2026 Housekeeping Amendments

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Planning Commission Briefing, February 24, 2026

Background

- During 2025 and 2026, staff gathered information on proposed minor development code housekeeping amendments to the Tumwater Municipal Code to be considered collectively in 2026
- The proposed amendments are intended make minor corrections to the City's development regulations

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Staff Report

For each amendment, the staff report includes:

- Summary of the amendment
- Code section(s) to be amended
- Proposed amendment language

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Amendments

1. Building Demolition
2. Housing – State Department of Commerce
3. Child Care Centers
4. Signage
5. Essential Public Facilities

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Building Demolition

- Amendments to TMC 15.50 *Building Demolition* to clarify that removal of foundations is a part of the building demotion process
- Currently, the code does not address the removal of foundations during demolition, and this has been an issue that results in health and safety concerns

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Housing – State Department of Commerce

Amendments to Title 18 *Zoning* to address State Department of Commerce comments dated January 12, 2026, concerning accessory dwelling units

- Ensuring that ADUs are defined consistent with a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome or other housing unit
- Allowing two ADUs with the principal structure consistent with state law
- Clarifying that zoning and design review requirements for ADUs are not more restrictive than those for the principal units

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Child Care Centers

- Amendments to Title 18 *Zoning* to address ESSB 5509 (2025), which stated that cities:

  "…must allow child care centers, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones, light industrial zones, and open space zones."

- Child care centers are defined in TMC 18.04.030 as:

  "…a person or agency that provides care for thirteen or more children during part of the twenty-four-hour day.

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Child Care Centers

- Currently, child care centers are a conditional use in all residential zone districts, a permitted use in commercial zone districts, and a conditional use in the LI Light Industrial and ARI Airport Related Industry zone districts
- Amendments would allow child care center as permitted uses in all zone districts, except for LI Light Industrial and ARI Airport Related Industry zone districts

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Signage

- Amendments to TMC 18.44.075 to narrow the type of conditional exemptions to the sign code
- Amendments to TMC 18.44.155 to clarify when an increase in the allowable square footage for wall signs on large commercial or industrial buildings may be approved by the community development director for large commercial or industrial buildings

  Currently, the number of signs and the square footage of allowed signage is not related to the size of a building or location relative to Interstate 5

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Essential Public Facilities

Amendments to TMC 18.56 are intended to bring the City's essential public facilities regulations into compliance with state law:

- 2E2SSB 5536 (2023) added "opioid treatment facilities" to the list of essential public facilities that City is required to allow to be sited in the community
- ESSB 5801 (2025) added "Improvements to high capacity transportation systems" to the list of essential public facilities
- Other amendments to the state's list of essential public facilities have occurred in recent years

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Next Steps

State Environmental Protection Act

- Checklist to be completed February 2026
- Determination of Non-significance to be completed February 2026
- Determination Appeal Period expect to end March 2026

Notice of Intent

- To be submitted February 2026
- Comment Period expected to end April 2026

Planning Commission

- Work session March 10, 2026
- Hearing March 24, 2026

City Council

- Work session April 28, 2026
- Consideration May 5, 2026

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