

MEMORANDUM

Date: September 9, 2025
To: Planning Commission
From: Brad Medrud, Community Development Director



2025 Comprehensive Plan Update – Plan Introduction and Schedule

On a ten-year cycle, Tumwater is required to conduct a Growth Management Act periodic update of its Comprehensive Plan and related development regulations. For the current cycle, Tumwater is required to complete work on the periodic update by December 31, 2025.

The updated Comprehensive Plan will address diversity, equity, and inclusion throughout the Plan and incorporate many of the State required changes addressing housing, climate change, and other topics.

The intent of the Planning Commission meeting on Tuesday, September 9, 2025, is to discuss the Plan Introduction and structure of the upcoming adoption schedule.

1 – Intent and Structure of the Plan Introduction

The Plan Introduction is intended to address the components of the Comprehensive Plan that are applicable across all the Plan's Elements. A separate User Guide will be available that provides a graphic road map to the entire Plan.

Chapter 1 Foundation of the Plan

Chapter 1 provides a short background to the purpose of the Comprehensive Plan, how it is based on the City's vision, mission, and values, as well as the goals of the Growth Management act and the Thurston County County-Wide Planning Policies. It also explains the Plan amendment and update processes, the ongoing Plan review program, as well as how public participation and intergovernmental coordination will be addressed.

Chapter 2 Overall Plan Goals

Chapter 2 discusses the overarching Comprehensive Plan goals related to engagement, coordination, community vibrancy, equity, climate resilience, fiscal stewardship, and environmental protection and enhancement.

Appendix A Thurston County County-Wide Planning Policies

Appendix A contains the Thurston County County-Wide Planning Policies as updated by the County Board of Commissioners in March 2025.

Appendix B Ordinance No. O2025-010

Appendix B will contain a copy of the final, adopted Ordinance No. O2025-010.

2 – Update Schedules

The schedules below are for three separate ordinances that will be brought forward in the Fall of 2025 and Winter of 2026:

1. 2025 Comprehensive Plan amendment (2026-27 Capital Facilities Plan) (Ord. No. O2025-009)
2. 2025 Comprehensive Plan update (Ord. No. O2025-010)
3. 2025 Development Code update (Ord. No. O2025-011)

There will be a second Development Code update brought forward in the first half of 2026 that will address the code changes that support the Comprehensive Plan update but are not specifically required to be adopted by December 31, 2025.

The 2025 Comprehensive Plan amendment, which will address the 2026-27 Capital Facilities Plan, will go through the ordinance review and adoption process first, so that it is adopted before the end of 2025. The content of the 2026-27 Capital Facilities Plan reflects the work completed as part of the 2025 Comprehensive Plan update.

Discussion and adoption of the ordinances for the 2025 Comprehensive Plan and Development Code updates will occur on the same timeline and at the same meetings.

The two updates have two joint work sessions scheduled with the City Council and Planning Commission. The first work session on November 24, 2025, will occur before the Planning Commission hearing on the ordinances in early December 2025, and is intended to allow the Council and Commission to discuss the complete Plan update and updated development code. The second work session on January 13, 2026, is intended to allow the Planning Commission the opportunity to discuss their recommendations on the ordinances with the City Council.

As part of our discussion with the Planning Commission, staff would like input from the Planning Commission on the following questions:

- **Given the size and the complexity of the Comprehensive Plan and Development Code update ordinance, what are the most important things that you would like staff to focus on to help your discussions?**
- **For the joint work sessions with the City Council and the Planning Commission, what are the key areas that you would like to have as the focus for your discussions and how can staff help facilitate those discussions?**

A. 2025 Comprehensive Plan Amendments – Capital Facilities Plan (Ord. No. O2025-009)

1) SEPA Review

- September 15, 2025 – Complete SEPA Environmental Checklist

- September 19, 2025 – SEPA Determination of Nonsignificance Issued
- October 15, 2025 – End of SEPA Determination of Nonsignificance Comment Period

1) State Commerce Notice of Intent Process

- September 15, 2025 – File 60-Day Notice of Intent
- November 14, 2025 – End of 60-Day Notice of Intent

2) Planning Commission Review and Hearing

- September 23, 2025 – Briefing
- October 14, 2025 – Work session
- October 28, 2025 – Hearing

3) City Council Review and Consideration

- September 18, 2025 – Public Works Committee briefing
- November 12, 2025 – General Government Committee briefing
- November 25, 2025 – Work session
- December 2, 2025 – Consideration

B. 2025 Comprehensive Plan Update Adoption (Ord. No. O2025-010)

1) SEPA Review

- October 17, 2025 – Complete SEPA Environmental Checklist
- October 22, 2025 – SEPA Determination of Nonsignificance Issued
- November 12, 2025 – End of SEPA Determination of Nonsignificance Comment Period

2) State Commerce Notice of Intent Process

- October 17, 2025 – File 60-Day Notice of Intent
- December 17, 2025 – End of 60-Day Notice of Intent

3) Planning Commission Review and Hearing

- October 28, 2025 – Briefing
- November 10, 2025 – Work session
- November 24, 2025 – Joint City Council and Planning Commission work session

- December 9, 2025 – Hearing

4) City Council Review and Consideration

- January 13, 2026 – Joint City Council and Planning Commission work session
- January 27, 2026 – Work session
- February 17, 2026 – Consideration

C. 2025 Development Code Update Adoption (Ord. No. O2025-011)

1) SEPA Review

- October 17, 2025 – Complete SEPA Environmental Checklist
- October 22, 2025 – SEPA Determination of Nonsignificance Issued
- November 12, 2025 – End of SEPA Determination of Nonsignificance Comment Period

2) State Commerce Notice of Intent Process

- October 17, 2025 – File 60-Day Notice of Intent
- December 17, 2025 – End of 60-Day Notice of Intent

3) Planning Commission Review and Hearing

- October 28, 2025 – Briefing
- November 10, 2025 – Work session
- November 24, 2025 – Joint City Council and Planning Commission work session
- December 9, 2025 – Hearing

5) City Council Review and Consideration

- January 13, 2026 – Joint City Council and Planning Commission work session
- January 27, 2026 – Work session
- February 17, 2026 – Consideration

D. 2026 Development Code Update Adoption (Ord. No. O2026-0XX)

Will occur in the first half of 2026.