

MEETING MINUTES

TUMWATER PLANNING COMMISSION
January 13, 2026



CONVENE: 7:01 p.m.

PRESENT: Chair Elizabeth Robbins, Vice Chair Brandon Staff and Commissioners Sandra Nelson, Grace Edwards, and Gina Kotek.

Excused: Commissioner Terry Kirkpatrick.

Staff: Associate Planner Dana Bowers, Associate Planner Erika Smith-Erickson, Deputy Community Development Director Sharon Lumbantobing.

CHANGES TO THE AGENDA: No changes were made.

APPROVAL OF THE MINUTES: Commissioner Nelson moved, seconded by Vice Chair Staff, to approve the minutes of May 27, 2025, and December 9, 2025, as published. The motion was approved unanimously.

COMMISSIONERS' REPORT: No reports.

DEPUTY DIRECTOR'S REPORT: Deputy Director Lumbantobing notified that Commissioners that one seat on the Commission is open and one member will be absent for an undetermined length of time. She asked Commissioners to notify staff of absences by Friday of the week before meetings because it can affect quorum.

Deputy Director Lumbantobing sent out invitations for one-on-one check-in to all Commissioners and is looking forward to meeting with them.

The preliminary docket for 2026 comprehensive plan amendments will be presented at the January 27, 2026, Planning Commission meeting that will require action to forward to the General Government Committee.

Deputy Director Lumbantobing forwarded an annually distributed memo from the Attorney General’s Office regarding takings and due process.

PUBLIC COMMENT: Public comment was given by community member Lester.

URBAN FORESTRY CODE UPDATES: Planner Bowers presented updates to the Urban Forestry codes including background, public comment summary, and anticipated timeline.

Commissioners discussed the following topics:

- Changing environmental conditions
- Planting the right species in the right location
- Vegetation management
- Balancing solar and wind uses with trees
- Overlapping goals within the food system plan

2026 DEVELOPMENT CODE PERIODIC UPDATE: Planner Smith-Erickson presented details about 2026 Development Code Updates including the background, required code updates, review criteria, and next steps.

Commissioners discussed the following topics:

- How state legislation updates impact local codes
- Opportunities for redevelopment in Tumwater
- Impact fees and changes to overall revenue
- SEPA requirements on new development
- Feasibility of unit lot subdivisions
- Permitting, license requirements, and impact fee reductions for childcare centers
- Data centers and battery energy storage systems

NEXT MEETING DATE: The next meeting is scheduled for Tuesday, January 27, 2026.

ADJOURNMENT: **With no further business, Chair Robbins adjourned the meeting at 8:41 p.m.**

Prepared by Dana Bowers, Associate Planner