



CITY OF
TUMWATER

**GENERAL GOVERNMENT COMMITTEE
MEETING AGENDA**

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

**Wednesday, September 10, 2025
8:00 AM**

1. Call to Order
2. Roll Call
- [3.](#) Approval of Minutes: General Government Committee, July 9, 2025
- [4.](#) 2025 Comprehensive Plan Periodic Update – Plan Introduction (Community Development Department)
5. Additional Items
6. 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/84947778487?pwd=6oad476GI3wDTZS9SoU5ACjWepU6zK.1>

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 849 4777 8487 and Passcode 590238.

Public Comment

The public may submit comments by sending an email to 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

Video of this meeting will be recorded and posted on our City Meeting page: <https://tumwater-wa.municodemeetings.com>.

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's ADA Coordinator

directly, call (360) 754-4129 or email ADACoordinator@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.

MEETING MINUTES

TUMWATER GENERAL GOVERNMENT COMMITTEE
July 9, 2025



CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althaus and Councilmembers Leatta Dahlhoff and Joan Cathey

Staff: City Administrator Lisa Parks, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Fire Chief Brian Hurley, Community Development Department Director Brad Medrud, Water Resources & Sustainability Director Dan Smith, Housing and Land Use Planner Erika Smith-Erickson and Associate Planner Dana Bowers

APPROVAL OF MINUTES: Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to approve the minutes of June 11, 2025 as presented. A voice vote approved the motion.

**2025
COMPREHENSIVE
PLAN PERIODIC
UPDATE –
DEVELOPMENT CODE
UPDATE**

Planner Erickson presented a status update and summary of the 2025 Development Code Update, which is required as part of the City's 10-year Growth Management Act (GMA) periodic review due by December 31, 2025. The presentation detailed required amendments to the Tumwater Municipal Code, including compliance with new state legislation regarding middle housing, accessory dwelling units (ADUs), parking, co-living, and objective design standards. Several requirements have already been addressed through prior ordinances, while others must still be incorporated. Staff also reviewed upcoming legislative deadlines, funding sources, and next steps in preparing for the adoption of Ordinance No. O2025-011.

**AMENDED 5901 AND
5917 BLACK LAKE-
BELMORE SW 10
PERCENT**

Director Brad Medrud presented amended ten percent annexation petitions for two properties totaling 10.75 acres located at 5901 and 5917 Black Lake-Belmore Road SW, currently within Tumwater's urban growth area. The property

**ANNEXATION
PETITIONS (TUM-25-
0453 AND TUM-25-
0454)**

owner submitted both ten and sixty percent petitions, indicated willingness to assume City indebtedness, and accepted the City's Comprehensive Plan designations. Staff recommended proceeding with the annexation process. The General Government Committee supported moving the item forward. The Committee recommended placing the ten percent annexation petitions on the July 15, 2025, City Council consent calendar for consideration.

MOTION:

Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to place the ten percent annexation petitions on the July 15, 2025, City Council consent calendar for consideration. A voice vote approved the motion unanimously.

**RESOLUTION NO.
R2025-011, 93RD
AVENUE SW AND
CASE ROAD SW
ANNEXATION (TUM-
25-0128)**

Director Brad Medrud presented Resolution No. R2025-011 proposing a public hearing for the annexation of two parcels totaling approximately 10.74 acres located at the northwest corner of 93rd Avenue SW and Case Road SW. The property owners submitted both ten and sixty percent annexation petitions, which have been certified as legally sufficient, and expressed willingness to assume a share of City indebtedness. The annexation is consistent with the City's Comprehensive Plan, and staff recommended scheduling a public hearing.

MOTION:

Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to place the Resolution No. R2025-011 on the August 19, 2025, City Council consent calendar to set the date for the public hearing. A voice vote approved the motion unanimously.

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

Associate Planner Bowers presented a continuation of the discussion on the draft Conservation Element for the 2025 Comprehensive Plan update. The Element includes overarching environmental goals, natural resource protections, and policies for critical areas such as wetlands, floodplains, and fish and wildlife habitats. The Committee was asked to provide feedback on the draft goals, policies, and implementation actions, focusing on clarity, timelines, potential burdens, and community impact.

ADJOURNMENT:

With there being no further business, Chair Althausen adjourned the meeting at 8:57 a.m.

Prepared by Jessica Lee, Administrative Assistant

TO: General Government Committee
FROM: Brad Medrud, Community Development Director
DATE: September 10, 2025
SUBJECT: 2025 Comprehensive Plan Periodic Update – Plan Introduction

1) Recommended Action:

This is a discussion item about the Plan Introduction and the adoption schedule for the 2025 Comprehensive Plan periodic update.

2) Background:

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

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 briefing is to present the draft Plan Introduction and discuss the upcoming Comprehensive Plan and development code update adoption schedule.

Staff would like to get input on the following:

- Given the size and the complexity of the Comprehensive Plan and Development Code update ordinance, what are the most important things that you would like staff to focus on to help your discussions?
 - For the joint work sessions with the City Council and the Planning Commission, what are the key areas that you would like to have as the focus for your discussions and how can staff help facilitate those discussions?
-

3) Policy Support:

Strategic Priority: Build a Community Recognized for Quality, Compassion, and Humanity.

4) Alternatives:

☐ None.

5) Fiscal Notes:

This is primarily an internally funded annual work program task.

- 6) Attachments:
- A. Staff Report
 - B. Presentation
 - C. Plan Introduction
 - D. Plan Introduction – Appendix A County-Wide Planning Policies

MEMORANDUM

Date: September 10, 2025
To: General Government Committee
From: Brad Medrud, Community Development Director



2025 Comprehensive Plan Update – Plan Introduction and Schedule

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

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

The intent of the General Government Committee meeting on Wednesday, September 10, 2025, is to discuss the Plan Introduction and structure of the upcoming adoption schedule.

1 – Intent and Structure of the Plan Introduction

The Plan Introduction is intended to address the components of the Comprehensive Plan that are applicable across all the Plan's Elements. A separate User Guide will be available that provides a graphic road map to the entire Plan.

Chapter 1 Foundation of the Plan

Chapter 1 provides a short background to the purpose of the Comprehensive Plan, how it is based on the City's vision, mission, and values, as well as the goals of the Growth Management act and the Thurston County County-Wide Planning Policies. It also explains the Plan amendment and update processes, the ongoing Plan review program, as well as how public participation and intergovernmental coordination will be addressed.

