

TO: Planning Commission  
FROM: Brad Medrud, Community Development Director, and Sharon Lumbantobing, Deputy Community Development Director  
DATE: October 28, 2025  
SUBJECT: Ordinance No. O2025-009, 2025 Comprehensive Plan Amendments Hearing

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1) Recommended Action:

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. O2025-009.

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2) Background:

Pursuant to RCW 36.70A.130 and TMC 18.60.025(A)(2), amendments to the City's Comprehensive Plan and corresponding rezones are only considered once per calendar year. On October 18, 2022, the City Council approved Ordinance No. O2022-023, which suspended the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments. On March 4, 2025, the City Council approved Ordinance No. O2025-004, which extended the suspension of the Comprehensive Plan Annual Amendment Cycle during the 2023 – 2025 Comprehensive Plan Update, except for City-sponsored amendments through December 31, 2025.

The City's annual 2025 Final Docket of Comprehensive Plan amendments includes one City-sponsored Comprehensive Plan amendment: the adoption of the 2026 – 2031 Six-Year Capital Facilities Plan Update.

The Capital Facilities Plan programs City expenditures for a six-year period in five broad, programmatic categories: general government, transportation, water, sanitary sewer, and storm drain projects. The Capital Facilities Plan is updated every two years, opposite the biennial budget process.

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3) Alternatives:

- ☐ Recommend approval of Ordinance No. O2025-009 to the City Council as amended.
  - ☐ Do not recommend approval of Ordinance No. O2025-009.
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4) Attachments:

- A. Staff Report
- B. Ordinance No. O2025-009
- C. Ordinance No. O2025-009, Exhibit "A" General Government
- D. Ordinance No. O2025-009, Exhibit "A" Transportation
- E. Ordinance No. O2025-009, Exhibit "A" Water
- F. Ordinance No. O2025-009, Exhibit "A" Sanitary Sewer
- G. Ordinance No. O2025-009, Exhibit "A" Storm