

TO: Planning Commission

FROM: Erika Smith-Erickson, Housing and Land Use Planner, Brad Medrud, Community Development Director, and Sharon Lumbantobing, Deputy Community Development Director

DATE: November 10, 2025

SUBJECT: Ordinance No. O2025-011, 2025 Development Code Periodic Update

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1) Recommended Action:

Set a public hearing date of November 25, 2025, for Ordinance No. O2025-011.

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2) Background:

On a ten-year cycle, the City must 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.

[2025 Comprehensive Plan Update | City of Tumwater, WA](#) has links to guidance material and information about the update, including work on the development code.

The intent of work session is to answer any questions that the Planning Commission may have on Ordinance No. O2025-011, 2025 Development Code Periodic Update, which includes amendments to the Tumwater Municipal Code, the Zoning Map for Tumwater and its Urban Growth Area, and the Tumwater Citywide Design Guidelines.

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3) Alternatives:

☐ None.

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4) Attachments:

- A. Staff Report
- B. Presentation
- C. Ordinance No. O2025-011
- D. Ordinance No. O2025-011, Exhibit "A", Zoning Map for Tumwater and its Urban Growth Area
- E. Ordinance No. O2025-011, Exhibit "B", Tumwater Citywide Design Guidelines