Chapter 2 Overall Plan Goals

Chapter 2 discusses the overarching Comprehensive Plan goals related to engagement, coordination, community vibrancy, equity, climate resilience, fiscal stewardship, and environmental protection and enhancement.

Appendix A Thurston County County-Wide Planning Policies

Appendix A contains the Thurston County County-Wide Planning Policies as updated by the County Board of Commissioners in March 2025.

Appendix B Ordinance No. O2025-010

COMMUNITY DEVELOPMENT DEPARTMENT

Appendix B will contain a copy of the final, adopted Ordinance No. O2025-010.

2 – Update Schedules

The schedules below are for three separate ordinances that will be brought forward in the Fall of 2025 and Winter of 2026:

1. 2025 Comprehensive Plan amendment (2026-27 Capital Facilities Plan) (Ord. No. O2025-009)
2. 2025 Comprehensive Plan update (Ord. No. O2025-010)
3. 2025 Development Code update (Ord. No. O2025-011)

There will be a second Development Code update brought forward in the first half of 2026 that will address the code changes that support the Comprehensive Plan update but are not specifically required to be adopted by December 31, 2025.

The 2025 Comprehensive Plan amendment, which will address the 2026-27 Capital Facilities Plan, will go through the ordinance review and adoption process first, so that it is adopted before the end of 2025. The content of the 2026-27 Capital Facilities Plan reflects the work completed as part of the 2025 Comprehensive Plan update.

Discussion and adoption of the ordinances for the 2025 Comprehensive Plan and Development Code updates will occur on the same timeline and at the same meetings.

The two updates have two joint work sessions scheduled with the City Council and Planning Commission. The first work session on November 24, 2025, will occur before the Planning Commission hearing on the ordinances in early December 2025, and is intended to allow the Council and Commission to discuss the complete Plan update and updated development code. The second work session on January 13, 2026, is intended to allow the Planning Commission the opportunity to discuss their recommendations on the ordinances with the City Council.

As part of our discussion with the General Government Committee, staff would like input from the General Government Committee on the following questions:

- **Given the size and the complexity of the Comprehensive Plan and Development Code update ordinance, what are the most important things that you would like staff to focus on to help your discussions?**
- **For the joint work sessions with the City Council and the Planning Commission, what are the key areas that you would like to have as the focus for your discussions and how can staff help facilitate those discussions?**

A. 2025 Comprehensive Plan Amendments – Capital Facilities Plan (Ord. No. O2025-009)

1) SEPA Review

- September 15, 2025 – Complete SEPA Environmental Checklist

- September 19, 2025 – SEPA Determination of Nonsignificance Issued
- October 15, 2025 – End of SEPA Determination of Nonsignificance Comment Period

1) State Commerce Notice of Intent Process

- September 15, 2025 – File 60-Day Notice of Intent
- November 14, 2025 – End of 60-Day Notice of Intent

2) Planning Commission Review and Hearing

- September 23, 2025 – Briefing
- October 14, 2025 – Work session
- October 28, 2025 – Hearing

3) City Council Review and Consideration

- September 18, 2025 – Public Works Committee briefing
- November 12, 2025 – General Government Committee briefing
- November 25, 2025 – Work session
- December 2, 2025 – Consideration

B. 2025 Comprehensive Plan Update Adoption (Ord. No. O2025-010)

1) SEPA Review

- October 17, 2025 – Complete SEPA Environmental Checklist
- October 22, 2025 – SEPA Determination of Nonsignificance Issued
- November 12, 2025 – End of SEPA Determination of Nonsignificance Comment Period

2) State Commerce Notice of Intent Process

- October 17, 2025 – File 60-Day Notice of Intent
- December 17, 2025 – End of 60-Day Notice of Intent

3) Planning Commission Review and Hearing

- October 28, 2025 – Briefing
- November 10, 2025 – Work session
- November 24, 2025 – Joint City Council and Planning Commission work session

- December 9, 2025 – Hearing

4) City Council Review and Consideration

- January 13, 2026 – Joint City Council and Planning Commission work session
- January 27, 2026 – Work session
- February 17, 2026 – Consideration

C. 2025 Development Code Update Adoption (Ord. No. O2025-011)

1) SEPA Review

- October 17, 2025 – Complete SEPA Environmental Checklist
- October 22, 2025 – SEPA Determination of Nonsignificance Issued
- November 12, 2025 – End of SEPA Determination of Nonsignificance Comment Period

2) State Commerce Notice of Intent Process

- October 17, 2025 – File 60-Day Notice of Intent
- December 17, 2025 – End of 60-Day Notice of Intent

3) Planning Commission Review and Hearing

- October 28, 2025 – Briefing
- November 10, 2025 – Work session
- November 24, 2025 – Joint City Council and Planning Commission work session
- December 9, 2025 – Hearing

5) City Council Review and Consideration

- January 13, 2026 – Joint City Council and Planning Commission work session
- January 27, 2026 – Work session
- February 17, 2026 – Consideration

D. 2026 Development Code Update Adoption (Ord. No. O2026-0XX)

Will occur in the first half of 2026.

2025 Comprehensive Plan Update Plan Introduction and Schedule

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

General Government Committee, September 10, 2025



Intent

- Review the Plan Introduction
- Discuss the ordinance adoption schedule





Plan Introduction

Format for the Plan Introduction



Chapter 1 – Foundation of the Plan



Chapter 2 – Overall Plan Goals



Appendix A – Thurston County
County-Wide Planning Policies



Appendix B – Ordinance No.
02025-010



Foundation of the Plan

- Purpose of the Comprehensive Plan
- How it is based on the City's vision, mission, and values, as well as the goals of the Growth Management act and the Thurston County County-Wide Planning Policies
- Plan amendment and update processes
- Ongoing Plan review program
- Public participation
- Intergovernmental coordination



Overall Plan Goals

A. Engagement

Goal PI-1 Continuously engage with the community and the region.

B. Coordination

Goal PI-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.



Overall Plan Goals

C. Community Vibrancy

Goal PI-3 Foster livability by evoking a sense of identity through arts, culture, and history and attracting and sustaining desired economic activity that supports the community by making investments that emphasize Tumwater as a welcoming place and enhance community building.



Overall Plan Goals

D. Equity

Goal PI-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an inclusive process which results in equitable outcomes.



Overall Plan Goals

E. Climate Resilience

Goal PI-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.



