated for the development of the Climate Element and an additional \$100,000 of the grant award has been allocated towards creating a bicycle and pedestrian plan in the Transportation Plan which will help meet state requirements related to climate.

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6) Attachments:

A. None

TO: General Government Committee  
 FROM: Erika Smith-Erickson, Housing and Land Use Planner and Brad Medrud, Planning Manager  
 DATE: July 17, 2024  
 SUBJECT: 2025 Comprehensive Plan Periodic Update – Lands for Public Purposes and Utilities

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1) Recommended Action:

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

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2) Background:

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

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

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

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3) Policy Support:

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

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4) Alternatives:

None.

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5) Fiscal Notes:

This is primarily an internally funded annual work program task.

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6) Attachments:

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

# MEMORANDUM



Date: July 17, 2024  
To: General Government Committee  
From: Brad Medrud, Planning Manager, and Erika Smith-Erickson, Housing and Land Use Planner

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

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

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

The intent of the General Government Committee meeting on Wednesday, July 17, 2024, is to start the discussion of the Lands for Public Purposes and Utilities Elements goals, policies, and implementation actions.

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

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

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

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

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

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

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

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



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

## **2 – Current Lands for Public Facilities Element**

### **A – Background**

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

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

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

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

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

### **B – Link to Current Lands for Public Facilities Element**

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

## **3 – Current Utilities Element**

### **A – Background**

As required by the Growth Management Act, the City's Comprehensive Plan includes a Utilities Element that addresses electrical, telecommunications, and natural gas systems. The City is required to identify all public entities that own utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within the

Utilities Element the general location, proposed location, and capacity of all existing and proposed utilities.

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

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

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

## B – Link to Current Utilities Element

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

## **4 – Specific Topics Addressed as Part of the Update**

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

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

Comprehensive Plan Update

2. Lands for Public Purposes Element
  - Update inventory and projected needs for public buildings, facilities, and services over the twenty-year planning period.
  - Use the updated City and urban growth area twenty -Year population forecasts.
  - Update provisions for protection of the quality and quantity of groundwater used for public water supplies.
  - Update chart of zone districts that allow essential public facilities.
  - Update the process or criteria for identifying and siting essential public facilities including the reentry and rehabilitation facilities as defined in State law.
  - Update to include regional transit authority facilities in the list of essential public facilities.
  - Update to allow an expansion of the area in the City that would allow for essential public facilities such as inpatient facilities including substance abuse facilities as part of Planning Commission's 2022 Comprehensive Plan amendment cycle

recommendations. These essential public facilities uses include, but not limited to, intensive inpatient facilities; long-term residential drug treatment facilities; recovery house facilities.

- Update the identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and other public uses.
- Where applicable, update the review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the State.
- Incorporate provisions of the updated 2023 Hazard Mitigation Plan as appropriate.
- Address Organics Management Facility Siting (ESSHB 1799).
- Water Plan.
  - Group A water system plans must include climate resilience element if initiated after June 30, 2024.
- Sewer Plan.
- Stormwater update.
  - NPDES Stormwater Permit.
- Update Maps

### 3. Utilities Element

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

## 5 – Goals, Policies, and Implementation Actions Review

### A – Introduction

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

Example from the current Utilities Element:

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

**Policy**

**Action**

U-1.1

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

U-1.1.1

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

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

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

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

## B – Policy Strength Continuum

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

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

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

## C – Initial Review

Attachments B and C are the initial staff reviews of the Lands for Public Purposes and Utilities Elements goals, policies, and actions.

Additional work needs to be completed with City staff on the scope and content of the proposed new goals, policies, and actions, but Attachments B and C are included to allow the General Government Committee to review and provide comment on the proposed format staff will be using to present all amendments to goals, policies, and actions in the updated Comprehensive Plan.

There will be a follow up discussion on the Lands for Public Purposes and Utilities Elements goals, policies, and actions with the Planning Commission on August 13, 2024.

## **Appendix A – Guidance**

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

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

[www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics)

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

[www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series](http://www.psrc.org/our-work/passport-2044-comprehensive-plan-workshop-series)

The Municipal Research Services Center has a Comprehensive Planning webpage.

