MEETING MINUTES

TUMWATER PLANNING COMMISSION
September 22, 2026

CONVENE:	7:01 p.m.
PRESENT:	Chair Elizabeth Robbins, Vice Chair Brandon Staff, and Commissioners Sandra Nelson and Matthew Rounsley. Excused: Commissioners Gina Kotek and Terry Kirkpatrick. Staff: Community Development Director Brad Medrud, Deputy Community Development Director Sharon Lumbantobing, and Associate Planner Dana Bowers.
CHANGES TO THE AGENDA:	No changes.
APPROVAL OF THE MINUTES:	**Commissioner Rounsley moved, seconded by Commissioner Nelson, to approve the minutes of July 14, 2026, as presented. Motion carried unanimously.**
COMMISSIONERS' REPORT:	No reports.
DIRECTOR'S REPORT:	Deputy Director Lumbantobing provided an update on Planning Commission vacancies and reported that Commissioner Edwards had resigned. The report also included a status update for the Economic Development Element stating that Planning Commission review would begin at the October 13, 2026, meeting.
PUBLIC COMMENT:	No public comment.
ORDINANCE NO. O2026-017,	Director Medrud presented Ordinance No. 02026-017, which proposes amendments to Tumwater Municipal Code (TMC) Chapter 3.30, *Multifamily Housing Tax Exemption*. The update is intended to

MULTIFAMILY TAX EXEMPTION:

extend the program deadlines to allow time for the City Council and staff to complete work on the Multifamily Tax Exemption Program evaluation and update that started earlier this year.

Commissioners asked questions on the following topics:

- Program expiry impacts on current participants
- Details about program options, including single family homes, 20-year program, and home ownership

Staff requested that Planning Commission set a public hearing for October 13, 2026.

MOTION:

Commissioner Rounsley moved, seconded by Commissioner Nelson, to set a public hearing on Ordinance No. O2026-017 for October 13, 2026. Motion carried unanimously.

2026 WORK PROGRAM OVERVIEW:

Deputy Director Lumbantobing presented a mid-year status update for the 2026 Work Program.

Commissioners asked questions on the following projects and topics:

- UGA Analysis
- Parks and Recreation Open Space Plan
- Joint Plan
- Housing Code Updates
- Transportation Code Updates
- Forestry Code Updates
- Battery Energy Storage Systems (BESS)
- Bike lanes and funding for bicycle facilities projects
- Budget reductions
- Water system planning

Staff also provided an update on the Brewery property and ADU applications.

NEXT MEETING DATE:

The next meeting is scheduled for Tuesday, October 13, 2026.

ADJOURNMENT:

With no further business, Chair Robbins adjourned the meeting at 7:54 p.m.

Prepared by Dana Bowers, Associate Planner