Overall Plan Goals

F. Fiscal Stewardship

Goal PI-6 Make wise investments of public and private funds in community infrastructure and projects.

G. Environmental Protection and Enhancement

Goal PI-7 Protect and enhance the environment.





Update Adoption Schedule

Three Separate Ordinances

Three separate ordinances that will be brought forward in the Fall of 2025 and Winter of 2026:

1. 2025 Comprehensive Plan amendment (2026-27 Capital Facilities Plan) (Ord. No. 02025-009)
2. 2025 Comprehensive Plan update (Ord. No. 02025-010)
3. 2025 Development Code update (Ord. No. 02025-011)



2025 Comprehensive Plan Amendments – CFP

SEPA Review

- September 15, 2025 – October 15, 2025

State Commerce Notice of Intent Process

- September 15, 2025 – November 14, 2025

Planning Commission Review and Hearing

- September 23, 2025 – Briefing
- October 14, 2025 – Work session
- October 28, 2025 – Hearing



2025 Comprehensive Plan Amendments – CFP

City Council Review and Consideration

- September 18, 2025 – Public Works Committee briefing
- November 12, 2025 – General Government Committee briefing
- November 25, 2025 – Work session
- December 2, 2025 – Consideration

Input Requested

As part of our discussion, staff would like input from the General Government Committee on the following questions:

1. Given the size and the complexity of the Comprehensive Plan and Development Code update ordinance, what are the most important things that you would like staff to focus on to help your discussions?
2. For the joint work sessions with the City Council and the Planning Commission, what are the key areas that you would like to have as the focus for your discussions and how can staff help facilitate those discussions?



Comprehensive Plan and Development Code Update

SEPA Review

- October 17, 2025 – November 12, 2025

State Commerce Notice of Intent Process

- October 17, 2025 – December 17, 2025



Comprehensive Plan and Development Code Update

Planning Commission Review and Hearing

- October 28, 2025 – Briefings
- November 10, 2025 – Work sessions
- **November 24, 2025 – Joint City Council and Planning Commission work sessions**
- December 9, 2025 – Planning Commission hearings



Comprehensive Plan and Development Code Update

City Council Review and Consideration

- January 13, 2026 – Joint City Council and Planning Commission work sessions
- January 27, 2026 – Work sessions
- February 17, 2026 – Considerations

2026 Development Code Update

There will be a second Development Code update ordinance in the first half of 2026 to address the code changes that support the Comprehensive Plan update but are not specifically required to be adopted by December 31, 2025



Submitting Comments or Questions

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

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: compplan@ci.tumwater.wa.us
- City of Tumwater contact:
Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: compplan@ci.tumwater.wa.us



Plan Introduction

City of Tumwater 2025 Comprehensive Plan

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

DRAFT VERSION AUGUST 29, 2025

December 2025

Ordinance No. O2025-010





Plan Introduction

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Abbreviations Used in Document

CDD – Community Development Department

RCW – Revised Code of Washington



Plan Introduction

1. Foundation of the Plan

A. Background

The Plan Introduction is part of Tumwater's Comprehensive Plan, which was prepared in response to the state Growth Management Act

(Chapter 36.70A RCW). It is intended to provide the foundation for the Comprehensive Plan and its overarching goals.

B. Purpose and Scope of the Comprehensive Plan

The Plan serves as Tumwater's road map for accommodating growth in the City and its urban growth area from 2026 to 2045. The Tumwater Comprehensive Plan was prepared in

accordance with the requirements of the Growth Management Act (Chapter 36.70A RCW) and adopted Thurston County County-Wide Planning Policies.

C. Vision, Mission, and Values

The following vision, mission, and values provide the overarching direction for the future of Tumwater and were developed by the City Council through Tumwater's Strategic Planning Process in 2025.

1) Vision – The Why

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

2) Mission – The What

In active partnership with our community, we provide courageous leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and supportive social fabric.

3) Values

a) People

We respect the diverse people that make up the social fabric of our community and strive to be inclusive of all people. We value and seek to strengthen our vibrant neighborhoods, which are cornerstones of civic life and community identity. As we pursue our goals and the long-term sustainability of Tumwater organization, we value the contributions and diversity of our staff, support their continued personal and professional growth, and act to retain their expertise for the good of the community.

b) Environment

We act to preserve and enhance the natural environment and the social fabric of our community.

c) Opportunity

We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize



Plan Introduction

positive opportunities in adverse situations and periods of change.

d) *Partnership*

We work collaboratively with residents, businesses, and community organizations. We also actively partner with other jurisdictions to address regional, state, and even broader issues.

e) *Learning*

We are a learning organization which strives to benefit from past experience, foresight, and innovation to seek new ways to enhance the community and improve City operations and services.

f) *Excellence*

We strive for excellence and integrity in providing City services. By providing quality services, being responsible and efficient stewards of public resources, and empowering employees to achieve excellence, we continue to build public trust and encourage civic involvement. We know that excellence does not have to come at the price of our sense of community or our small city character.

4) Strategic Focus Areas – The How

The following Tumwater strategic focus areas guide the realization of Tumwater’s vision.

The City’s Strategic Priorities and Goals 2025 – 2026 include the following focus areas:

- **Vibrant, Livable, and Inclusive Community** – Build a community recognized for quality, compassion, and humanity.
- **Environmental Stewardship** – Be a leader in environmental health and sustainability.
- **Community Mobility** – Create and maintain a transportation system safe for all modes of travel.
- **Health and Safety** – Provide and sustain quality public safety services.
- **Growth and Development** – Pursue and support targeted community and economic development.
- **Tumwater Excellence** – Refine and sustain a great organization.

D. Growth Management Act Goals

The State of Washington requires Tumwater to plan under the Growth Management Act (RCW 36.70A.040).

The following fifteen Growth Management Act goals guide the development and adoption of Tumwater’s Comprehensive Plan and development regulations and are not listed in order of priority. Each Element of the Comprehensive Plan describes how it meets the goals applicable to its topic area.

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
3. **Transportation.** *Encourage efficient multimodal transportation systems that*



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will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.

4. **Housing.** *Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*
5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*
6. **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*
7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*
8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*
9. **Open space and recreation.** *Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*
10. **Environment.** *Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*
11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.*
12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*
13. **Historic preservation.** *Identify and encourage the preservation of lands,*



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sites, and structures, that have historical or archaeological significance.