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

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

### 4.1 Lands for Public Purposes Goals, Policies, and Actions

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

**Policy      Action**

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

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

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

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

**Policy      Action**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

- 2.6 Parks, Recreation, and Open Space
- 2.7 Fire Protection and Emergency Medical Services
  - 2.7.1 Administration
  - 2.7.2 Suppression
  - 2.7.3 Emergency Medical Services
  - 2.7.4 Training
  - 2.7.5 Fire Prevention
  - 2.7.6 Summary
- 2.8 Police Protection
  - 2.8.1 Administration
  - 2.8.2 Patrol
  - 2.8.3 Traffic
  - 2.8.4 Investigation
  - 2.8.5 Crime Prevention
  - 2.8.6 Summary
- 2.9 School Facilities
- 2.10 Library Services
- 2.11 City Facilities
  
- 3. Essential Public Facilities Siting and Expansion
  - 3.1 Growth Management Act
  - 3.2 County-Wide Planning Policy
  - 3.3 Siting Process for Essential Public Facilities in Tumwater
  
- 4. Goals, Policies, and actions
  - 4.1 Lands for Public Purposes Goals, Policies, and Actions

#### Lands for Public Purposes Maps

Sewage Treatment Facilities and Sanitary Sewer Systems

Stormwater Systems and Facilities

Water Systems and Facilities

Fire District Map

School Facilities

Library Services

City Facilities

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

### 8.1 Utilities Goals, Policies, and Actions

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

**Policy**                      **Action**

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

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

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

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

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

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

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

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

**Policy**                      **Action**

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

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

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

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

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

### **infrastructure to support adoption of cleaner technologies and practices.**

#### **Policy**

#### **Action**

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

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

#### **Policy**

#### **Action**

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

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

**Policy**

**Action**

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

## **Appendix E – Structure of Current Version of the Utilities Element**

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

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

- 3.1.3 The Northwest Power And Conservation Council
  - 3.1.4 Washington Energy Independence Act
  - 3.1.5 Western Interstate Energy Board
  - 3.2 Electricity Supply
    - 3.2.1 Understanding Electricity Transmission And Distribution
  - 3.3 System Analysis
    - 3.3.1 Electricity Rates
    - 3.3.2 Electricity Usage
  
  - 4. Natural Gas And Fuel Pipelines
    - 4.1 Olympic Pipeline
    - 4.2 Williams Northwest Pipeline
    - 4.3 Puget Sound Energy Natural Gas Pipelines
  
  - 5. Telecommunication
    - 5.1 Broadband
      - 5.1.1 Digital Subscriber Line (DSL)
      - 5.1.2 Cable
      - 5.1.3 Wireless
      - 5.1.4 Satellite
      - 5.1.5 Mobile
      - 5.1.6 Fiber Optic
    - 5.2 Television
  
  - 6. Meeting Future Demand
    - 6.1 System-Level Impacts Of Energy Efficiency
  
  - 7. Potential Impacts Of Climate Change
  
  - 8. Utilities Goals, Policies, And Actions
    - 8.1 Utilities Goals, Policies, And Actions
-



