

TO: Planning Commission
FROM: Erika Smith-Erickson, Housing and Land Use Planner
DATE: January 13, 2026
SUBJECT: 2026 Development Code Periodic Update

1) Recommended Action:

Discussion item only. No action requested.

2) Background:

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

State law requires adoption of certain development code updates within six months of adoption of the 2025 Comprehensive Plan update. This briefing is intended to inform the Planning Commission about the specific code amendments required as part of the State-mandated 2025 update.

The code updates will involve amendments to multiple titles of the Tumwater Municipal Code, including:

- Title 3 Revenue and Finance
- Title 14 Development Code Administration
- Title 16 Environment
- Title 17 Land Division
- Title 18 Zoning

3) Alternatives:

None.

4) Attachments:

A. Presentation