- 14. Climate change and resiliency.** *Ensure that the City's Comprehensive Plans and development regulations adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural*

hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

- 15. Shorelines of the state.** *For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the City's Comprehensive Plan.*

E. County-Wide Planning Policies

The Growth Management Act requires that Tumwater's Comprehensive Plan be consistent with the Thurston County County-Wide Planning Policies, as amended in 2025.

The adopted County-Wide Planning Policies are included in this document in their entirety in Appendix A. Relevant policies are also included in the introduction section of each Element.

F. Amendments and Updates

The Comprehensive Plan is subject to amendment to ensure internal and interjurisdictional consistency of the Comprehensive Plan and with the development regulations implementing the Comprehensive Plan. An evaluation of new conditions will be an integral part of the amendment process.

State law allows amendment of the Comprehensive Plan once annually, except in cases of emergency as determined by the City Council. The process Tumwater uses to amend the plan and development regulations implementing the plan is set forth in Chapter 18.60 Tumwater Municipal Code.

The Planning Commission and City Council will individually consider concurrently all proposed changes to the document accumulated over time since the last amendment, to ascertain the cumulative impact of the proposed changes.

The Comprehensive Plan may be amended outside of the normal annual amendment cycle if findings are adopted by the City Council demonstrating that the emergency meets all the following criteria:

1. The circumstances of the emergency request, if processed within the normal amendment cycle, will result in delays that contribute to significant imminent impact on the community in general, or a specific neighborhood; and
2. The emergency request relates to an issue or issues of a community or neighborhood-wide significance beyond the interests of a particular property owner, provided that an issue pertaining to an individual property may be considered if findings reveal that impacts to the community or specific



Plan Introduction

neighborhood would result from the individual property.

The nature of the emergency and the proposed amendment shall be presented to the City

Council, which shall decide if the proposal qualifies as an emergency. Any proposal deemed an emergency should proceed ahead of the normal amendment schedule.

G. Ongoing Plan Review Program

The Comprehensive Plan is meant to be a flexible and easily used document. As Tumwater grows and changes, the Comprehensive Plan will need to be revised and amended to reflect new circumstances.

Tumwater will undertake a program of ongoing review to monitor the performance of its Comprehensive Plan goals, policies, and implementation actions. This will be done principally through the annual Comprehensive Plan amendment process.

H. Public Participation

Public participation in comprehensive planning is required both as a matter of law and policy. The public participation program affirms Tumwater's commitment to public involvement in the planning process.

The intent of the public participation program is to ensure that citywide and neighborhood planning is done with the contribution of all interested parties, including residents, property owners, business owners, neighborhood associations, and other community members. Tumwater will make every effort to involve the community in the processes to develop and update the Comprehensive Plan, subarea plans, zoning, and other development regulations.

Public participation and intergovernmental coordination procedures are set forth below to ensure conformance with the Growth Management Act. Specifically, these procedures are set forth to establish policy providing for early and continuous public participation in Tumwater's development and amendment of the Comprehensive Plan and development regulations implementing the plan.

Errors in exact compliance with the established procedures do not invalidate the Comprehensive Plan or development regulations.

1. Before the due date for submitting requests for Comprehensive Plan amendments, Tumwater will publish an article on Tumwater's media platforms and distribute it to local news media inviting amendment requests and informing the public of the deadline.
2. Proposed amendments to the Comprehensive Plan and development regulations that affect the unincorporated urban growth area will be subject to public hearings by the Tumwater and Thurston County Planning Commissions, the Tumwater City Council, and the Thurston County Board of Commissioners.
3. Tumwater publications, mail, email, broadcast and print media, and the City's website and social media should be



Plan Introduction

utilized by Tumwater to inform affected parties about current or proposed plans or regulations, as well as opportunities for participation in City decision processes.

4. Procedures for providing notice of public hearings are set forth in Chapter 18.60 Tumwater Municipal Code. The City should have proposed amendments to the Comprehensive Plan and development regulations available to the

public for inspection at City Hall during regular business hours beginning on the first business day following the date the public hearing notice is published.

5. In addition to hearings and other formal opportunities for oral and written public comment, Tumwater should use various outreach techniques such as opinion surveys, speakers' programs, forums, workshops, open houses, hands-on events, and task forces.

I. Intergovernmental Coordination

Adjacent local jurisdictions, fire districts, school districts, public transit agencies, appropriate state agencies, Port of Olympia, The Confederated Tribes of the Chehalis Reservation, the Nisqually Indian Tribe, and the Squaxin Island Tribe will be mailed notices of draft Comprehensive Plan and development regulation amendment proposals prior to final adoption by the City Council.

The notice will contain a description of the amendments and methods for obtaining the draft proposal. Methods for providing input will also be included. Whenever possible, this notification process will be accomplished prior to Planning Commission consideration and in conjunction with the state agency notification requirements set forth in RCW 36.70A.106.



Plan Introduction

2. Overall Plan Goals

A. How to Read These Tables

The Plan Introduction's goals are not in priority order.

1) Department Leads

While the implementation of the Plan Introduction's goals are associated primarily with the Community Development Department

all the other Tumwater departments will be part of the comprehensive planning process to varying degrees.

2) Period

Each of the Plan Introduction's goals are for the term of the Comprehensive Plan.

A. Engagement

Goal PI-1 Continuously engage with the community and the region.

Community engagement and participation in the comprehensive planning process are both a Tumwater policy and a state requirement, ensuring that all members of the community have a voice in Tumwater's growth and development. Tumwater will engage all

members of the public in planning for Tumwater, so decisions made regarding the growth and development of Tumwater engage all parts of the community, reflect general community goals, and are sensitive to special interests of effected parties.

B. Coordination

Goal PI-2 Ensure coordination between Elements, Plans, and Subarea Plans of the Comprehensive Plan.

The Elements, Plans, and Subarea Plans that make up Tumwater's Comprehensive Plan are interconnected, so changes in one component could affect many other parts of the Plan.

As the Comprehensive Plan is updated and amended, Tumwater will make certain that all Elements, Plans, and Subarea Plans are reviewed and amended as needed when the Comprehensive Plan is updated and amended



Plan Introduction

C. Community Vibrancy

Goal PI-3 Foster livability by evoking a sense of identity through arts, culture, and history and attracting and sustaining desired economic activity that supports the community by making investments that emphasize Tumwater as a welcoming place and enhance community building.