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

June 24, 2024

Attachment B

General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
LPP-1			<b>Provide necessary and efficient services to Tumwater and its Urban Growth Area.</b>	<b>No changes proposed.</b>	LPP-1			<b>Provide sufficient and efficient services to Tumwater and the Urban Growth Area.</b>	
	LPP-1.1		Coordinate with Thurston Regional Planning Council, Thurston County, and other public service providers to identify areas of shared need for facilities.	No changes proposed.		LPP-1.1		Coordinate with Thurston Regional Planning Council, Thurston County, and other service providers to identify areas of shared need for public facilities.	
	LPP-1.2		Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.	No changes proposed.		LPP-1.2		Ensure concurrency with City, County, and Regional plans to provide the most efficient array of services.	
	LPP-1.3		Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area, through periodic updates to the Tumwater and Thurston County joint Plan and regulations.	Modified version of Implementation Action #7 from the Land Use Element		LPP-1.3		Follow the requirements of County-Wide Planning Policy V and RCW 36.70A.200 when siting new facilities and improve the process whenever possible.	
LPP-2			<b>Support improvements in the provision of public services.</b>	<b>Modified version of current goal.</b>	LPP-2			<b>Make recommendations for improvements in the provision of public services.</b>	
	LPP-2.1		Work with regional partners to expand and improve Tumwater's multimodal transit network in conjunction with the Transportation Plan.	Modified version of current policy.		LPP-2.1		Support actions to expand and improve Tumwater's multimodal transit network.	
	LPP-2.2		Improve waste management services and decrease waste production in the City.	Can we also strive to increase diversion of solid waste from landfills?		LPP-2.2		Improve waste management services and decrease waste production in the City.	
		LPP-2.2.1	<i>Promote reuse, composting, and recycling to minimize solid waste production in the City.</i>	<i>Need to identify how: what programs, etc.</i>			LPP-2.2.2	<i>Encourage reuse and recycling to minimize solid waste production in the City.</i>	
	LPP-2.3		Work with the Tumwater and Olympia School Districts to site facilities that accommodate changing student populations.	Modified version of current implementation action.		LPP-2.3		Assist school districts with the creation of new facilities to accommodate growing student populations.	
	LPP-2.4		Support technological advancements to improve City services.	Modified version of current policy.		LPP-2.4		Encourage the use of technological advancements to improve City services.	

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

June 24, 2024

**Goals, Policies, and Actions Moved from Other Elements**

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	LPP-1.3		Direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area, through periodic updates to the Tumwater and Thurston County joint Plan and regulations.	Implementation Action #7 from the Land Use Element			7	Through the Tumwater and Thurston County joint planning process and the County-Wide Planning Policies for Thurston County, direct the timing and location of development with the provision of adequate facilities and services within Tumwater's Urban Growth Area.	

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

June 24, 2024

**Goals, Policies, and Actions Moved to Other Elements**

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

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

June 24, 2024

**Goals, Policies, and Actions Deleted and Not Replaced**

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

## Utilities Element – Goals, Policies, and Implementation Action Review

June 24, 2024

Attachment C

### General Goals

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
U-1			<b>Increase efficiency when planning for and siting utilities.</b>	<b>No changes proposed.</b>	U-1			<b>Increase efficiency when planning for and siting utilities.</b>	
	U-1.1		Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.	No changes proposed.		U-1.1		Communicate with private utility companies when siting utilities to discuss anticipated growth projections and how to size utilities appropriately to meet anticipated demand.	
		U-1.1.1	<i>Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound's aerial facilities with the City of Tumwater.</i>	No changes proposed.			U-1.1.1	<i>Cooperate and participate with Puget Sound Energy in the formulation of policy and development of an underground management plan with respect to Puget Sound's aerial facilities with the City of Tumwater.</i>	
	U-1.2		Be aware of public service obligations when local review of utility improvements occurs.	No changes proposed aside from a minor edit.		U-1.2		Be aware of public service obligations when local review of utility improvements occur.	
	U-1.3		Utilize transportation rights-of-way for utility corridors whenever feasible.	No changes proposed to policy.  There may an opportunity for an implementation action to support PSE's pole charging program where they attach EV charging to existing utility and light poles for adjacent parking and charging.		U-1.3		Utilize transportation rights-of-way for utility corridors whenever feasible.	
	U-1.4		Provide timely notification to all affected utilities prior to road construction.	No changes proposed.		U-1.4		Provide timely notification to all affected utilities prior to road construction.	
	U-1.5		Approve utility permits when the project to be served is permitted whenever feasible and as quickly as possible.	No changes proposed aside from a minor edit.  Review new state permitting requirements and revise as needed.		U-1.5		Approve utility permits when the project to be served is approved whenever feasible and as quickly as possible.	
	U-1.6		Coordinate with neighboring jurisdictions to ensure consistency of the respective utility plans to facilitate orderly utility service.	Modified version of current policy.		U-1.6		Coordinate with Thurston County, and the Cities of Lacey and Olympia to ensure consistency of the respective utility plans in order to facilitate orderly utility service.	

