

TO: City Council
FROM: Brad Medrud, Community Development Director
DATE: February 3, 2026
SUBJECT: Salish Landing County Amendment Letter

1) Recommended Action:

Authorize the Mayor to sign the Salish Landing County Amendment Letter.

The letter was recommended for approval by the City Council at their January 27, 2026, Work Session meeting.

2) Background:

As part of the 2026-2027 Thurston County Comprehensive Plan Preliminary Docket process, the Board of County Commissioners are considering whether to keep the Salish Landing, otherwise known as the Bar Holdings LLC: Tumwater Urban Growth Area Swap, Land Use Amendment, and Rezone Amendment (Comprehensive Plan Amendment – CPA-22) on their annual Comprehensive Plan amendment docket.

The Bar Holdings LLC amendment to the Thurston County Comprehensive Plan and the City of Tumwater and Thurston County Joint Plan is a resident-requested amendment that was filed with the County in 2021, added to the Official County Docket by the Board in 2022, amended by the applicant in 2023 to include a proposed urban growth area land swap under RCW 36.70A.130(3)(c), and kept on the docket by the Board in 2024. As part of the implementation of City of Tumwater and Thurston County Joint Plan, Tumwater has provided comments on the amendment to the County in letters dated December 10, 2021, February 10, 2023, and March 13, 2024.

For the 2026-2027 County docketing process, the Board of County Commissioners have requested a letter from Mayor indicating Tumwater's support for the Salish Landing Comprehensive Plan amendment and for the amendment to remain on the County Comprehensive Plan Docket for review and action.

Board of County Commissioners are expected to approve the docket to continue to process amendment in the early spring of 2026. If the proposed amendment stays on the County docket, the City will request that an interlocal agreement be established between the City and the County to establish collective and individual responsibilities as part of the amendment process and subsequent development of the site.

The City Council held a work session on January 27, 2026, to discuss the letter and then place the letter on the City Council consideration calendar for their February 3, 2026, meeting with a recommendation to approve and authorize the Mayor to sign.

3) Policy Support:

Comprehensive Plan Land Use Element Goal LU-1.5 Coordinate the Land Use Element with all adopted regional plans and the plans of neighboring jurisdictions and special districts.

4) Alternatives:

☐ None.

5) Fiscal Notes:

None.

6) Attachments:

- A. Salish Landing County Amendment Letter
- B. Presentation