Building community through the Comprehensive Plan is more than buildings and infrastructure. It is important to recognize the role played the arts, culture, history, and economic development in the creation and maintenance of Tumwater's history and what makes the City unique.

The Comprehensive Plan's Economic Development Plan, Parks, Recreation, and Open Space Plan, and Land Use Element all play important roles in supporting this goal.

D. Equity

Goal PI-4 Ensure that all members of the community, especially those whose needs have been systematically neglected, are well served by making decisions and investments through an inclusive process which results in equitable outcomes.

The Comprehensive Plan is intended serve to all members of the Tumwater community. It is important that the Plan strive to create opportunities for members of the community regardless of age, race, color, national origin, ancestry, sex, sexual orientation, familial status, marital status, ethnic background, source of income use of federal housing assistance,

disability, veteran status, protected classes, or other arbitrary factors.

The Comprehensive Plan's Climate Element, Economic Development Plan and Housing Element play important roles in supporting this goal.

E. Climate Resilience

Goal PI-5 Increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.



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The Comprehensive Plan provides the goal and policy basis for how Tumwater will develop work programs over the next 20 years to address greenhouse gas reduction and climate resilience. While the goals and policies of each

of the Element of the Plan support this goal, the Climate, Conservation, and Land Use Elements will be the primary guides for how Tumwater will meet this goal.

F. Fiscal Stewardship

Goal PI-6 Make wise investments of public and private funds in community infrastructure and projects.

The Comprehensive Plan provides the goal and policy basis for how Tumwater will address development and redevelopment of the community over the next 20 years. The Plans goals and policies are used in turn to guide Tumwater's investments during this period through the City's budget, Capital Facilities Plan,

Transportation Improvement Plan, and project identified in system plans.

Public resources are finite and wise investment of such resources is essential for the financial health and the City's ability to serve its community.

G. Environmental Protection and Enhancement

Goal PI-7 Protect and enhance the environment.

Protecting and enhancing the environment and improving Tumwater's high quality of life, including air and water quality, and the availability of water, while accommodating state required growth and development is a

fundamental component of the Comprehensive Plan.

The Comprehensive Plan's Climate, Conservation, and Land Use Elements play important roles in supporting this goal.



Plan Introduction

Appendix A Thurston County County-Wide Planning Policies

The Thurston County County-Wide Planning Policies as amended March 18, 2025, are attached as a separate document.

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Plan Introduction

Appendix B Ordinance No. O2025-010

Ordinance No. O2025-010, approved by the City Council on XXXX, 2026, is attached as a separate document.

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Appendix A

Thurston County
COUNTY-WIDE PLANNING POLICIES
March 18, 2025

These policies were adopted by the Board of County Commissioners on September 8, 1992. They were ratified earlier by each of the seven cities and towns within Thurston County. Those seven cities and towns are Lacey, Olympia, Tumwater, Bucoda, Rainier, Tenino and Yelm. On August 2, 1993, representatives of Thurston County and the seven cities and towns met to clarify intent of policies 1.2 and 1.3 and to affirm long and short term Urban Growth boundaries established in 1988 around Olympia, Lacey and Tumwater. In 2002, policies were amended to be consistent with RCW 36.70A.215 (“Buildable Lands Program”). In 2015, the policies were amended to incorporate foundational principles and policies from Creating Places, Preserving Spaces, A Sustainable Development Plan for the Thurston Region, December 2013. In 2025, the policies were amended to be consistent with RCW 36.70.210, incorporating tribal participation and coordination. Thurston County includes ceded lands of the Medicine Creek Treaty Tribes, including the Nisqually Indian Tribe, Puyallup Tribe of Indians, Squaxin Island Tribe, and other tribal nations; as well as the ceded areas of and the Reservation Home Land of the Confederated Tribes of the Chehalis Reservation. These tribes will be referred to in these policies as “tribes.”

Background: The Growth Management Act calls for the faster growing counties and cities within their borders to undertake new planning to prepare for anticipated growth. New parts are to be added to the Comprehensive Plans of these counties and cities, and those plans are to be coordinated and consistent. The framework for this coordination are county-wide planning policies, developed by each county, in collaboration with its cities towns, and tribes. These are Thurston County’s county-wide planning policies which will be used to frame how the Comprehensive Plans of Thurston County and the seven cities and towns will be developed and coordinated.

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I. GENERAL POLICIES

(Adopted November 10, 2015, Amended March 18, 2025)

The seven cities and towns within Thurston County commit to consulting with the tribes, and the agencies and departments on matters that directly affect the tribes, and to the following general policies:

- 1.1 Balance our needs today with those of future residents, to protect and enhance quality of life and in recognition that each generation is a trustee of the environment for succeeding generations.
- 1.2 Preserve and promote awareness of our historic, cultural, and natural heritage.
- 1.3 Collaborate with tribes to identify and protect tribal cultural resources.
- 1.4 Recognize tribal sovereignty and demonstrate respect for Tribal governmental authority.
- 1.5 Develop new ways to cultivate and support respectful civic engagement and participation by residents, and public, private, and nonprofit businesses and organizations, encouraging choices and offering information that contribute to individual, household, and community health and well-being.
- 1.6 Break down institutional barriers to communication and cooperation, fostering open communication and transparent processes that encourage community-wide participation.
- 1.7 Think broadly, regionally, and globally – act locally. Acknowledge the interdependence of communities both within and external to our region, recognizing the impacts of our region upon the world, as well as the impacts of the world upon our region.
- 1.8 Translate vision to policy and act on adopted local plans and policies. Consider the effects of decisions on achieving this vision, while balancing individual property rights with broader community needs and goals.
- 1.9 Monitor progress and shift course when necessary. Use meaningful, easy-to-understand methods to measure progress on key objectives. Respond and adapt to future social, economic, and environmental challenges.
- 1.10 Partner across topic areas and jurisdictional boundaries. While supporting local decision-making, encourage regional and cross-jurisdictional coordination, communication, and cooperation that increase our capacity to make decisions for the common good across jurisdiction boundaries.
- 1.11 Build and maintain distinct communities, preserving and enhancing the character and unique identities of the existing urban, suburban, and rural communities in a way that protects what matters most, while offering additional opportunities to improve on what can be better.
- 1.12 Meet basic human needs of clean water and air, healthy food, adequate housing, quality education, public safety, and equal access, regardless of socio-economic status.
- 1.13 Support education, employment, commercial opportunities, cultural, social, and recreational opportunities in appropriate places and at a scale that supports community health and well-being.
- 1.14 Champion energy efficiency and renewable energy strategies that contribute to energy independence, economic stability, reduced climate impacts, and long-term household and community health.
- 1.15 Protect the natural environment while acknowledging the interdependence of a healthy environment and a healthy economy.
- 1.16 Provide for adequate active and passive recreational opportunities.