**Utilities Element – Goals, Policies, and Implementation Action Review**

June 24, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
U-2			Support energy generation from renewable resources to bring the region to net zero emissions by 2050.	Modified version of current goal. The City does not generate energy for the community except in a limited way for its own facilities.	U-2			Increase energy generation from renewable resources to reduce the region’s carbon footprint.	
	U-2.1		Provide incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).	No changes proposed.		U-2.1		Explore incentives to support the installation of distributed electrical generation equipment, (e.g., rooftop solar panels).	
		U-2.1.1	Encourage developers and homeowners to take advantage of existing national, local, and utility incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	No changes proposed.  <i>Add implementation action related to the Solar Star program: “The City of Tumwater is committed to going solar. Thanks to a streamlined permitting process, Tumwater residents can quickly have solar panels installed on homes and businesses and begin seeing the benefits of clean, renewable energy. For more information about the basics of solar energy, your solar options, and questions to ask solar professionals visit the Department of Energy’s <a href="#">Homeowner’s Guide to Going Solar.</a>”</i>			U-2.1.1	Encourage developers and homeowners to take advantage of existing national incentive programs (e.g., the tax credit program for the installation of solar systems in homes).	
	U-2.2		Support large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).	No changes proposed.		U-2.2		Investigate large-scale, multi-jurisdictional renewable energy projects (e.g., large-scale solar arrays).	
	U-2.3		Maintain uniform building codes and permitting practices to make the installation of solar panels, or other distributed generation technologies, easier and faster.	Modified version of current policy.		U-2.3		Adopt uniform building codes and permitting practices in jurisdictions to make the installation of solar panels, or other distributed generation technologies, easier and faster.	
U-3			Support enhancement of the region’s electricity distribution, monitoring, and storage infrastructure to support cleaner technologies and practices.	Modified version of current goal. The City does not manage energy infrastructure for the community except in a limited way for its own facilities.	U-3			Enhance the region’s electricity distribution, monitoring, and storage infrastructure to support adoption of cleaner technologies and practices.	

**Utilities Element – Goals, Policies, and Implementation Action Review**

June 24, 2024

New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	U-3.1		Monitor system, or grid-scale, energy storage innovations, and use the experiences of communities that begin to deploy them to inform City codes and permitting.	Modified version of current policy.		U-3.1		Monitor system, or grid-scale, energy storage innovations, and learn from the experiences of communities that begin to deploy them.	
	U-3.2		Support energy suppliers’ equipment upgrades, innovative programs, and service offerings related to adding information technology to the system or grid.	Modified version of current policy.		U-3.2		Support energy suppliers’ equipment upgrades, new programs, and service offerings related to adding information technology to the system or grid.	
	U-3.3		Collaborate with energy providers to assess innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for the deployment of such storage solutions.	No changes proposed.		U-3.3		Collaborate with energy providers to test innovative system-scale, grid-scale, energy storage solutions in isolated, controlled conditions. If, and when, technological progress is proven, collaborate with energy providers for deployment of such storage solutions.	
	U-3.4		Support adding vehicle chargers to homes, businesses, and public parking infrastructure.	Question for staff to answer: Does this language work considering we have state requirements now for certain types of buildings?		U-3.4		Support voluntary programs for adding vehicle chargers to homes, businesses, and public parking infrastructure.	
	U-3.5		Promote equitable integration of electric vehicle infrastructure into new and existing facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	Modified version of current policy.  Question for staff to answer: Should an implementation action for this eliminate the need to include allowances?		U-3.5		Promote integration of electric vehicle infrastructure into residential building codes and public and private facilities, including allowances in zoning regulations for charging stations in locations where they are needed.	
	U-3.6		Support local projects to increase the existing electric vehicle fleet.	No changes proposed. This is broader than just City actions in U-4.3.		U-3.6		Create local projects to increase the existing electric vehicle fleet.	
	U-3.7		Support a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	Modified version of current policy.  Question for staff to answer: Consider adding a policy with Puget Sound Energy’s language “Support electric vehicle charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.”		U-3.7		Encourage a change in state policies to increase the utility share of funding for undergrounding of overhead wires to reduce power outages.	