- 1.17 Cooperate on utilities, transportation, and economic development issues.

II. URBAN GROWTH AREAS

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 2.1 Urban growth within Thurston County is to occur only in designated urban growth areas.
- 2.2 The boundaries of designated urban growth areas must meet the following criteria:
 - a. Contain areas characterized by urban growth.
 - b. Be served by or planned to be served by municipal utilities.
 - c. Contain vacant land, or under-developed land with additional capacity, near existing urban areas that is capable of supporting urban development.
 - d. Be compatible with the use of designated resource lands and critical areas.
 - e. Follow logical boundaries.
 - f. Consider citizen preferences.
 - g. Be of sufficient area and densities to permit the urban growth that is projected to occur in the succeeding twenty-year period.
- 2.3 Amendments to the urban growth boundaries must use the following process:
 - a. Cities and towns will confer with the county about boundary location or amendment.
 - b. Proposed boundaries are presented to the Urban Growth Management (UGM) subcommittee of Thurston Regional Planning Council, which makes a recommendation directly to the Board of County Commissioners.
 - c. Following a public hearing, the Board of County Commissioners designates the boundaries and justifies its decision in writing.
 - d. Cities and towns not in agreement with the boundary designation may request mediation through the State Department of Commerce.
 - e. At least every 10 years, growth boundaries will be reviewed based on updated 20-year population projections.
 - f. Appeals of decisions made through this process are per the State Growth Management Act, RCW 36.70A.
- 2.4 Expansion of the Urban Growth Boundary must demonstrate consistency with:
 - a. All of the following criteria:
 - i. For South County jurisdictions: the expansion area can and will be served by municipal water and transportation in the succeeding 20 years. South County jurisdictions must demonstrate that the expansion can be served by sewage disposal measures that provide for the effective treatment of waste water in the succeeding 20 years.
 - ii. For North County jurisdictions: the expansion area can and will be served by municipal sewer, water, and transportation in the succeeding 20 years.
 - iii. Urbanization of the expansion area is compatible with the use of designated resource lands and with critical areas.
 - iv. The expansion area is contiguous to an existing urban growth boundary.
 - v. The expansion is consistent with these County-Wide Planning Policies.
 - b. One of the two following criteria:
 - i. There is insufficient land within the Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years; or
 - ii. An overriding public interest demonstrating a public benefit beyond the area proposed for inclusion would be served by moving the Urban Growth Boundary

related to protecting public health, safety and welfare; enabling more cost-effective, efficient provision of sewer or water; and enabling the locally adopted Comprehensive Plans to more effectively meet the goals of the State Growth Management Act.

- 2.5 Reduction of the Urban Growth Boundary must demonstrate consistency with all of the following criteria:
- a. Sufficient land will remain within the reduced Urban Growth Boundary to permit the urban growth that is forecast to occur in the succeeding 20 years.
 - b. The reduced Urban Growth Boundary will include cost-effective sewer and water and transportation service areas, as applicable for each urban growth area.
 - c. Reduction of the Urban Growth Boundary is compatible with the use of the designated resource lands and with critical areas.

III. **PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT, PROVISION OF URBAN SERVICES, AND PROTECTION OF RURAL AREAS** *(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)*

- 3.1 Concentrate development in urban growth areas and protect rural areas by:
 - a. Accommodating the county's growth first and foremost in the urban growth areas and ensuring that development occurring in rural areas is rural in character.
 - b. Encouraging infilling first within those parts of the urban growth areas that are:
 - i. Already characterized by urban growth that has adequate existing public facilities and service capacities to serve such development,
 - ii. Second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public services and facilities, that are provided by either public or private sources, and
 - iii. Third, in the remaining portions of the urban growth areas.
 - c. Phasing urban development and facilities outward from core areas.
 - d. Establishing mechanisms to ensure average residential densities sufficient to enable the county as a whole to accommodate its 20-year population projection.
 - e. Limiting growth in rural areas to prevent sprawl and the overburdening of rural services, maintain rural character, and protect the natural environment.
 - f. Prohibiting urban net densities in rural areas.
 - g. Designating rural areas for low intensity, non-urban uses that preserve natural resource lands, protect rural areas from sprawling, low-density development and assure that rural areas may be served with lower cost, non-urban public services and utilities.
 - h. Where urban services and utilities are not yet available, requiring development to be configured so urban growth areas may eventually infill and become urban.
 - i. Considering innovative development techniques.
- 3.2 Coordinate Urban Services, Planning, and Development Standards through:
 - a. Maximizing the use of existing infrastructure and assets, and leveraging the value of these in building vital, healthy, and economically viable communities.
 - b. Making public investments that further multiple community goals, target identified priorities, and leverage additional investment.
 - c. Considering both economies of scale and long-term maintenance cost when investing in infrastructure.
 - d. Providing and maintaining municipal services (water, sewer, solid waste, public safety, transportation, and communication networks) in a sustainable, and cost-effective manner.
 - e. Coordinating planning and implementation of policies regarding urban land use, parks, open space corridors, transportation, and infrastructure within growth areas. Developing compatible development standards and road/street level of service standards among adjoining jurisdictions.
 - f. Developing, and ensuring the enforcement of, agreements between Thurston County and the cities and towns within its borders, that ensure development occurring within unincorporated urban growth areas is consistent with city utility and storm water planning and conforms to the development standards and road/street level of service standards of the associated city or town.

- g. Phasing extensions of urban services and facilities concurrent with development and prohibiting extensions of urban services and facilities, such as sewer and water, beyond urban growth boundaries except to serve existing development in rural areas with public health or water quality problems.
 - h. Identifying, in advance of development, sites for schools, parks, fire, and police stations, major storm water facilities, greenbelts, open space, and other public assets. Acquisition of sites for these facilities shall occur in a timely manner and as early as possible in the overall development of the area.
- 3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.
- 3.4 Provide capacity to accommodate planned growth by:
- a. Assuring that each jurisdiction will have adequate capacity in transportation, public and private utilities, storm drainage systems, municipal services, parks and schools to serve growth that is planned for in adopted local comprehensive plans; and
 - b. Protecting ground water supplies from contamination and maintaining ground water in adequate supply by identifying and reserving future supplies well in advance of need.

IV. JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 4.1 Thurston County and the cities and towns within its borders will jointly plan the unincorporated portions of urban growth areas.
- 4.2 Each city and town will assume lead responsibility for preparing the joint plan for its growth area in consultation with the county and adjoining jurisdictions.
 - a. The lead city or town and the county will jointly agree to the level and role of county involvement at the outset of the project, including the role of each jurisdiction's planning commission.
 - b. A scope of work, schedule and budget will be jointly developed and individually adopted by each jurisdiction.
 - c. The process will ensure participation by area residents and affected entities.
- 4.3 The jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed.
- 4.4 Each joint plan or zoning will include an agreement to honor the plan or zoning for a mutually agreeable period following adoption of the plan or annexation.
- 4.5 Nothing in these policies shall be interpreted to change any duties and roles of local governmental bodies mandated by state law; for example, statutory requirements that each jurisdiction's planning commission hold hearings and make recommendations on comprehensive plans and zoning ordinances.

V. SITING COUNTY-WIDE AND STATE-WIDE PUBLIC CAPITAL FACILITIES

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 5.1 Cooperatively establish a process for identifying and siting within their boundaries public capital facilities of a county-wide and state-wide nature which have a potential for impact beyond jurisdictional boundaries. The process will include public involvement at early stages. These are facilities that are typically difficult to site, such as airports, terminal facilities, state educational 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, and group homes.
- 5.2 Base decisions on siting county-wide and state-wide public capital facilities on the jurisdiction's adopted plans, zoning and environmental regulations, and the following general criteria:
 - a. County-wide and state-wide public capital facilities shall not have any probable significant adverse impact on lands designated as critical areas or resource lands; and
 - b. Major public facilities that generate substantial traffic should be sited near major transportation corridors.

VI. ANALYSIS OF FISCAL IMPACT

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 6.1 Develop financing methods for infrastructure which minimize the taxpayer's overall burden and fairly divide costs between existing and new development.
- 6.2 Cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties.
- 6.3 Cooperatively explore methods of coordinating financing of infrastructure in urban growth areas.

VII. ECONOMIC DEVELOPMENT AND EMPLOYMENT

(June 5, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 7.1 Encourage an economy that is diverse, can adapt to changing conditions, and takes advantage of new opportunities.
- 7.2 Support the recruitment, retention, and expansion of environmentally sound and economically viable commercial, public sector, and industrial development and resource uses, including the provision of assistance in obtaining funding and/or technical assistance.
- 7.3 Provide in comprehensive plans for an adequate amount of appropriately located land, utilities, and transportation systems to support desirable economic development. Create and maintain regulatory certainty, consistency, and efficiency.
- 7.4 Acknowledge and look for opportunities to engage with regional economic drivers such as state government, the Port of Olympia, and Joint Base Lewis-McChord. Coordinate economic development efforts as well with other jurisdictions, the Economic Development Council, Chambers of Commerce, and other affected groups.
- 7.5 Build a vital, diverse, and strong local economy, including job opportunities that support community and household resilience, health, and well-being, by:
 - a. Supporting workforce training and offering opportunities for education and entrepreneurial endeavors.
 - b. Supporting creativity, arts, and culture.
 - c. Providing opportunities for a range of business types to succeed.
 - d. Emphasizing policies that support locally owned businesses including home-based, entrepreneurial, and nonprofit business and organizations.
 - e. Encouraging the development of local services for food, clothing, and other basic human needs.
 - f. Nurturing urban and rural agricultural and food-oriented businesses.
 - g. Protecting resource lands.
 - h. Encouraging the utilization and development of areas designated for industrial use, consistent with the environmental policies in these county-wide policies.
 - i. Connecting economic health with personal health and well-being and the advancement of environmental health.
 - j. Adding incentives for businesses to demonstrate their environmental sustainability including reduction in greenhouse gas emissions.

VIII. AFFORDABLE HOUSING

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 8.1 Increase housing choices to support all ranges of lifestyles, household incomes, abilities, and ages. Encourage a range of housing types and costs that are commensurate with the employment base and income levels of jurisdictions' populations, particularly for low, moderate and fixed income families.
- 8.2 Accommodate low and moderate income housing throughout each jurisdiction rather than isolated in certain areas.
- 8.3 Explore ways to reduce the costs of housing.
- 8.4 Establish and maintain a process to accomplish a fair share distribution of affordable housing among the jurisdictions.
- 8.5 Work with the private sector, Housing Authority, neighborhood groups, and other affected citizens, to facilitate the development of attractive, quality, low and moderate income housing that is compatible with the surrounding neighborhood and located within easy access to public transportation, commercial areas and employment centers.
- 8.6 Regularly examine and modify policies that pose barriers to affordable housing.
- 8.7 When possible, provide assistance in obtaining funding and/or technical assistance for the expansion or establishment of low cost affordable housing for low, moderate and fixed income individuals and families.

IX. TRANSPORTATION

(April 30, 1992, Adopted September 8, 1992, Amended November 10, 2015)

- 9.1 Increase transportation choices to support all ranges of lifestyles, household incomes, abilities, and ages.
- 9.2 Increase opportunities for riding transit, biking, walking, ridesharing, allowing and encouraging flexible work schedules, and teleworking.
- 9.3 Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.
 - a. Local comprehensive plans will consider the relationship between transportation and land use density and development standards.
 - b. Local comprehensive plans and development standards should provide for local and regional pedestrian and bicycle circulation.
 - c. Improved transit service will be based on Intercity Transit's plans, informed by and consistent with the regional transportation plan and local comprehensive plans.
 - d. Transportation Demand Management plans and programs required by State law will be implemented as a key part of the region's transportation program.
 - e. Improvements to the regional road network will be consistent with local and regional transportation plans.
 - f. The regional transportation planning process is the primary forum for setting county-wide transportation policy.
- 9.4 The transportation element of each jurisdiction's comprehensive plan will be consistent with the land use element of that jurisdiction's comprehensive plan.
- 9.5 The transportation element of each jurisdiction's comprehensive plan will include level of service standards for all arterials and transit routes and services. Each jurisdiction will coordinate these level of service standards with all adjacent jurisdictions. Transit level of service standards will be consistent with Intercity Transit policies.
- 9.6 Each jurisdiction's transportation element will include an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions.
- 9.7 The transportation elements of comprehensive plans adopted by Thurston County and each city and town in the county will be consistent with the Regional Transportation Plan adopted by Thurston Regional Planning Council, in accordance with the provisions of the Washington State Growth Management Act.
- 9.8 The Regional Transportation Plan adopted by Thurston Regional Planning Council will be consistent with the land use elements of comprehensive plans adopted by Thurston County and the cities and towns within Thurston County and with state transportation plans. To ensure this, the Regional Transportation Plan will be reviewed and updated, if necessary, at least every two years for consistency with these plans.