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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
	U-3.8		Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.	No changes proposed.		U-3.8		Protect and reserve existing electrical transmission corridors to maintain their usefulness in meeting future needs.	
	U-3.9		Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more dependable during hazard events.	Modified version of current policy.  Question for staff to answer: Should this be in the Climate Element or reference the Climate Element?		U-3.9		Coordinate with the Natural Hazards Mitigation Plan to reduce service interruptions and provide services that are more reliable during hazard events.	
<b>U-4</b>			<b>Support increasing energy efficiency and conservation to reduce the region's carbon footprint.</b>	<b>Modified version of current goal.</b>	<b>U-4</b>			<b>Increase energy efficiency and conservation to reduce the region's carbon footprint.</b>	
	U-4.1		Support new incentives for decarbonized green buildings.	Modified version of current policy.		U-4.1		Develop new incentives for green buildings, (e.g., Leadership in Energy & Environmental Design – LEED programs).	
	U-4.2		Partner with Puget Sound Energy and other utility providers to promote energy efficiency programs and initiatives and expedite permitting processes related to energy efficiency upgrades.	Modified version of current policy.  Source Puget Sound Energy		U-4.2		Offer incentives for the use of roof-mounted solar water heaters.	
	U-4.3		Electrify the City vehicle fleet to the greatest extent feasible.	Modified version of current policy.		U-4.3		Continue conversion of public fleets to hybrid, natural gas, and electric vehicles. Lead by example.	
	U-4.4		Adopt policies that require properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.	Modified version of current policy.  Recommend discussion of staffing and resources needed for education and enforcement of this action.		U-4.4		Consider adopting policies that require residential and commercial properties to undertake an energy audit at time of sale or during substantial remodel, including, if deficiencies are found, encouraging energy retrofits to upgrade properties to a specified level.	
<b>U-5</b>			<b>Ensure vital utilities are created, operated, and maintained in a safe manner.</b>	<b>No changes proposed.</b>	<b>U-5</b>			<b>Ensure vital utilities are created, operated, and maintained in a safe manner.</b>	
	U-5.1		Underground utilities to increase public safety.	Modified version of current policy.  Check to see if this is addressed in other Elements.		U-5.1		Encourage the undergrounding of utilities to increase public safety.	



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New Goal	New Policy	New Action	Initial Staff Proposed Language	Staff Notes	Old Goal	Old Policy	Old Action	Current Goal, Policy, or Action	Planning Commission Notes
		U-5.1.2	<i>Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.</i>	<i>No changes proposed.</i>			U-5.1.2	<i>Work with neighborhood associations to encourage the development of local improvement districts to provide funding for undergrounding existing utilities.</i>	
	U-5.2		Encourage pipeline safety through public awareness and regulations.	No changes proposed.		U-5.2		Encourage pipeline safety through public awareness and regulations.	
		U-5.2.1	<i>Adopt regulations that limit high-risk uses near pipelines to protect both the public and the pipelines themselves.</i>	<i>Modified version of current implementation action.</i>			U-5.2.1	<i>Consider adopting code language, which limits high-risk uses near pipelines to protect both the public and the pipelines themselves.</i>	
		U-5.2.2	<i>Support education the public on pipeline safety and pipeline locations within the City.</i>	<i>Modified version of current implementation action.</i>			U-5.2.2	<i>Consider strategies to educate the public on pipeline safety and pipeline locations within the city.</i>	

### Utilities Element – Goals, Policies, and Implementation Action Review

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#### Goals, Policies, and Actions Moved from Other Elements

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

**Utilities Element – Goals, Policies, and Implementation Action Review**

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**Goals, Policies, and Actions Moved to Other Elements**

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

**Utilities Element – Goals, Policies, and Implementation Action Review**

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**Goals, Policies, and Actions Deleted and Not Replaced**

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