- 9.9 All transportation projects within Thurston County that have an impact upon facilities or services identified as regional in the Regional Transportation Plan will be consistent with the Regional Transportation Plan.
- 9.10 Local and regional transportation plans will consider maritime, aviation, and rail transportation as an integral link to the area's regional transportation needs.

X. ENVIRONMENTAL QUALITY

(August 19, 1992, Adopted September 8, 1992, Amended November 10, 2015, Amended March 18, 2025)

- 10.1 Recognize our dependence on natural systems and maintain a balance between human uses and the natural environment.
- 10.2 Establish a pattern and intensity of land and resource use that is in concert with the ability of land and resources to sustain such use, reduce the effects of the built environment on the natural environment, conserve natural resources, and enable continued resource use, through:
 - a. Land-use and transportation plans and actions that encourage compact development and concentrate development in urban growth areas.
 - b. Retrofitting existing infrastructure to reduce impacts of the built environment on the natural environment.
 - c. Planning for the amount of population that can be sustained by our air, land, and water resources without degrading livability and environmental quality.
 - d. Minimizing high noise levels that degrade residents' quality of life.
- 10.3 Protect the soil, air, surface water, and groundwater quality, including through:
 - a. Reducing dependence on the use of chemicals and other products that pollute and, when their use is necessary, minimizing releases to the environment.
 - b. Ensuring adequate clean water is available to support household and commercial needs while sustaining ecological systems through conservation, balancing of uses, and reuse.
 - c. Protecting ground and surface water, the rivers and creeks of Thurston County and the water of the Puget Sound from further degradation by adopting and participating in comprehensive, multi-jurisdictional programs to protect and monitor water resources for all uses, including fish habitat and passage.
 - d. Protecting and enhancing air quality.
- 10.4 Take action to conserve resources, increase use of renewable resources and decrease dependence on non-renewable resources by:
 - a. Reducing energy consumption and reliance on nonrenewable energy sources.
 - b. Encouraging the reuse and recycling of materials and products, and reduction of waste to the maximum extent practicable.
- 10.5 Acknowledge that changing weather and climate patterns will impact the human, natural, and built environments and plan for impacts such as increased wildfire, flooding and sea-level rise.
- 10.6 Protect and restore natural ecosystems, such as, forests, prairies, wetlands, surface and groundwater resources, that provide habitat for aquatic and terrestrial plants and animals.
- 10.7 Provide for public access to natural resource lands, while ensuring that uses and economic activity which are allowed within those lands are sustainable.
- 10.8 Provide for parks and open space and maintain significant wildlife habitat and corridors.
- 10.9 Where outdoor lighting is necessary, design the lighting to minimize the light pollution.

XI. COUNTY-WIDE POLICIES WHICH ESTABLISH A PROCESS TO DEVELOP FUTURE POLICIES

(August 10, 1992, Adopted September 8, 1992, Amended July 1, 2002, Amended November 10, 2015, Amended March 18, 2025)

- 11.1. Process to determine and assure sufficiency of Urban Growth Areas to permit projected urban population:
 - a. The state Office of Financial Management (OFM) growth management planning population projections for Thurston County will be used as the range of population to be accommodated for the coming 20 years.
 - b. Within the overall framework of the OFM population projections for the County, Thurston Regional Planning Council will develop countywide and smaller area population projections, pursuant to RCW 36.70A.110 and based on current adopted plans, zoning and environmental regulations and buildout trends.
 - c. A review and evaluation program pursuant to RCW 36.70A.215 (“Buildable Lands Program”) will be established. The evaluation and subsequent updates required under the Buildable Lands Program will follow timelines in the RCWs, subject to availability of State funding. This evaluation may be combined with the review and evaluation of county and city comprehensive land use plans and development regulations required by RCW 36.70A.130 (1), and the review of urban growth areas required by RCW 36.70A.130(3).
 - i. In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute.
 - ii. Nothing in this policy shall be construed to alter the land use power of any Thurston County jurisdiction under established law.
 - iii. Because inclusion of this policy is as a result of state mandated legislation, implementation of this policy shall be commensurate with state funding.
 - d. The Thurston Regional Planning Council will review the smaller area population projections to assure that the 20-year population is accommodated county-wide, and that urban growth areas are of sufficient area and densities to permit the projected urban population.
- 11.2 These county-wide policies will be reviewed upon the request of four jurisdictions.
- 11.3 Under the State Growth Management Act, authority for making changes to County-Wide Planning Policies (CWPPs) lies with counties. The State Growth Management Act also states that counties are required to consult with the cities, towns, and tribes within its borders regarding changes to the CWPPs. It is the role of the Thurston Regional Planning Council Urban Growth Management (UGM) Subcommittee to be the vehicle for this jurisdictional consultation process in Thurston County. Amendments to the Thurston County County-Wide Planning Policies must use the following process:
 - a. Proposed amendments are to be reviewed by the UGM Subcommittee, which consists of a representative from the Council of each of the cities, towns, and tribes in Thurston County and a representative from the Board of County Commissioners.
 - b. Technical assistance will be provided to the UGM Subcommittee by jurisdictional Planning Directors or their designated representatives.
 - c. It is the responsibility of the UGM Subcommittee members to coordinate with their respective Councils regarding amendments to the CWPPs and to do so prior to the UGM Subcommittee making its recommendation on the amendments to the Board of County Commissioners.

- d. The UGM Subcommittee will make a recommendation on the amendments to the CWPPs directly to the Board of County Commissioners.
- e. The Board of County Commissioners will hold a public hearing on the amendments to the CWPPs. This public hearing would allow cities, towns, and tribes within Thurston County an opportunity to comment directly to the Board of County Commissioners on the amendments.